

FOR SUBLEASE

4,003 SF SPACE AVAILABLE THROUGH 11/30/2029



**12680 Arbor Lakes Parkway
Maple Grove, MN**



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PROPERTY DETAILS

Address 12680 Arbor Lakes Parkway, Maple Grove, MN

Total SF: 4,003 SF

Lease Rate: Negotiable

Availability: Immediate

Space Highlights:

- Reception and Waiting Area
- 2 Procedure Rooms
- 3 Exam Rooms
- Recovery Room
- Clean Room
- Break Room
- Storage Room
- End Cap Space with Abundant Parking

Adjacent Tenancies:

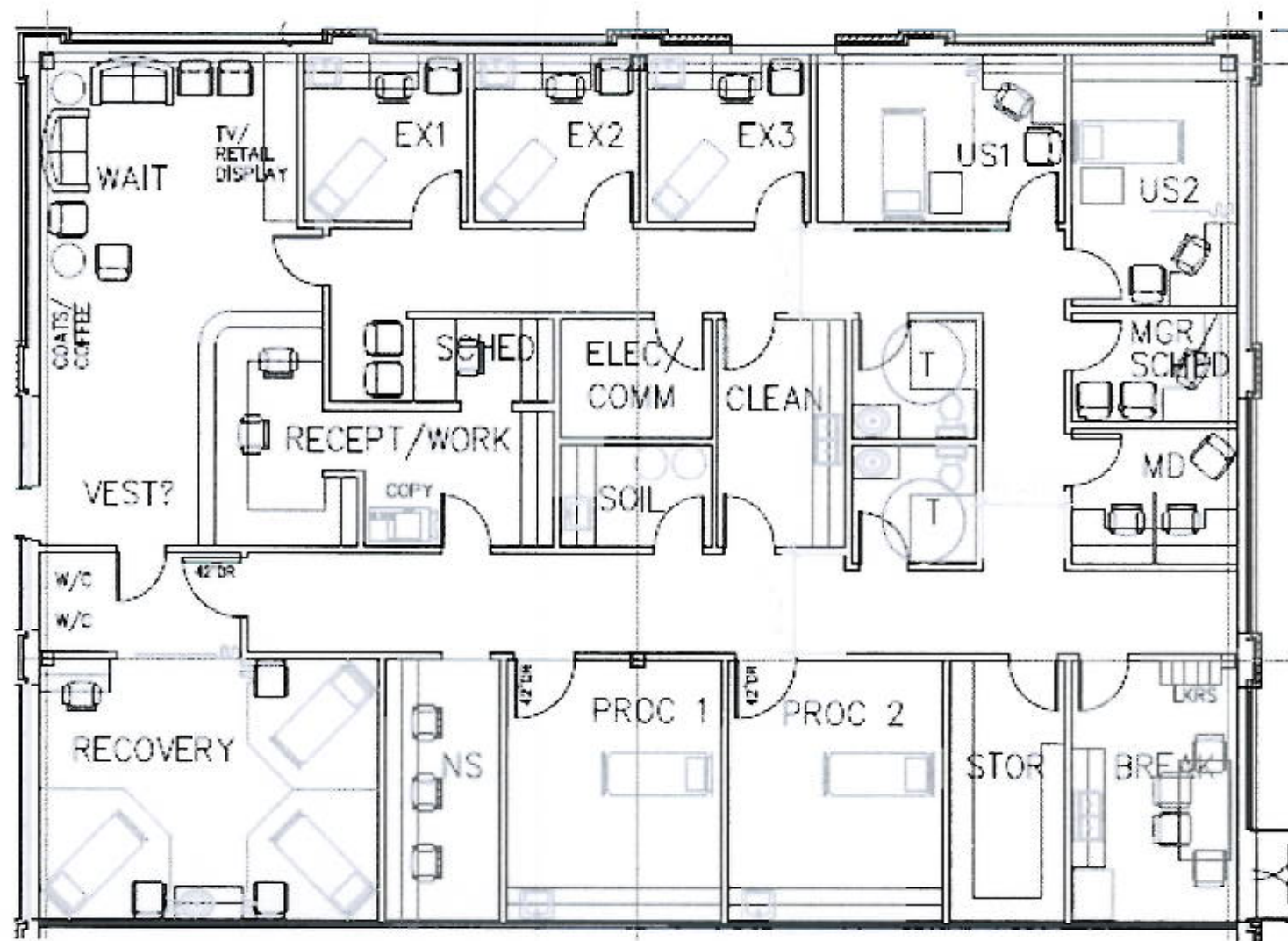
- BrookWest Family Dentistry
- Belladerm MedSpa
- TC Orthodontics
- Sylvan Learning
- Grove Dentist
- Waterstone Mortgage
- Sola Salons
- Riviera Maya Cantina & Restaurant
- Three Squares Restaurant

Area Highlights

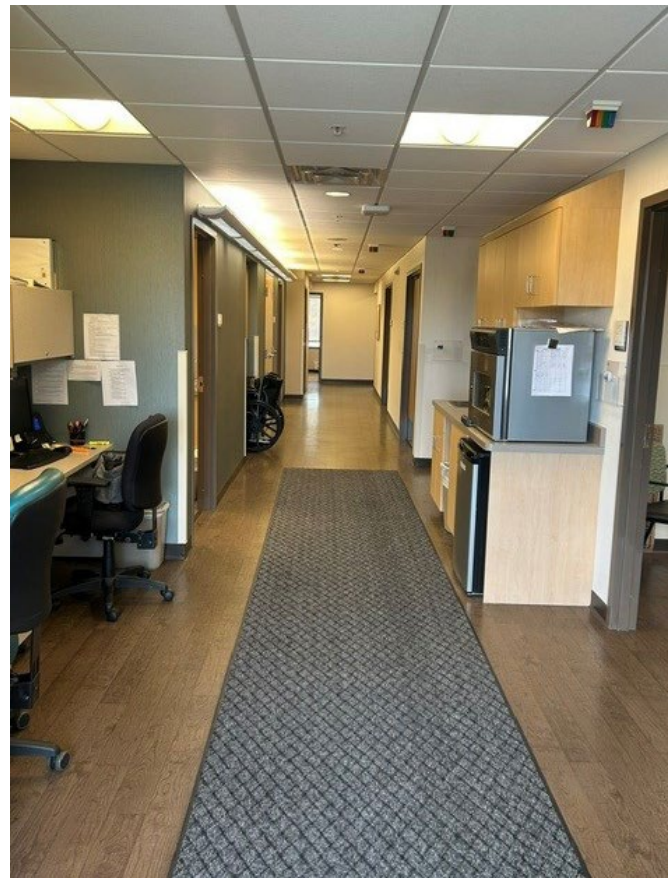
- Located 5 miles from Maple Grove Hospital
- Abundant area amenities
- Convenient access to I-94
- Walking trails around North Arbor Lake

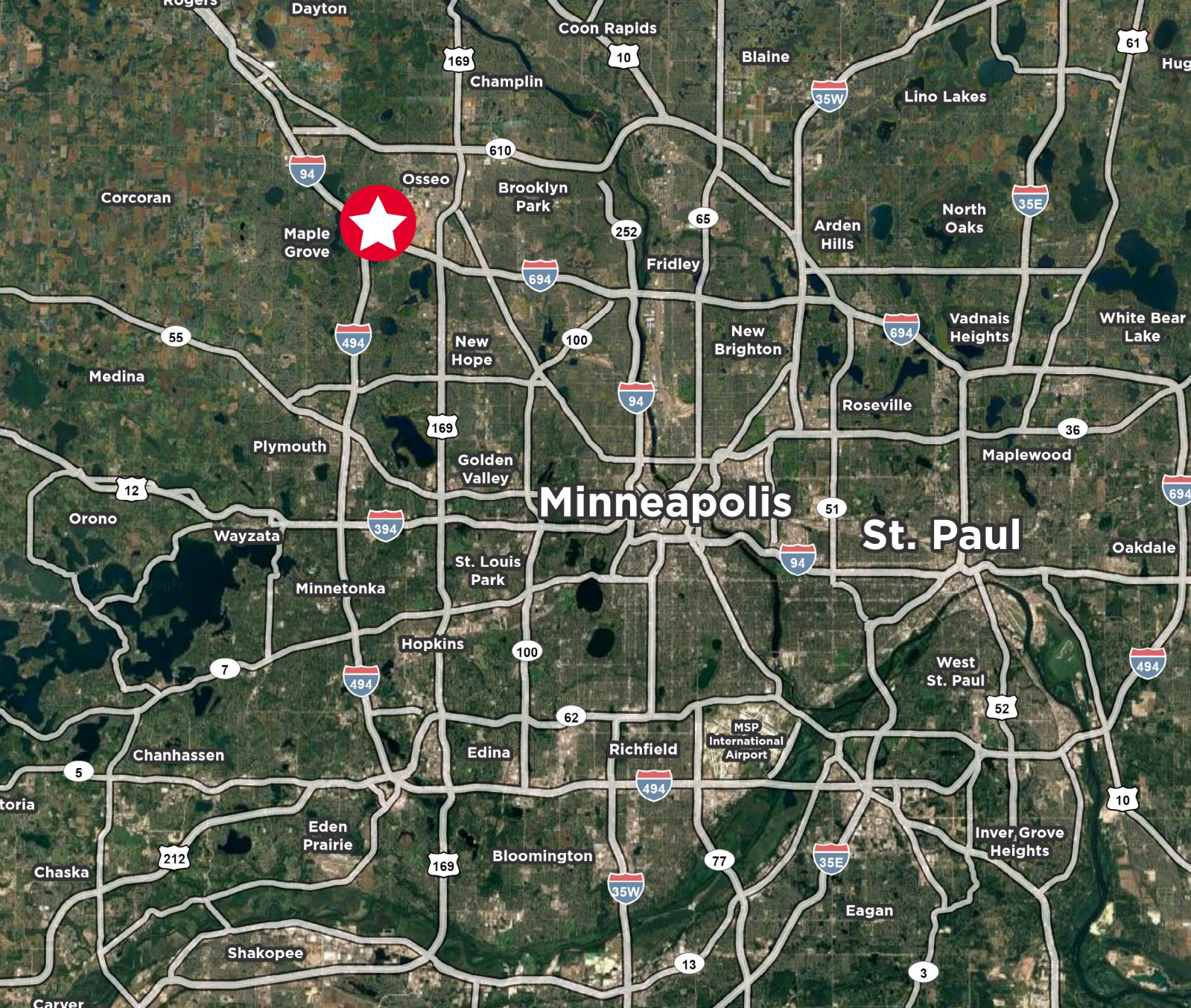


FLOOR PLAN



PROPERTY PHOTOS





AREA DEMOGRAPHICS



Population

1 Mile	10,342
3 Mile	55,574
5 Mile	180,315



Average Household Income

1 Mile	\$141,661
3 Mile	\$144,416
5 Mile	\$138,392



Households

1 Mile	4,665
3 Mile	21,953
5 Mile	66,586

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