

CONVENIENCE  
& CLASS

ARBOR  
LAKES  
MEDICAL  
BUILDING



# AMENITIES



**Lakeside setting.** Arbor Lakes Medical is located around a beautiful lake setting with walking paths that are accessible for employees and visitors alike. The paths are ideal for both walkers and joggers.



**Conference Room.** Arbor Lakes has a spacious executive conference room with high speed WiFi, free to tenants, along with building kitchenette/vending area in lower level of building.



**Parking.** An abundance of free parking for tenants and their guests.

- 571 parking spaces. Ratio of 6/1000 sf
- Underground heated parking
- Convenient covered drop-off area



**Convenience.** Superior access and visibility. Convenient access to major freeways. Located just north of the I-94/I-694 interchange





# WELCOME TO ARBOR LAKES MEDICAL BUILDING

## THE BEST OWNER, SPACE, AND VALUE IN MAPLE GROVE!

The property is located in the heart of Maple Grove. Arbor Lakes Medical Building is a Class A building with a beautiful lakeside setting overlooking Arbor Lake with walking paths.

Building amenities include a large lower level conference room, with state of the art technology, break area and vending area inviting outdoor seating area, an abundance of free parking, with underground heated parking.

Fiber available throughout the building, customized build outs, beautiful welcoming atrium, building signage available, and nearby amenities including restaurants, hotel and entertainment venues.

# PROPERTY FEATURES

<b>Address</b>	12000 Elm Creek Blvd. N, Maple Grove, MN 55369
<b>Floors</b>	3 Stories + Garden Level
<b>Total Rentable Area</b>	89,000 RSF
<b>Average Floor Size</b>	18,696 RSF
<b>Year Built</b>	2000, with ongoing renovations
<b>Net Rental Rate</b>	\$20.00 - \$22.00 PSF Floors 1 - 3
<b>Tax &amp; Op. Expense</b>	Tax: \$ 5.32 PSF Opex: <u>\$12.61</u> PSF Total: \$17.93 PSF
<b>Parking</b>	There is an abundance of parking at the building. There are 571 parking spaces, or 6/1000 SF. There is also underground heated parking.
<b>Building Hours</b>	Monday - Friday: 7:00 a.m.- 8:00 p.m. Saturday: 7:00 a.m.-4:00 p.m., Closed Sundays Tenant access is 24/7.
<b>Security</b>	24 hour card access to suites & elevators.
<b>Elevators</b>	2 elevators
<b>Loading Dock</b>	There is a loading dock on east side of building.
<b>Property Management</b>	Full service professional property management staff on site.

## AVAILABILITIES

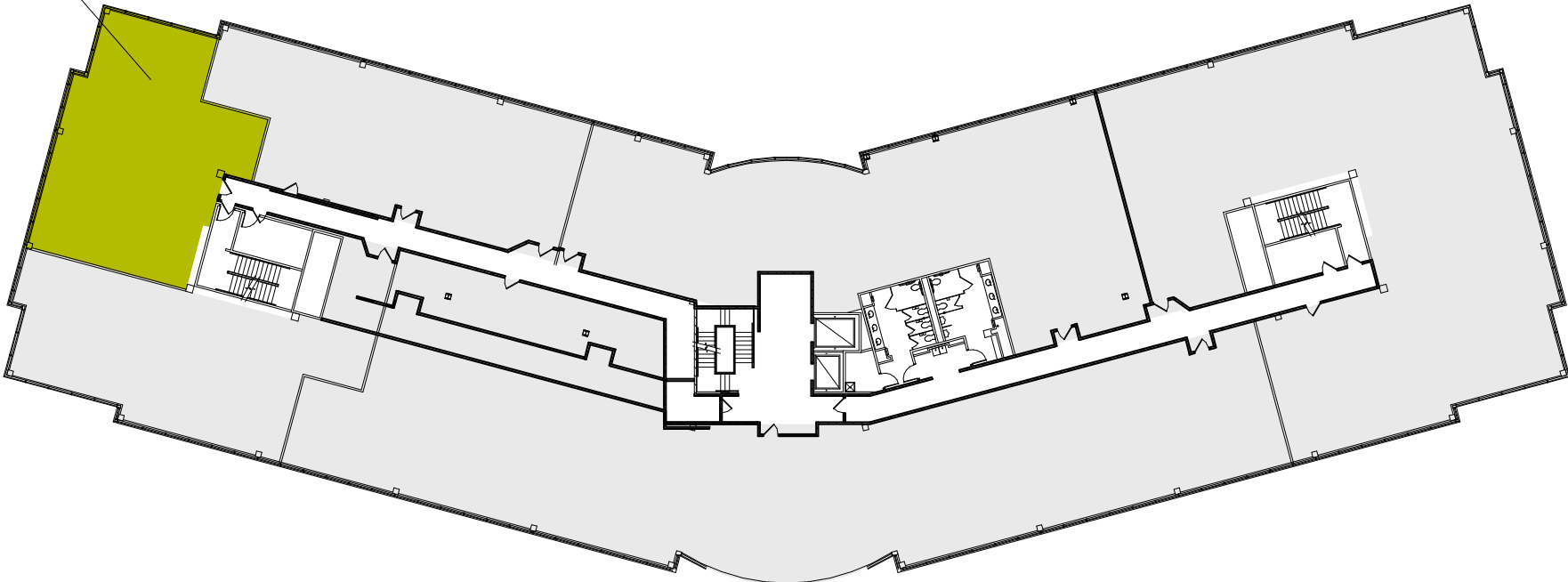
Suite 235	2,217 RSF
Suite 305	1,301 RSF

## BUILDING TENANTS

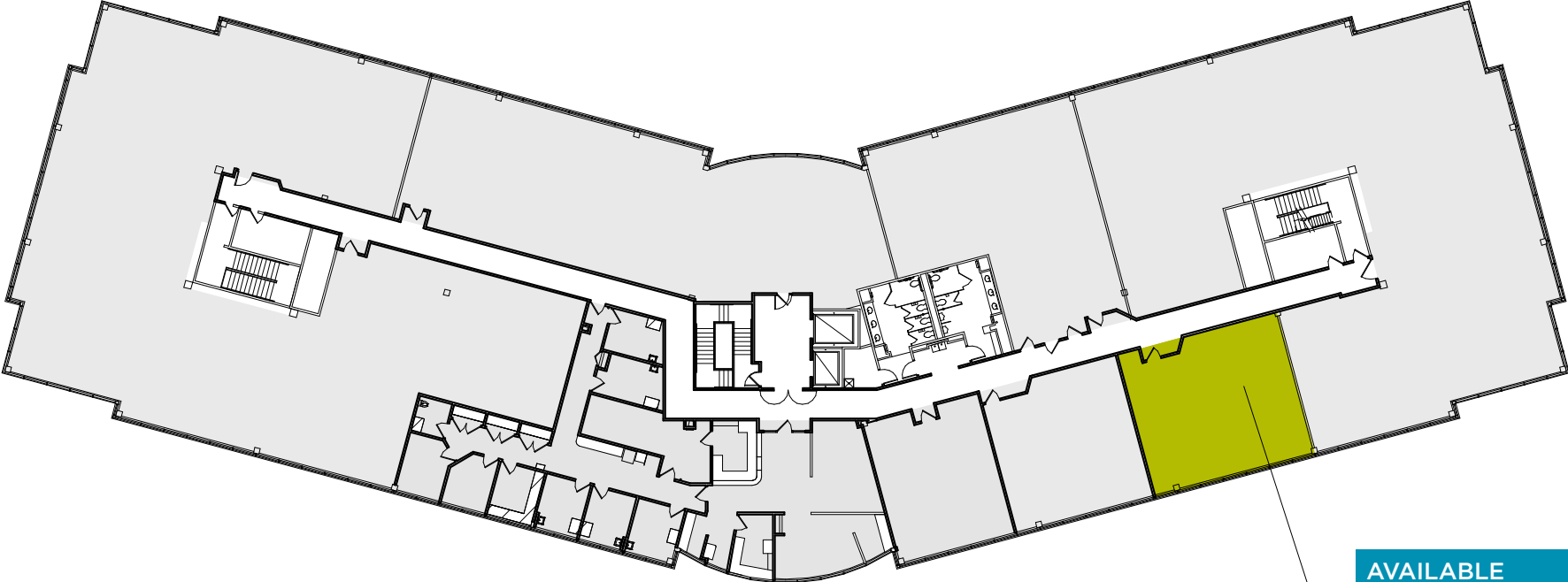
- Institute of Athletic Medicine
- North Memorial Health Care
- Maple Grove Family Dental Clinic
- Arbor Lakes Dental
- Associated Oral Surgeons
- Endodontic Professional Association
- South Lake Clinic, P.A.
- Permanent Choice, Inc.
- Suburban Radiologic Consultants
- Maple Grove Periodontics & Implants
- Northstar Neurological Clinic
- The Midwest Center for Reproductive Health
- Northwest Eye Clinic

SECOND FLOOR

AVAILABLE  
Suite 235  
2,217 RSF (Lease)



THIRD FLOOR



AVAILABLE  
Suite 305  
1,301 RSF (Lease)





Quality  
Worth a  
Closer Look

Before you decide, please visit  
our website to see... and  
see our exceptional eye  
Quality Matters

















Rogers  
8.6 Miles

Coon Rapids  
8.35 Miles

Maple Grove Hospital

Arbor Lakes Medical Building  
12000 Elm Creek Blvd N

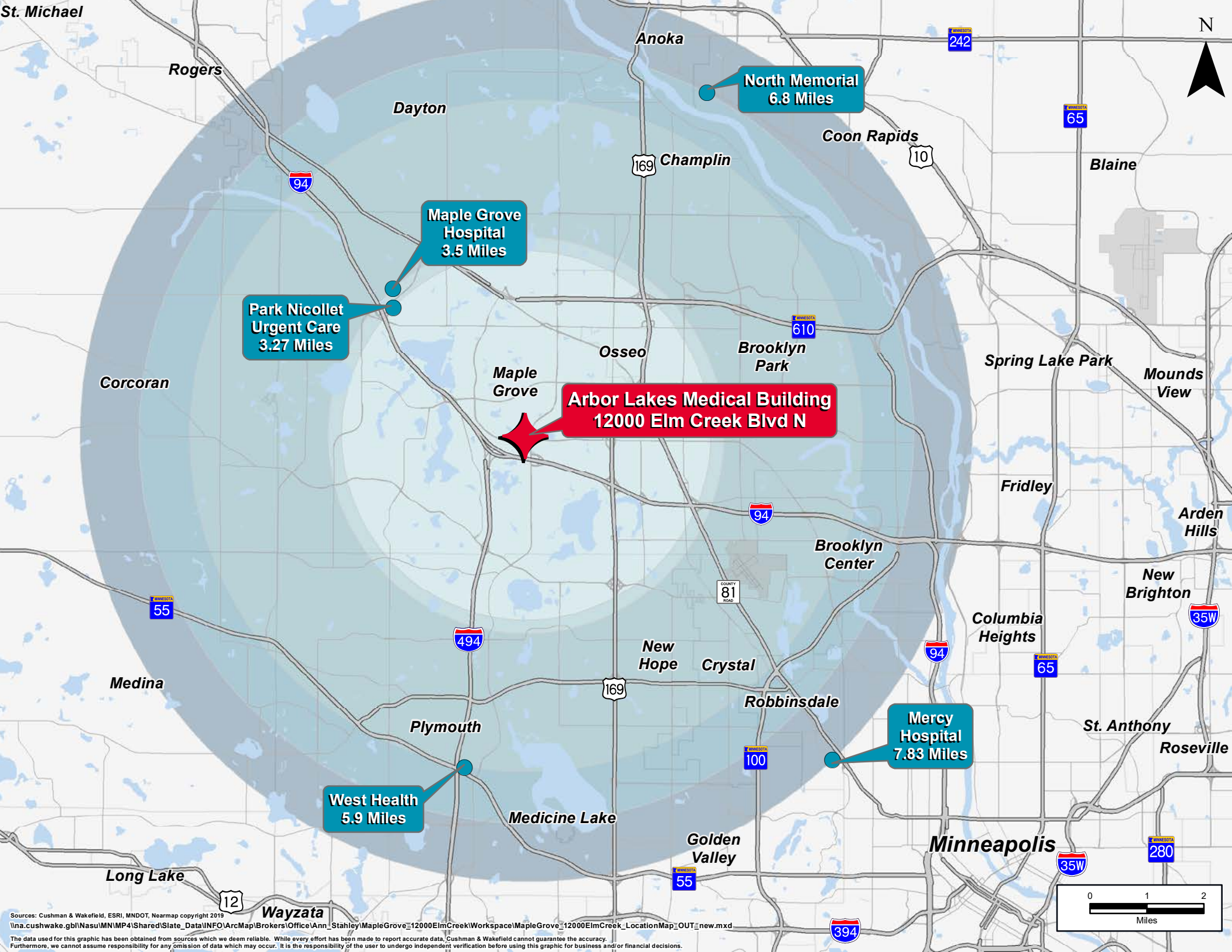
Brooklyn Park  
3.7 Miles

Plymouth  
6 Miles

Minneapolis  
CBD  
11.25 Miles

The map displays a network of roads including 101st Ave N, 95th Ave N, 89th Ave N, 85th Ave N, 93rd Ave N, 99th Ave N, 100th Ave N, 101st Ave N, Elm Creek Blvd, and Elm Creek Blvd N. Major highways 94, 610, and 494 are also shown. Key locations and their associated logos include:

- Maple Grove Hospital** (Callout: Maple Grove Hospital)
- Maple Grove Crossings** (Callout: Maple Grove Crossings): PETCO, Walgreens, BARNES & NOBLE, Michaels, KOHL'S, JCPenney, OLD NAVY, BED BATH & BEYOND.
- Main Street at Arbor Lakes** (Callout: Main Street at Arbor Lakes): BEST BUY, L&B.
- Shoppes at Arbor Lakes** (Callout: Shoppes at Arbor Lakes): WHOLE FOODS MARKET, TRADER JOE'S, AMC THEATRES.
- Fountains at Arbor Lakes** (Callout: Fountains at Arbor Lakes): Marshalls, DICK'S SPORTING GOODS, OfficeMax, Lowe's, HomeGoods, PET SMART, COSTCO WHOLESALE.
- Other Retailers:** MENARDS, Walgreens, Walmart Supercenter, Sams Club, BECKER FURNITURE WORLD, HOBBY LOBBY CREATIVE CENTERS, ALDI, Target, The Home Depot, Park Nicollet, Hennepin County Service Center, Central Park, Maple Grove Library, Maple Grove Government Center, LIFETIME FITNESS.
- Education:** Fernbrook Elementary, Maple Grove Senior High School, Rice Lake Elementary.
- Parks:** Elm Creek Park Reserve, Weaver Lake Community Park, Central Park.
- Businesses:** Boston Scientific Corporation.



St. Michael

Rogers

Dayton

Anoka

North Memorial  
6.8 Miles

Coon Rapids

Blaine

Maple Grove Hospital  
3.5 Miles

Park Nicollet  
Urgent Care  
3.27 Miles

Arbor Lakes Medical Building  
12000 Elm Creek Blvd N

Osseo

Brooklyn  
Park

Spring Lake Park

Mounds  
View

Corcoran

Maple  
Grove

Fridley

Arden  
Hills

Brooklyn  
Center

New  
Brighton

Columbia  
Heights

Medina

New  
Hope

Crystal

Mercy  
Hospital  
7.83 Miles

St. Anthony

Roseville

Plymouth

Robbinsdale

West Health  
5.9 Miles

Medicine Lake

Golden  
Valley

Minneapolis

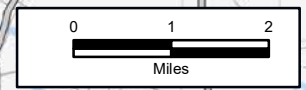
Long Lake

Wayzata

Sources: Cushman & Wakefield, ESRI, MNDOT, Nearmap copyright 2019

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