

Arbor Lakes North

7900-7950 Main Street North
12680-12690 Arbor Lakes Parkway
Maple Grove, MN 55369

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WELLINGTON
MANAGEMENT



Work, shop, dine and walk at the Shoppes.

Arbor Lakes North is an office and retail building prominently located on Main Street in the dynamic Arbor Lakes commercial area of Maple Grove. The beautifully-landscaped property offers an exclusive two-story lobby for the office users, full-service restaurants with patios, card-key access security system, ample surface parking and underground heated parking.

Arbor Lakes North is home to a diverse mix of national, regional and local tenants that promote strong retail traffic. Tenants and visitors enjoy the serene view of North Arbor Lake, seasonal community events, and adjacency to Maple Grove's premier trail system connecting several beautiful lakes, Town Green Park and the Maple Grove Bandshell nearby.

HIGHLIGHTS

- Part of The Shoppes at Arbor Lakes, a high-traffic commercial area
- Ample surface parking and 56 underground tempered parking stalls
- Ideally located north of Interstates 494, 94 and 694
- Adjacent to Maple Grove's premier trail system, which connects several beautiful lakes and Town Green Park
- Tenants include 3 Squares Restaurant, Riviera Maya Cantina, Brookwest Dental, Belladerm Med Spa, among others

Fully Occupied

Owner, Manager, Leasing

81,000 SF total

32,900 total retail

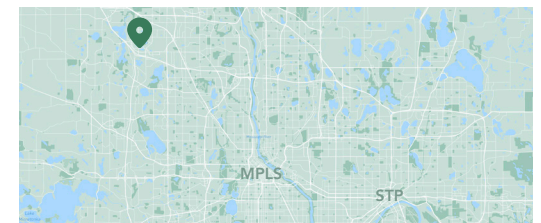
26,834 total office

Surface & underground, 4.3 : 1,000

Two-story retail & office building

Built in 2004

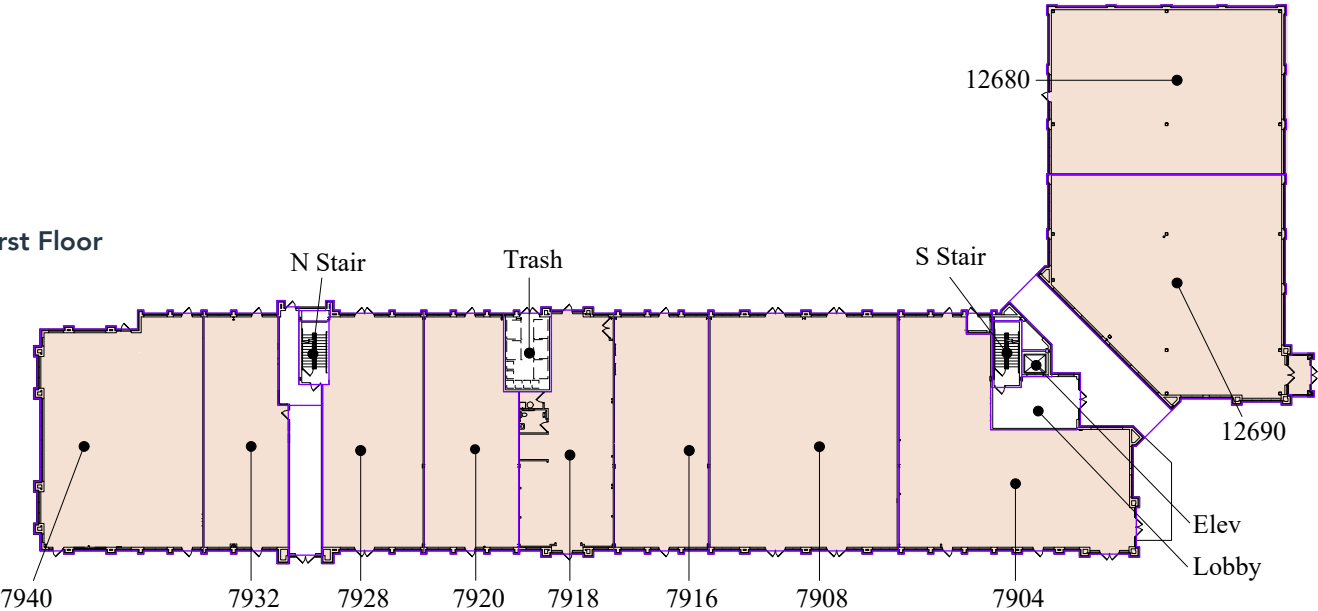
Northwest Metro



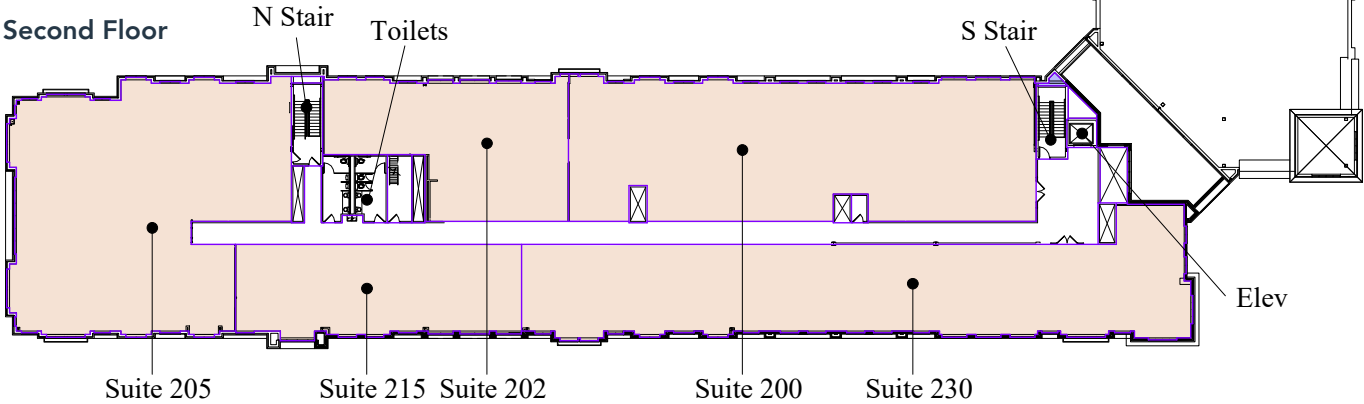
Floor Plans

- Building Common Areas
- Available Space
- Occupied Space

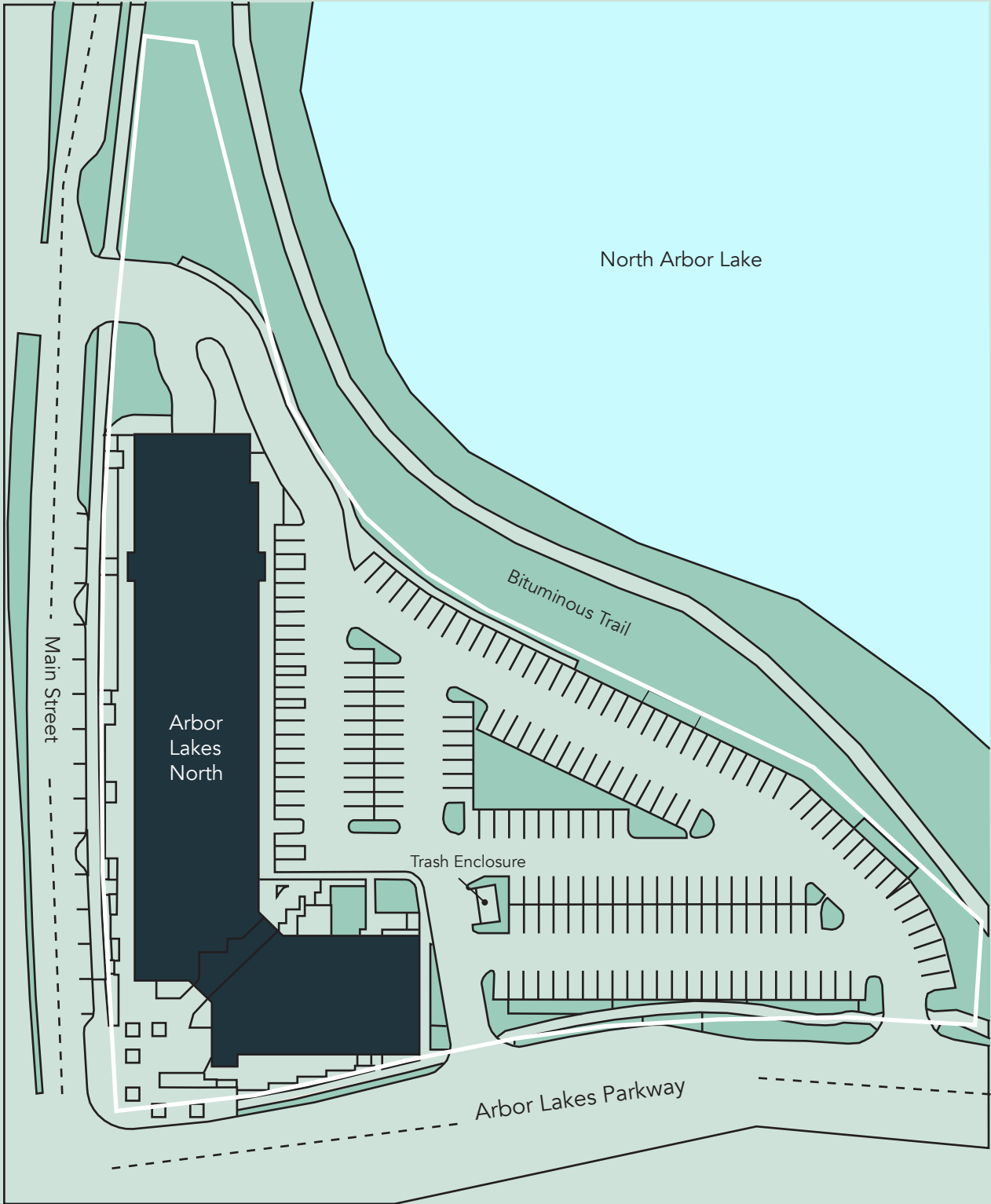
First Floor



Second Floor

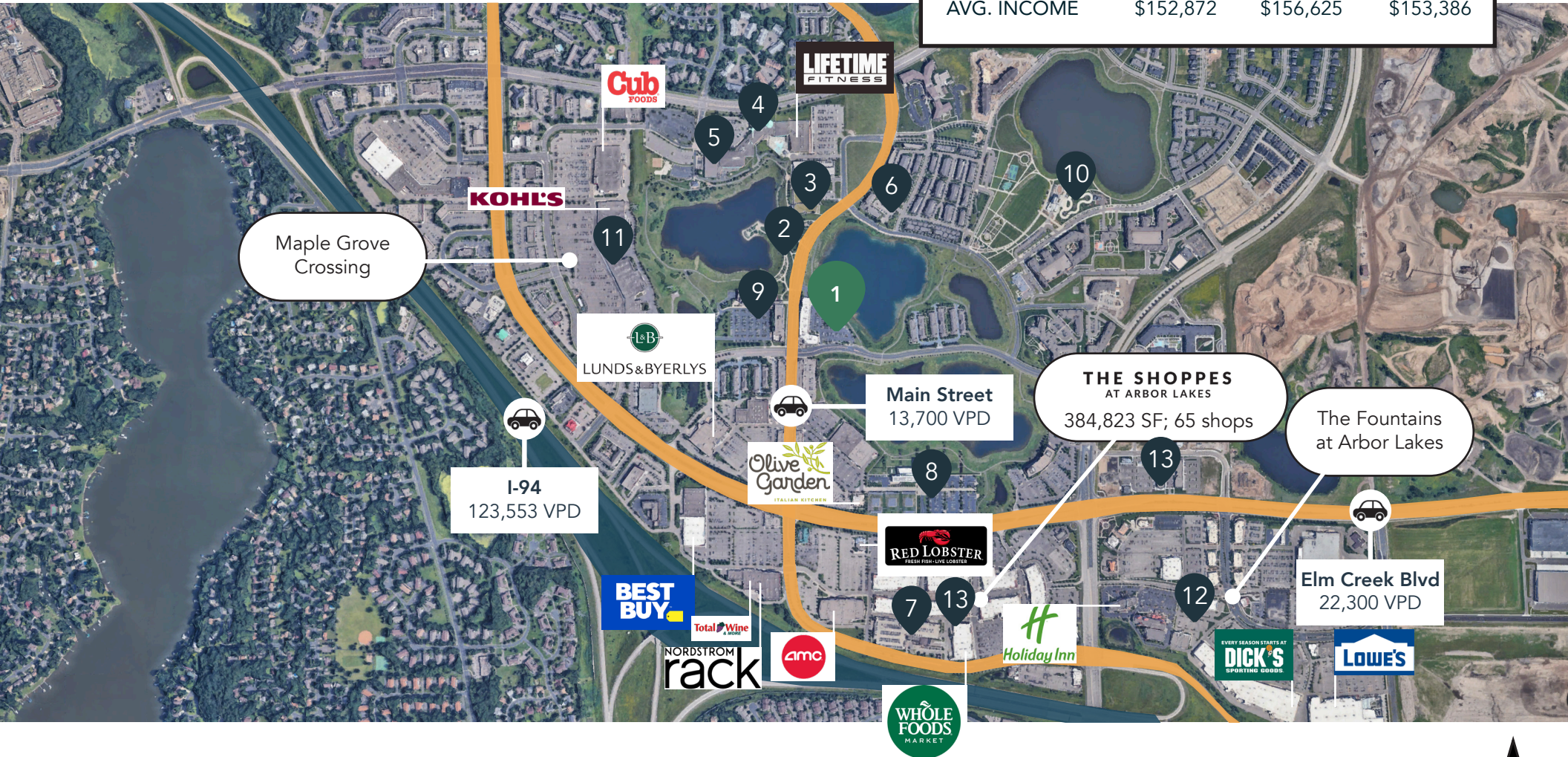


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	10,429	56,627	186,936
HOUSEHOLDS	4,756	22,867	70,025
AVG. INCOME	\$152,872	\$156,625	\$153,386



Hot Spots

- | | | | |
|------------------------|--------------------------------|----------------------------------|----------------------------------|
| 1. Arbor Lakes North | 5. Ice Arena | 9. Maple Grove Government Center | 12. The Fountains at Arbor Lakes |
| 2. Town Green Park | 6. Arbor Lakes Commons | 10. Central Park | 13. The Shoppes at Arbor Lakes |
| 3. Maple Grove Library | 7. Maple Grove Transit Station | | |
| 4. Community Center | 8. Great River Energy | 11. Maple Grove Crossing | |



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PROPERTY MANAGER
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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