

TURNKEY MEDSPA SUBLEASE OPPORTUNITY



TRANSWESTERN

REAL ESTATE
SERVICES

remedy
MEDICAL AESTHETICS & WELLNESS

THE FOUNTAINS AT ARBOR LAKES

11671 FOUNTAINS DR, MAPLE GROVE, MN 55369

MEDSPA FOR SUBLEASE

Building Information

This prime location provides high visibility and easy accessibility, attracting a steady stream of potential clients. The modern facility is equipped with state-of-the-art infrastructure to ensure an optimal environment for medical practices. Surrounded by a vibrant community with a variety of amenities, The Fountains at Arbor Lakes fosters a convenient and supportive atmosphere for both patients and staff. Additionally, the proximity to other professional services and retail establishments creates a synergistic environment, enhancing the overall appeal for medical tenants.

Sublease Details

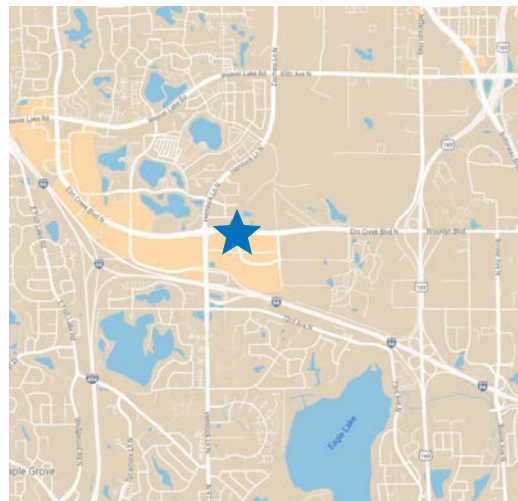
- **Available:** Suite 250 - 1,539 SF (Available Summer 2025)
- **Lease Term:** Through December 31, 2026
- **Lease Rate:** Negotiable
- **Parking:** 4.21/1,000 SF

Sublease Features

- Reception and waiting area
- Medical aesthetics and wellness clinic build-out
- Luxury interior and upscale finishes
- Ideal for aesthetic practices, wellness clinics, dermatologist, massage therapy, and other beauty wellness services

Building Features

- Prime location with excellent visibility and accessibility
- Seamless access to I-694 and I-494
- 21,000 VPD via Elm Creek Blvd, 18,000 VPD via Fountains Dr



Trinette Wacker 612.372.1230 | trinette.wacker@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.