

PROPERTY SUMMARY

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433



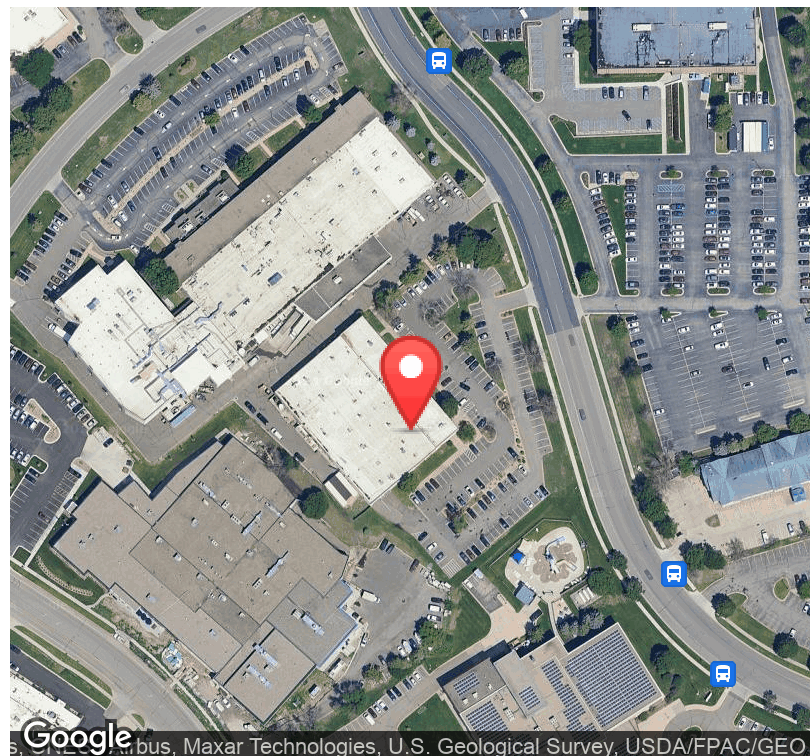
PROPERTY HIGHLIGHTS

- Professional Office Medical Users
- Main Level Suite with Private Entrance
- Building Conference Room
- Zone Controlled forced air HVAC System

OFFERING SUMMARY

Lease Rate:	Negotiable
2024 CAM/Taxes:	\$7.97
Available SF:	450- 11,084 SF
Building Size:	39,700 SF

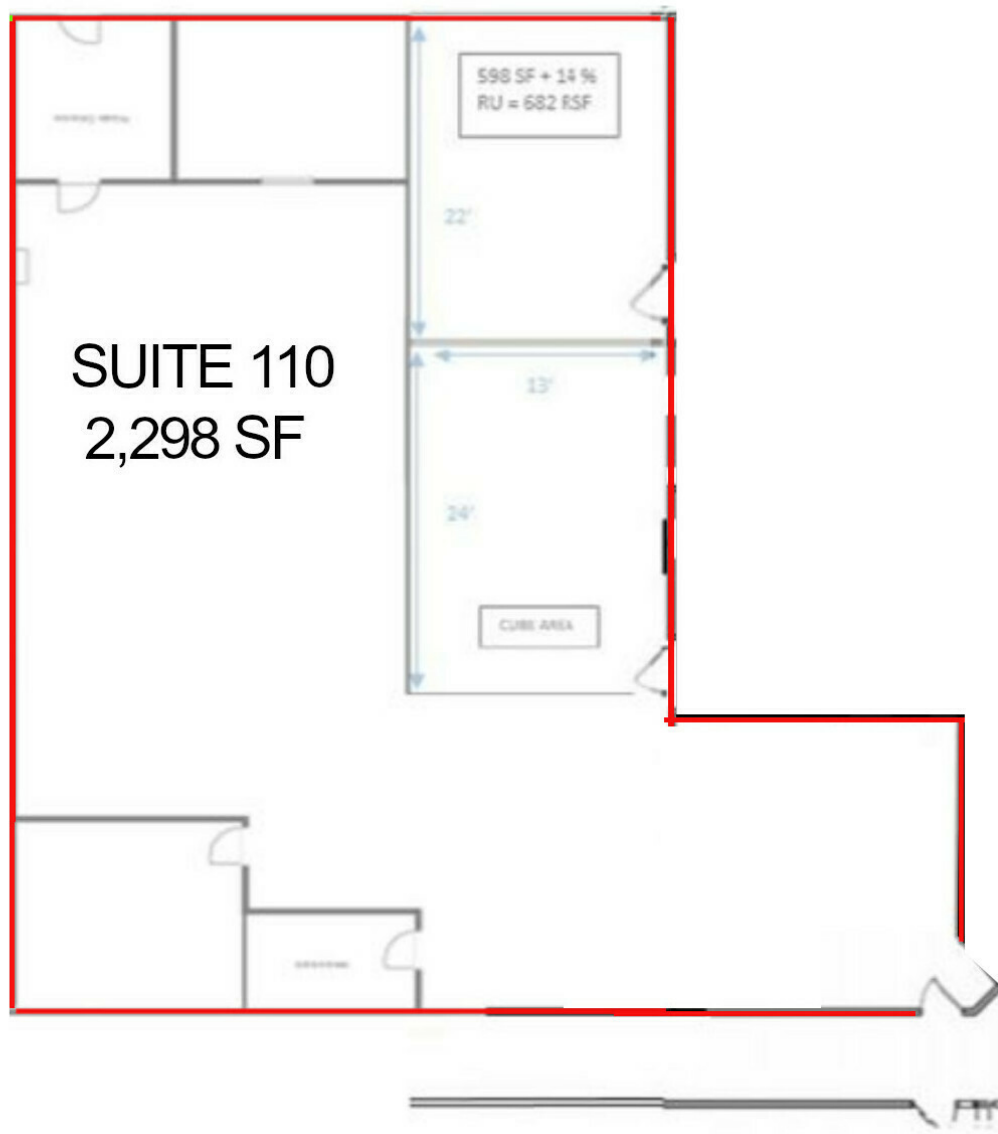
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,549	30,081	80,571
Total Population	6,363	76,617	211,697
Average HH Income	\$64,278	\$69,696	\$71,941



SUITE 110 - 2,298 SF

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Private Suite Entrance

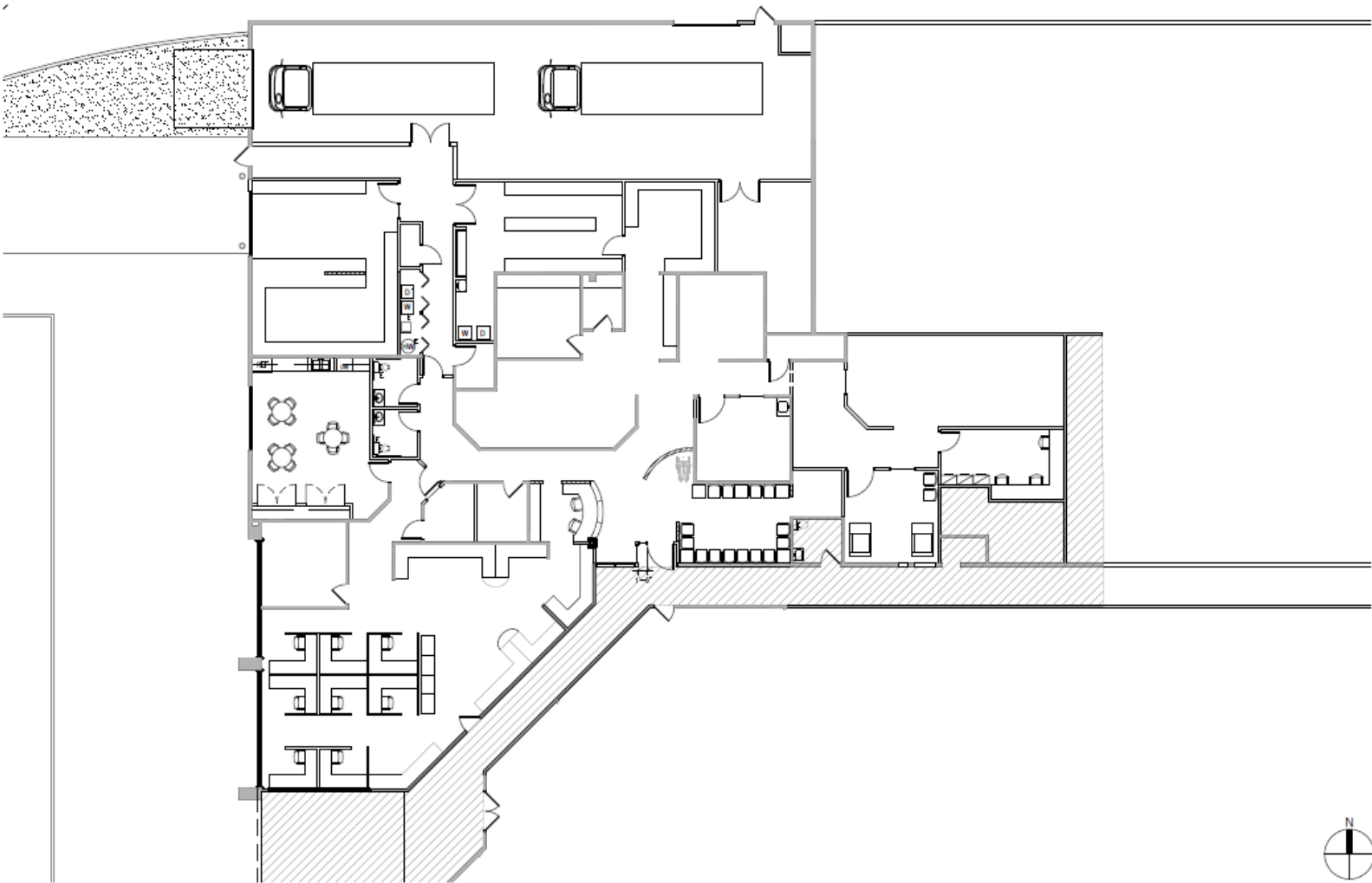


Office Building For Lease

Minnesota Medical Enterprise Center II

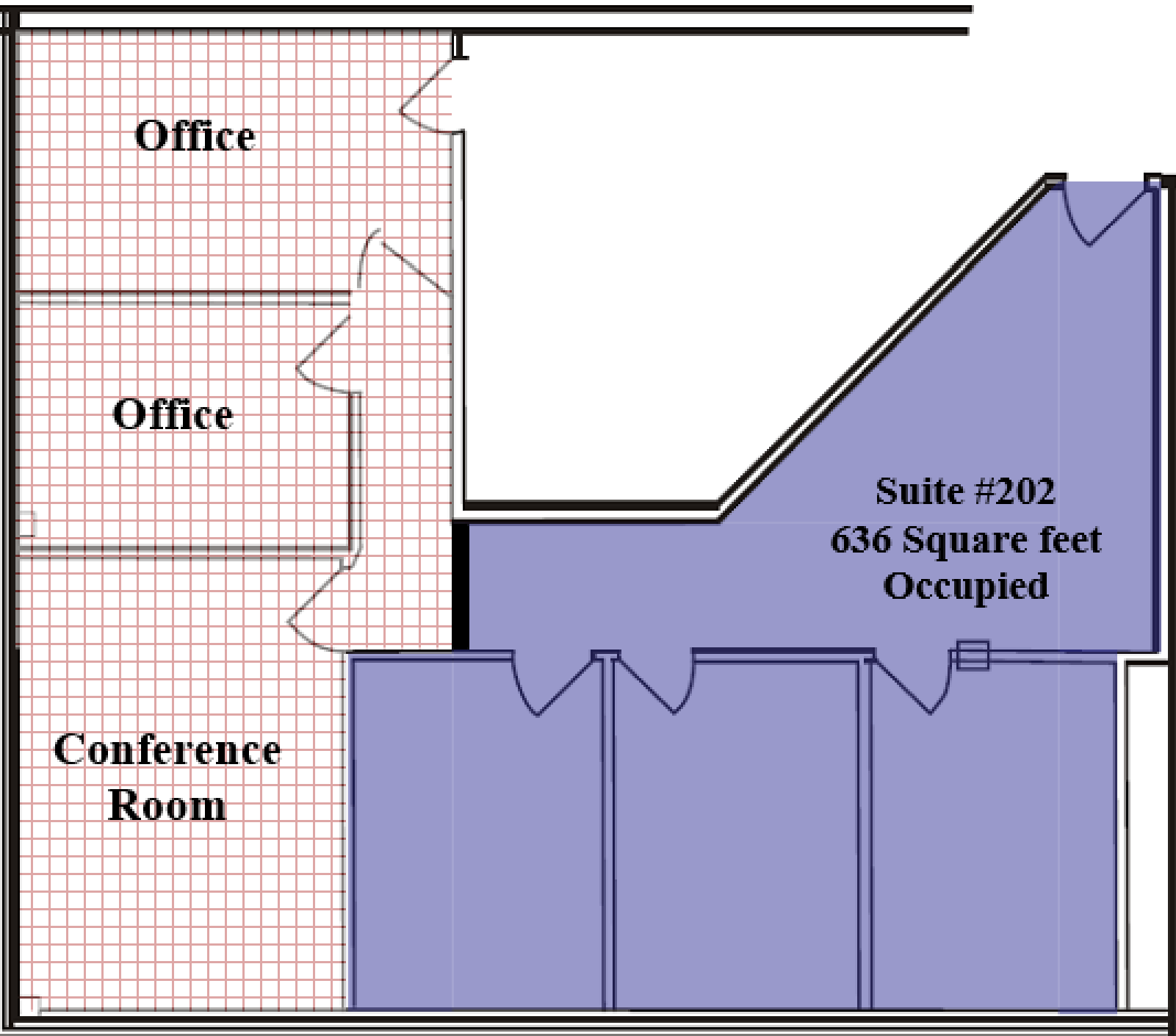
SUITE 140/150 - 11,084 SF

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SUITE 202 - 636 SF

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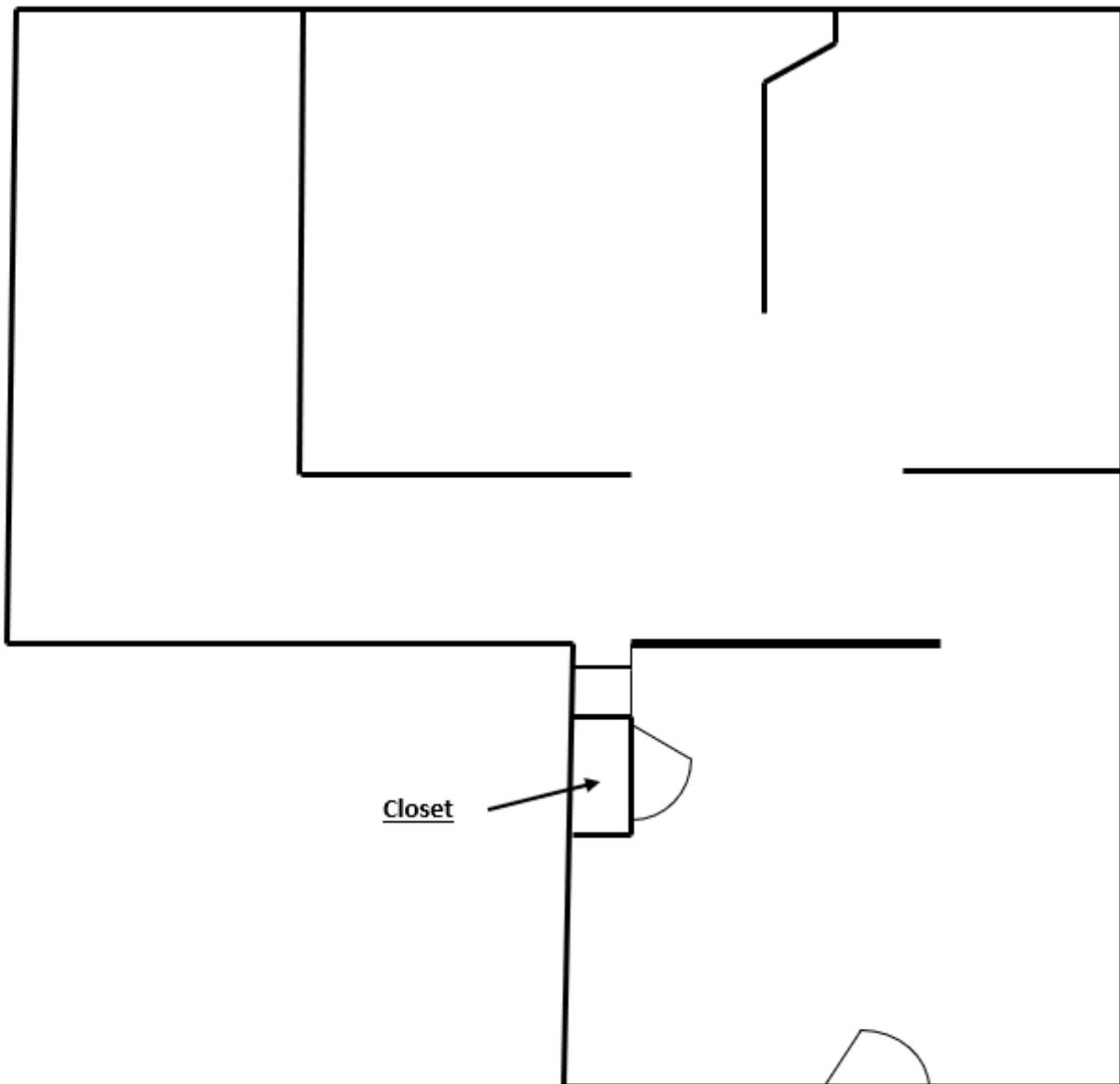


SUITE 205 - 1121 SF

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Suite 205

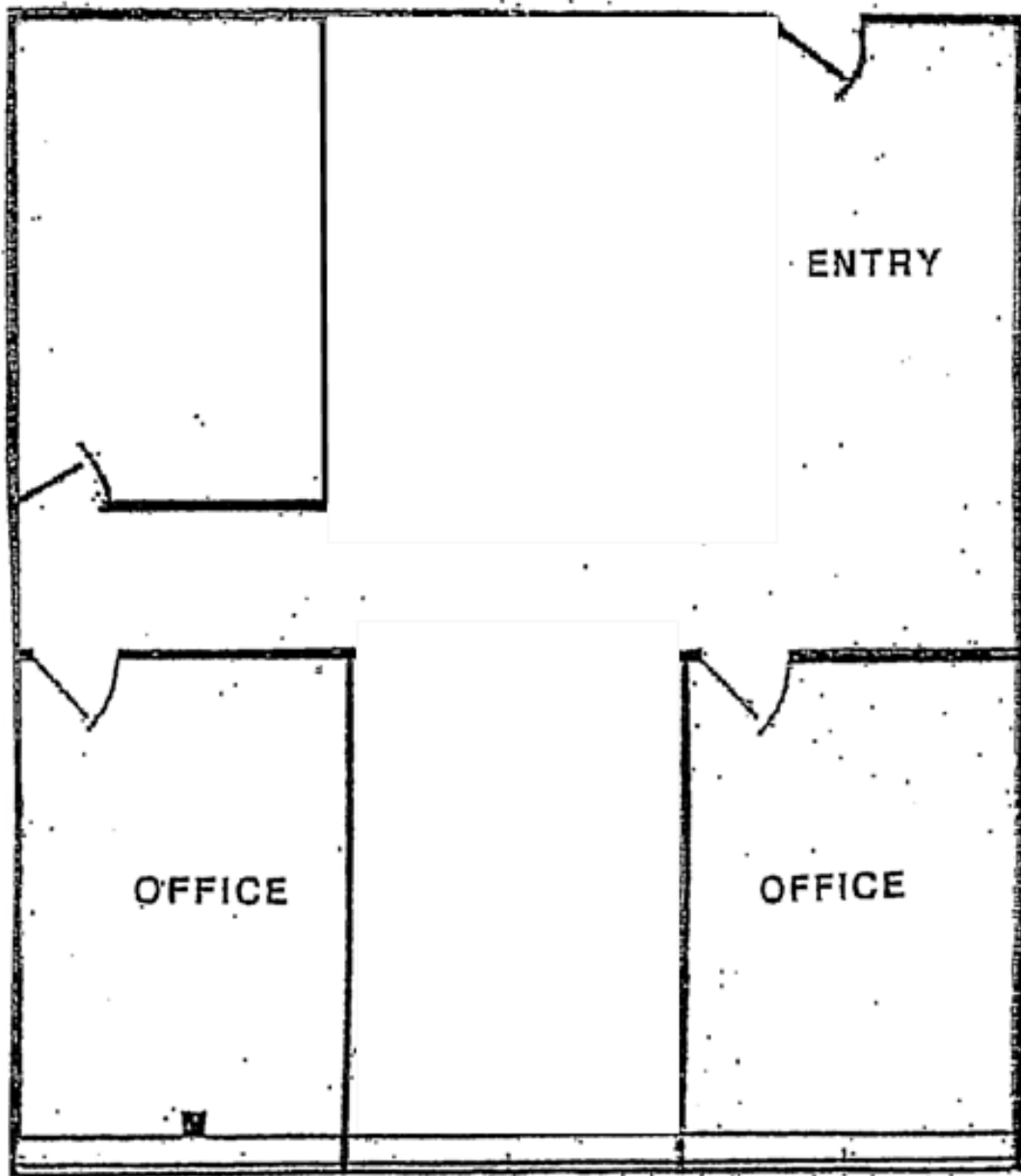
1,121 RSF



SUITE 220 - 1196 SF

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433

Suite 220
≈ 1196 Rentable Sq. Ft.

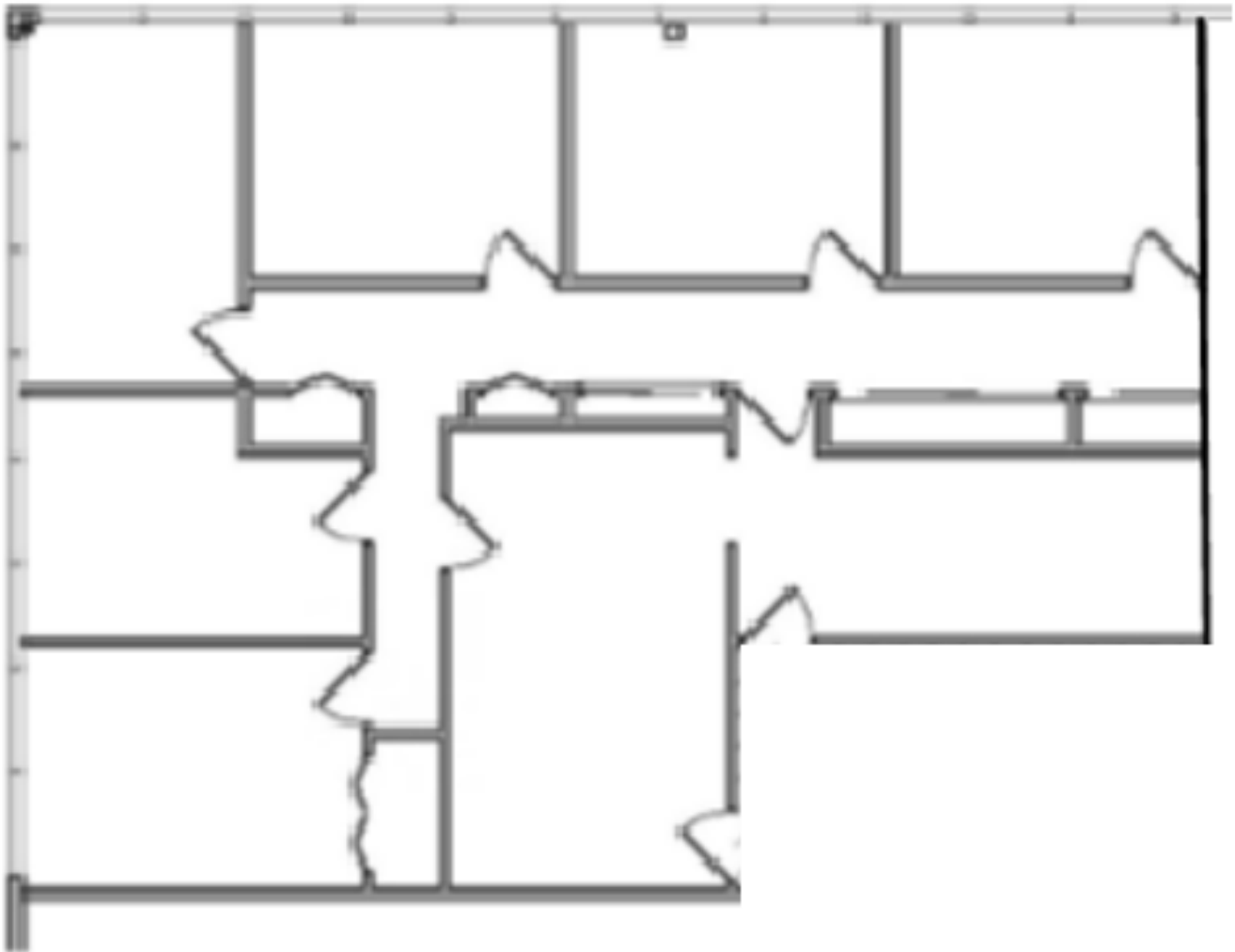


SUITE 230 - 2542 SF

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MMEC 2

Suite 230, 2,542 SF



Medical Office Building For Lease

Minnesota Medical Enterprise Center II

ADDITIONAL PHOTOS

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433



Adjacent to the YMCA



Adjacent to Allina Health Clinic



DAN HEBERT

Senior Vice President

651.255.5558

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Office Building For Lease

Minnesota Medical Enterprise Center II

RETAILER MAP

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433



DAN HEBERT

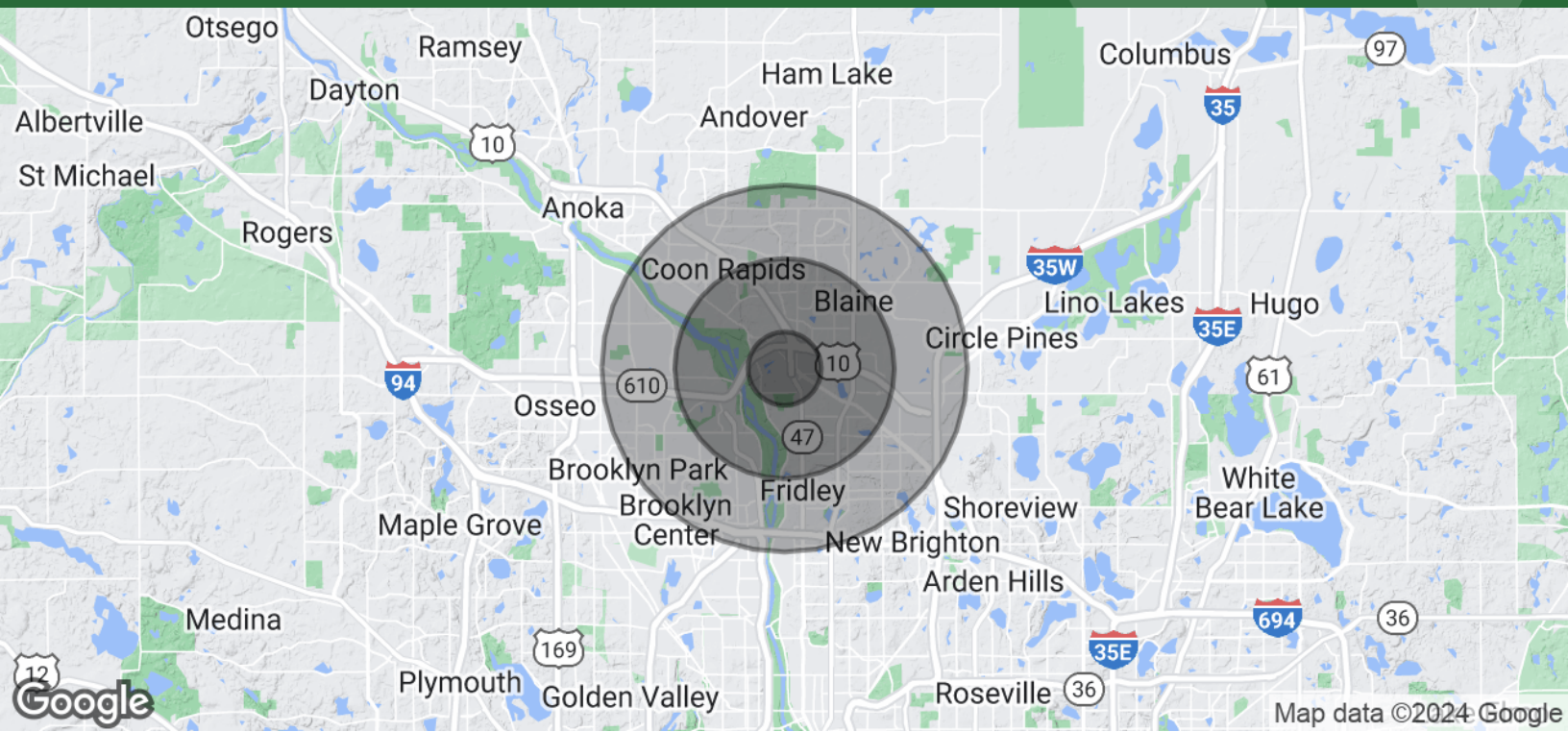
Senior Vice President

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danhebert@gaughancompanies.com

DEMOGRAPHICS MAP & REPORT

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,363	76,617	211,697
Average Age	36.1	37.7	36.5
Average Age (Male)	35.1	36.2	35.5
Average Age (Female)	36.3	39.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,549	30,081	80,571
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$64,278	\$69,696	\$71,941
Average House Value	\$199,867	\$203,885	\$224,235

* Demographic data derived from 2020 ACS - US Census