

PROPERTY SUMMARY

200 COON RAPIDS BLVD, COON RAPIDS, MN 55433



PROPERTY DESCRIPTION

Premier North Central Office Building with Class A Type Finishes.

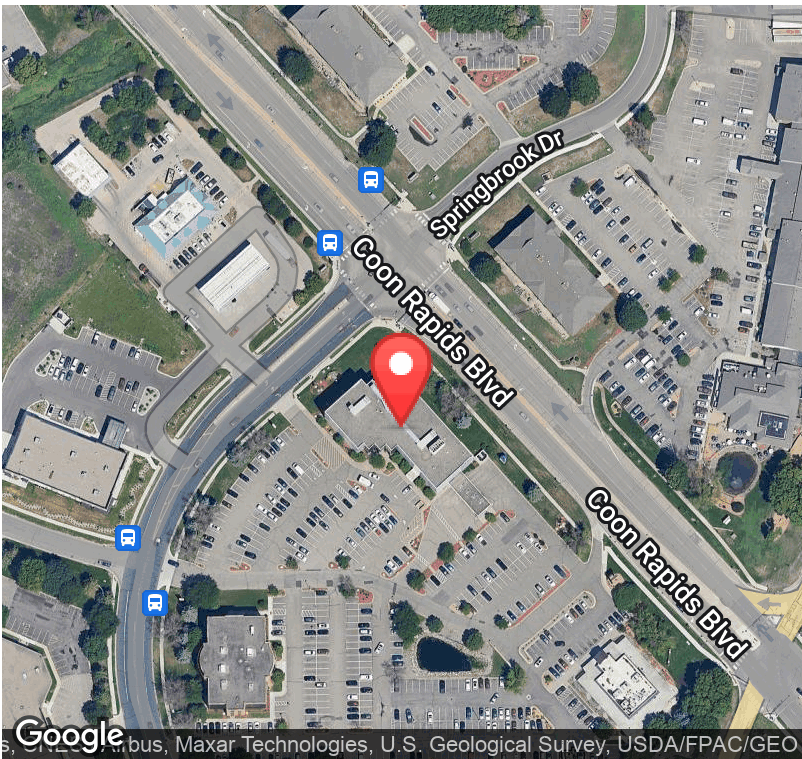
PROPERTY HIGHLIGHTS

- High Visibility Location off Coon Rapids Boulevard
- Utilities Included in Rent
- Second Generation Dentist

OFFERING SUMMARY

Available SF:	522 - 5,814 SF
2024 CAM/Taxes:	\$11.92

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,648	30,085	79,825
Total Population	6,684	76,650	210,000
Average HH Income	\$63,689	\$69,468	\$72,326



LEASE SPACES

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LEASE INFORMATION

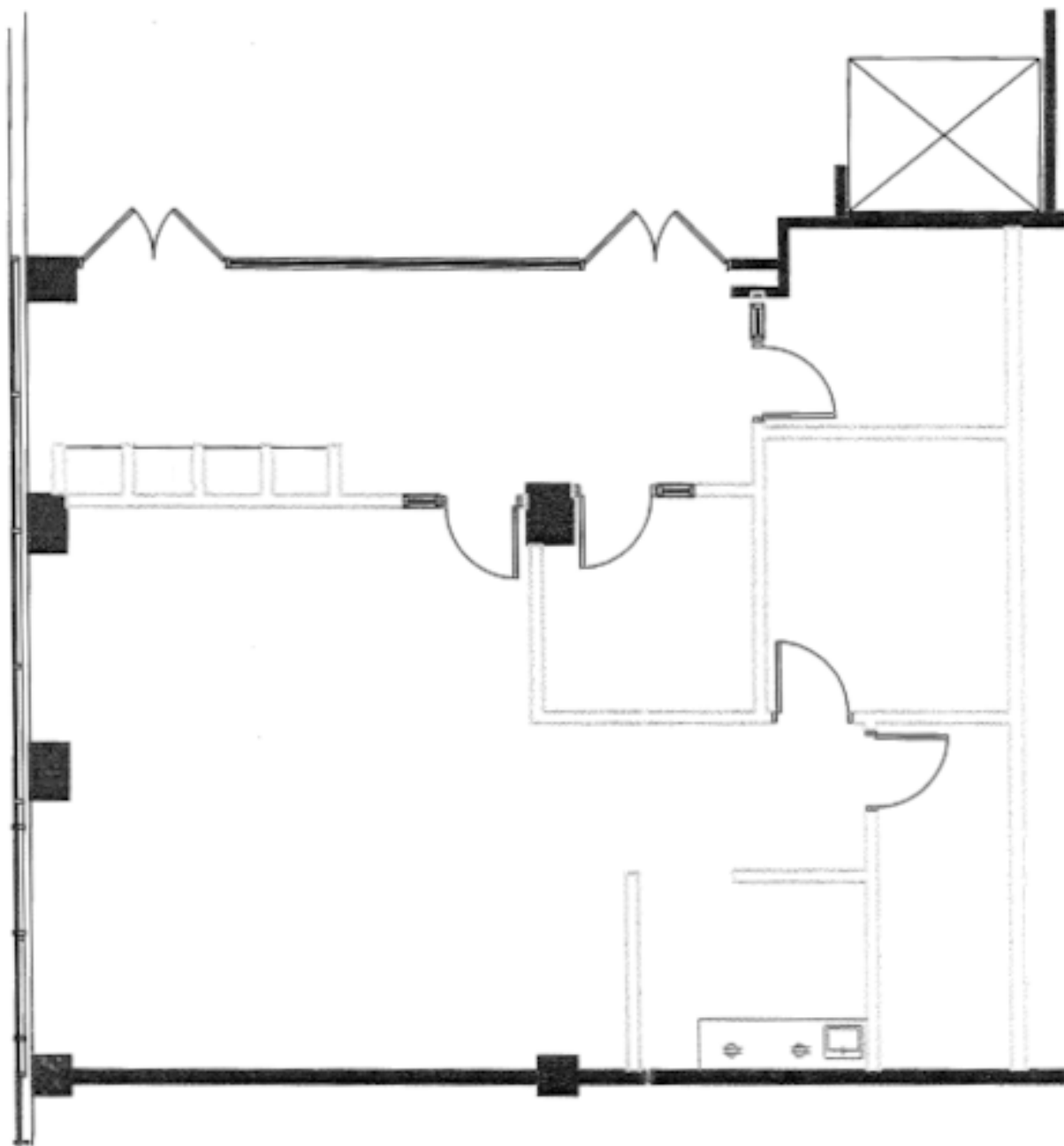
Lease Type:	NNN; NN	Lease Term:	Negotiable
Total Space:	828 - 5,814 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #110	Available	1,935 - 5,814 SF	NNN	Negotiable	-
Suite #120	Available	3,879 - 5,814 SF	NNN	Negotiable	-
Suite #220	Available	2,355 SF	NNN	Negotiable	-
Suite #225	Available	1,723 SF	NNN	Negotiable	-
Suite #307	Available	828 SF	NNN	Negotiable	-
Suite #330	Available	1,350 SF	NNN	Negotiable	-
Suite #360	Available	2,552 SF	Modified Net	Negotiable	-

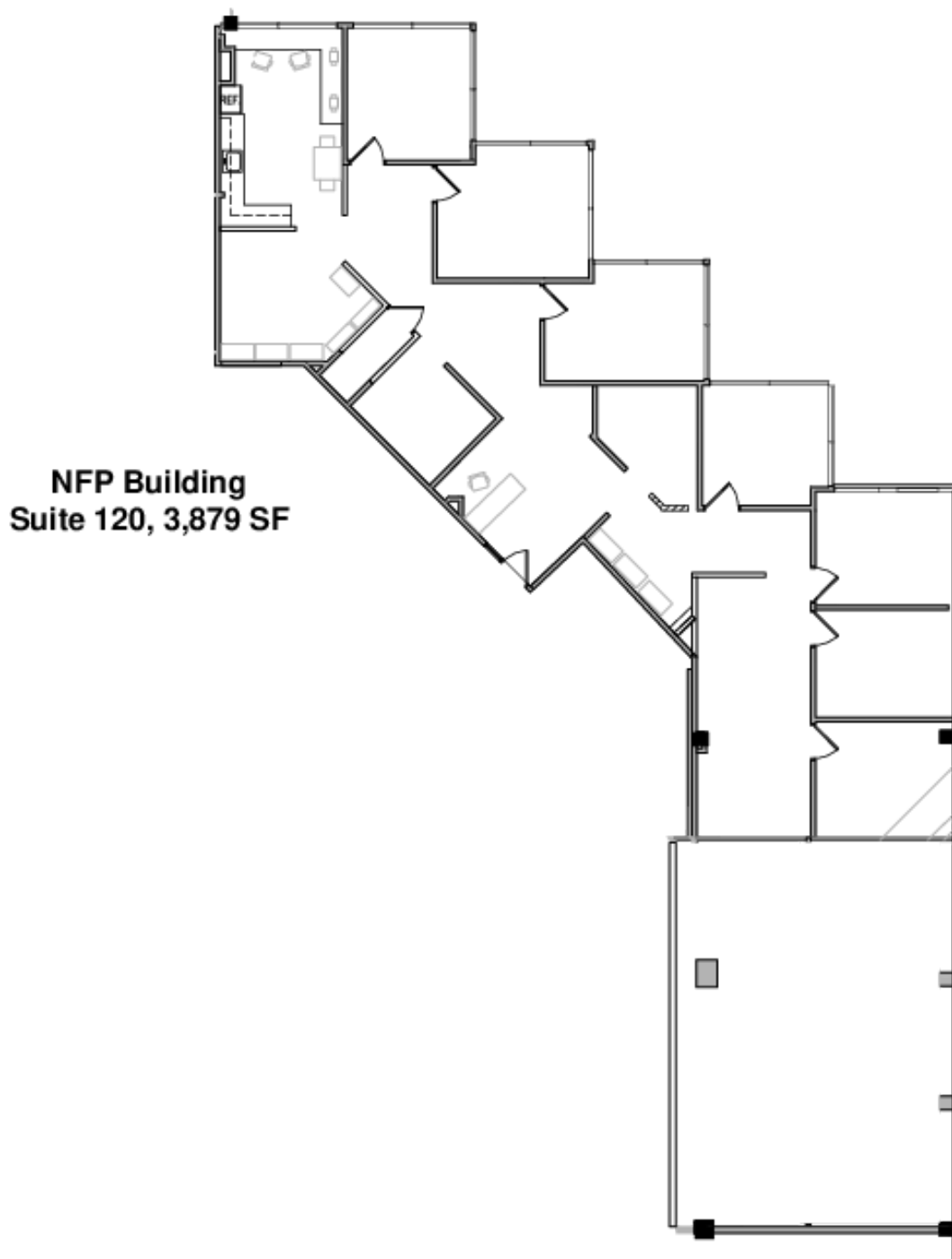
SUITE 110 - 1,935 SF

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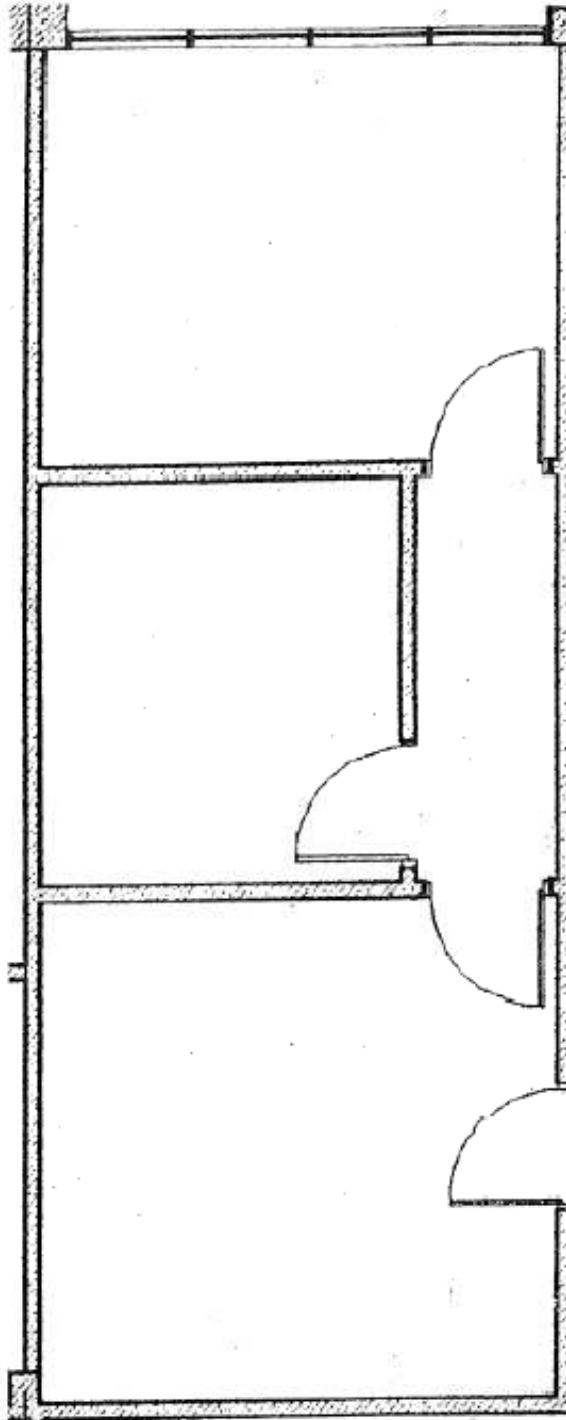
SUITE 120 - 3,879 SF

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SUITE 204 - 571 SF

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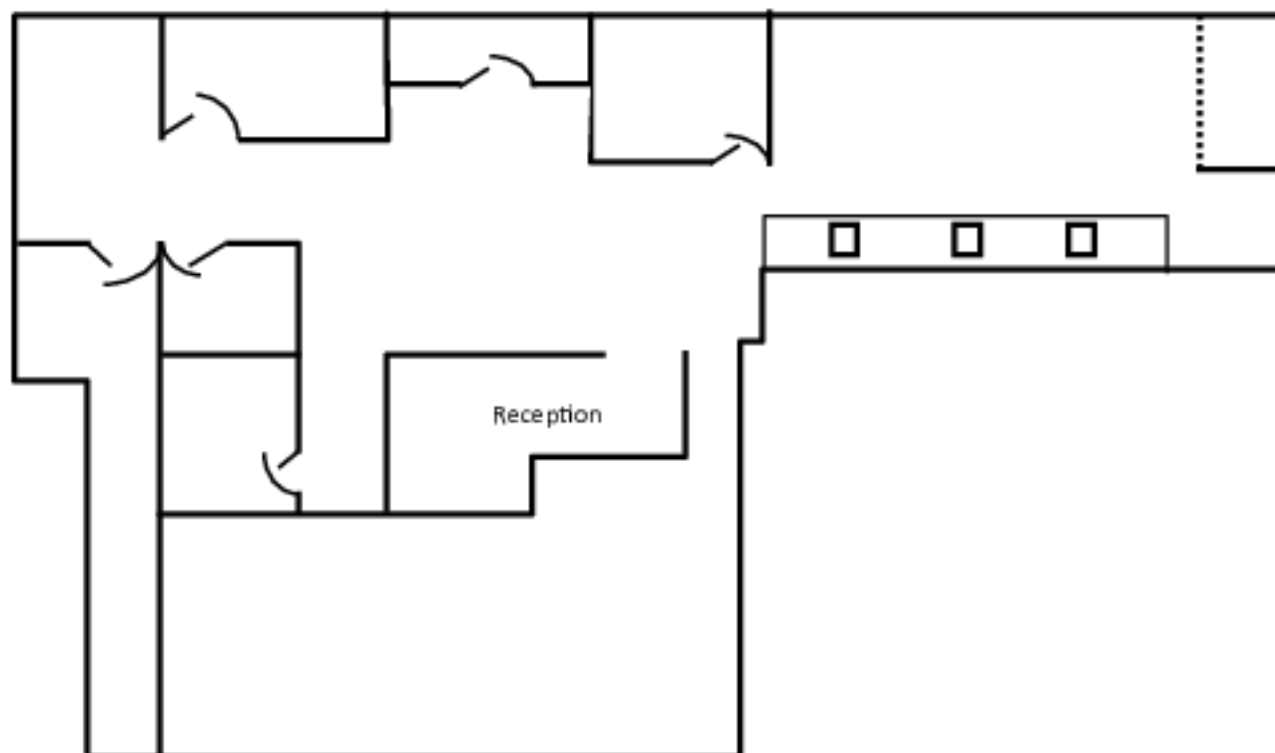


SUITE 220 - 2,355 SF

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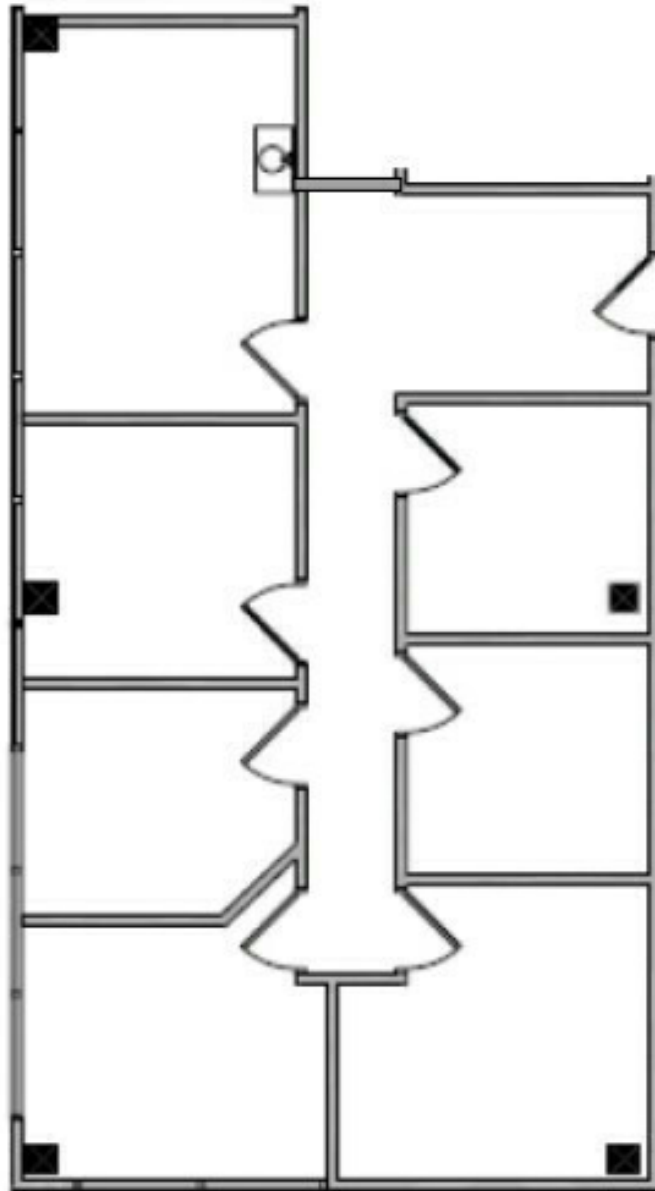
NFP

Suite 220 - 2,355 SF



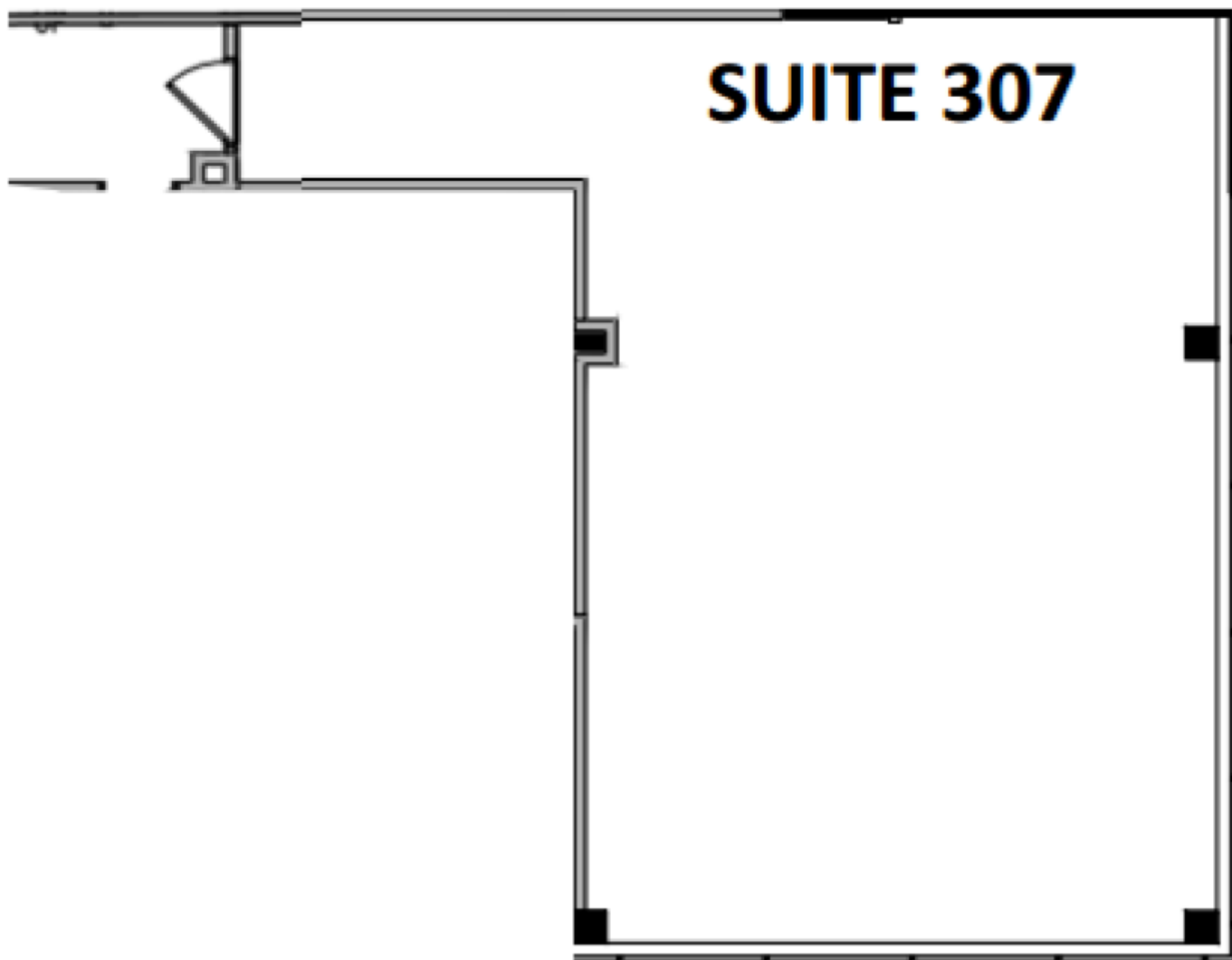
SUITE 225 - 1,723 SF

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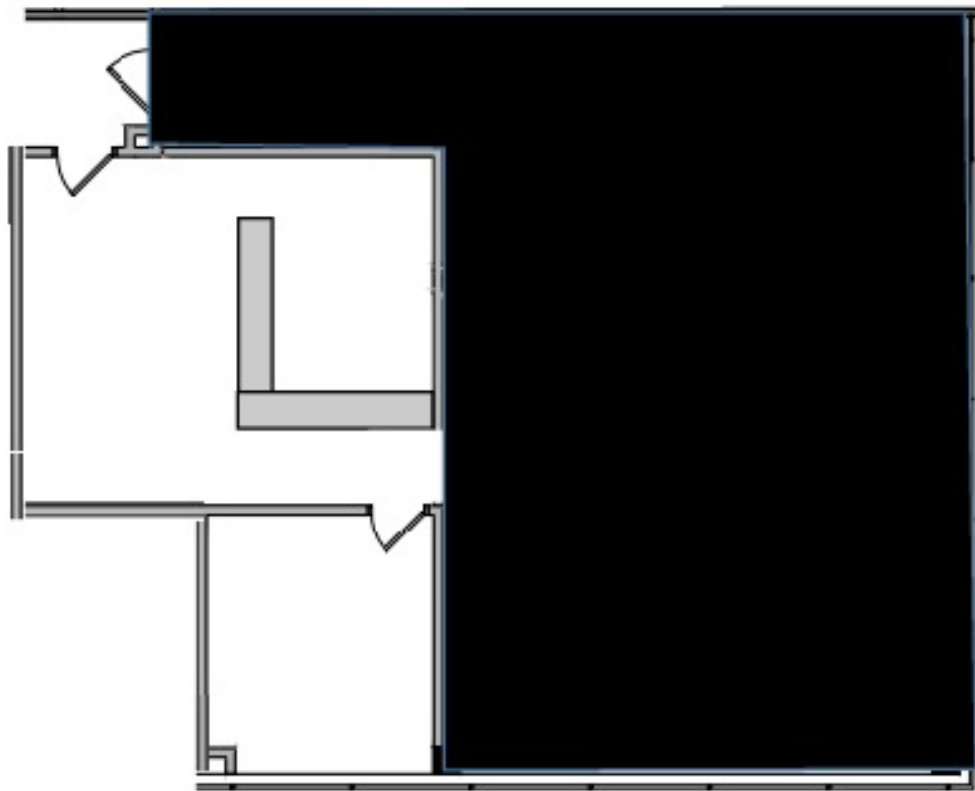
SUITE 307 - 828 SF

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SUITE 330 - 522 SF

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SUITE 330

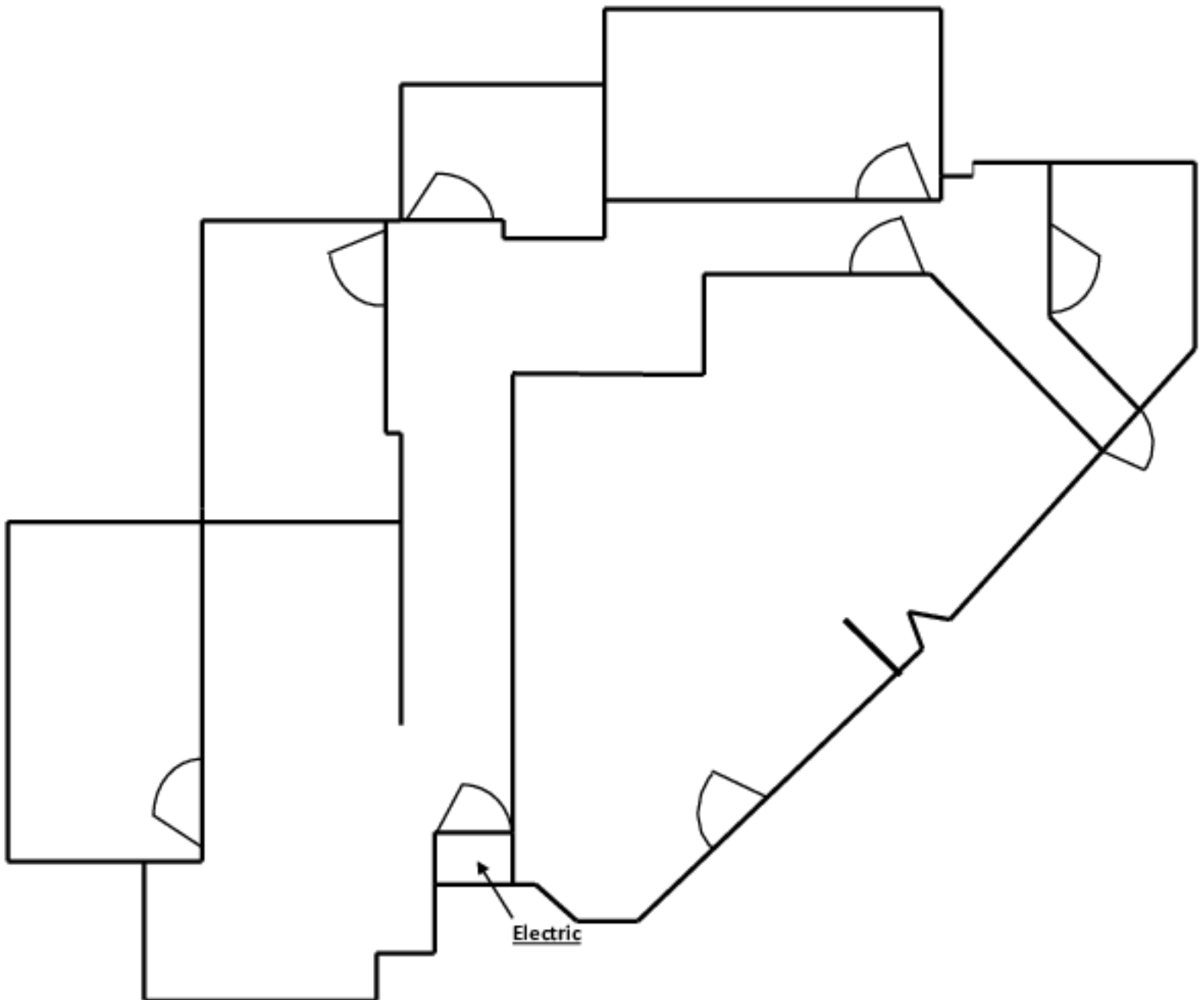
522 SF

SUITE 360 - 2,552 SF

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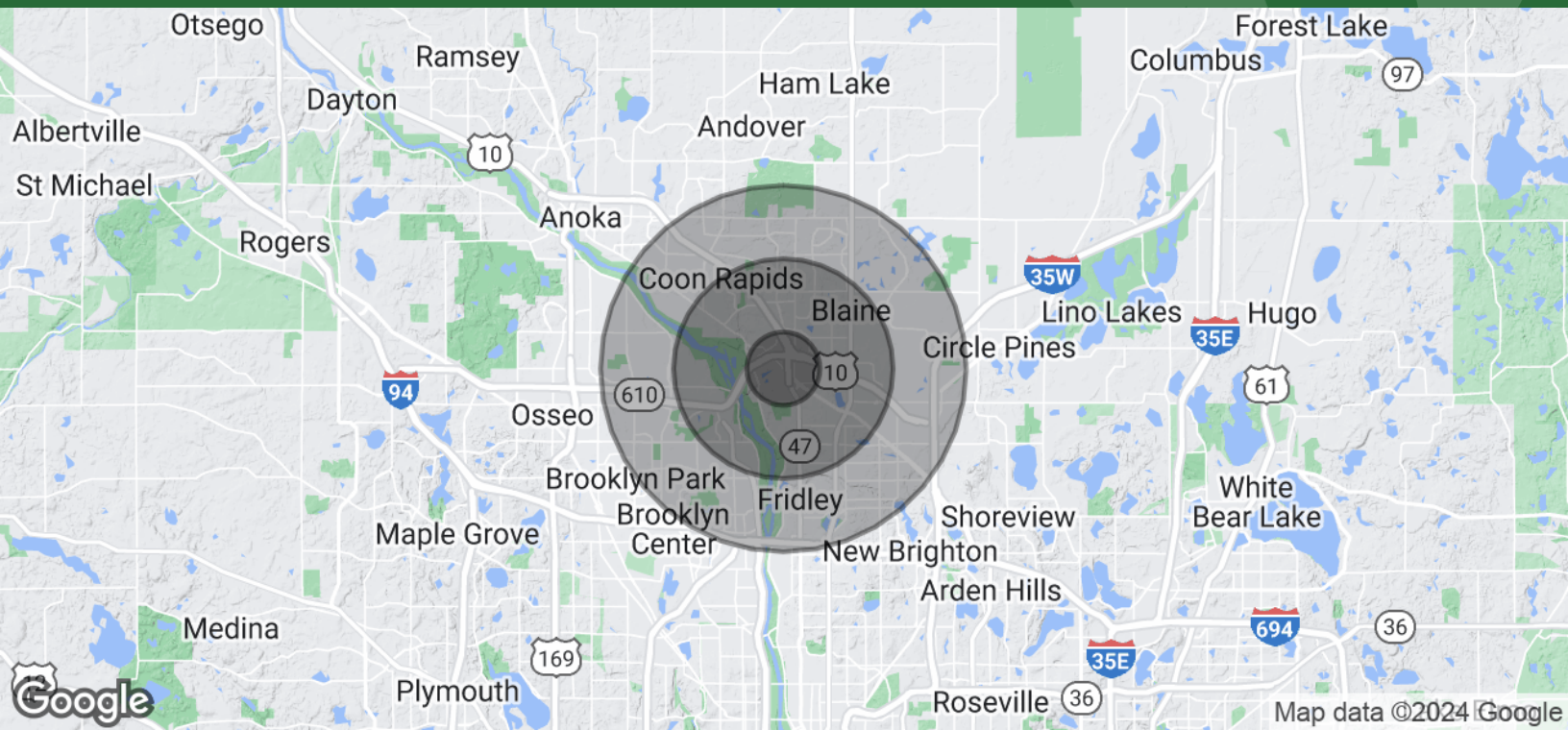
NFP Suite 360

SQFT 2,552



DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,684	76,650	210,000
Average Age	35.3	37.6	36.5
Average Age (Male)	34.1	36.1	35.5
Average Age (Female)	35.9	39.0	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,648	30,085	79,825
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$63,689	\$69,468	\$72,326
Average House Value	\$182,231	\$201,641	\$224,782

2020 American Community Survey (ACS)