



OFFICE FOR LEASE!



KELMARK PROFESSIONAL PROPERTIES BUILDING 4

3754 & 3776 Coon Rapids Blvd, Coon Rapids, MN 55433

2,625-5410 SF

**PROFESSIONAL
OFFICE SPACES
IN EXCELLENT
LOCATION**

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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

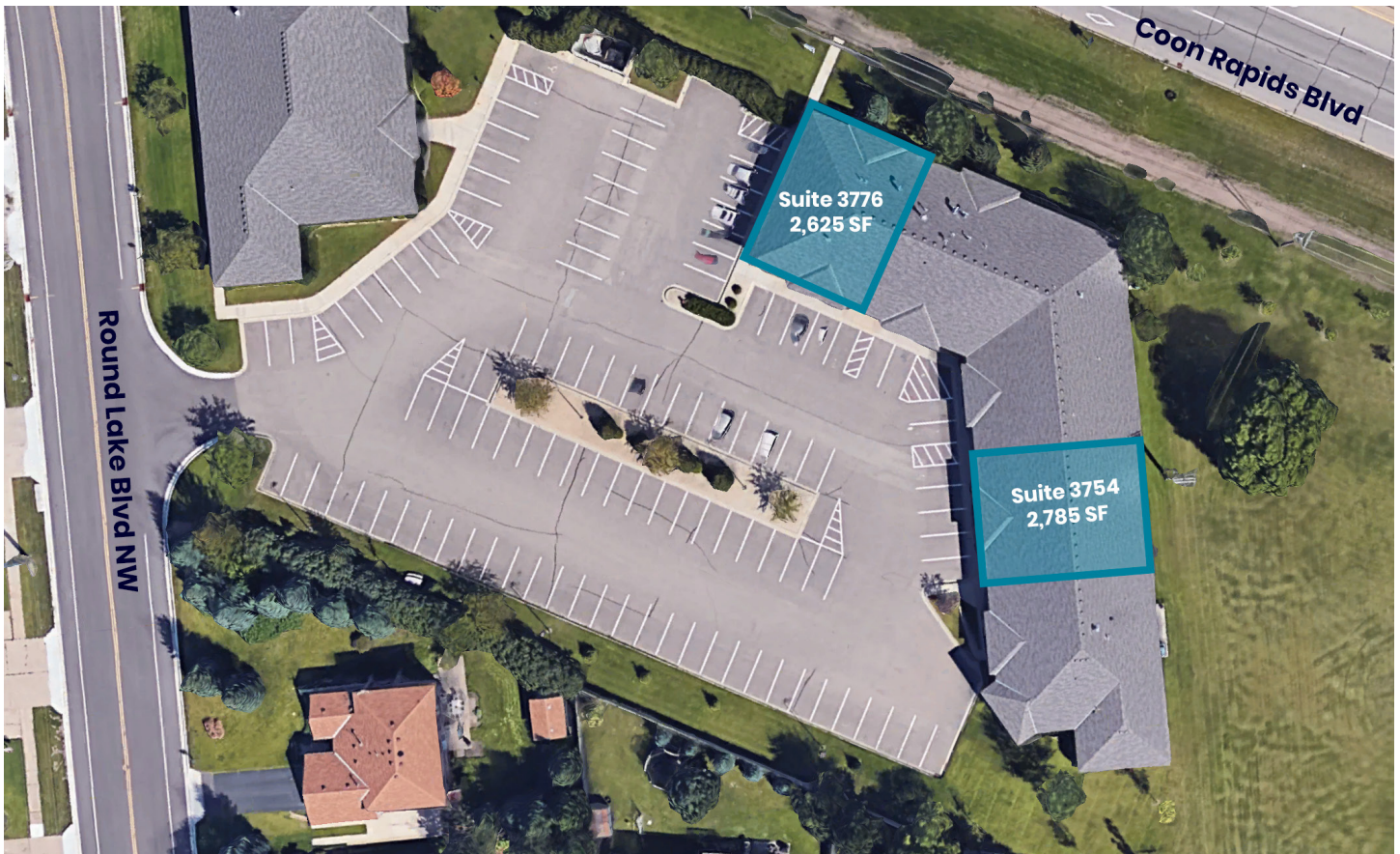
Excellent medical clinic and/or professional office spaces available in dense and high trafficked area.

Suite 3776: 2,625 SF

- Fantastic setup that is ideal for medical clinic

Suite 3754: 2,785 SF

- Built to suit and ready to make your own



BASE RENT: \$14.00 PSF

EST. OPERATING EXPENSES: \$9 PSF

THE PROPERTY

Kelmark Professional Property is less than a one mile from Mercy Hospital, Riverdale Village, and Anoka-Ramsey Community College.

- Existing tenants: Land Title and Indpro
- Abundant surface parking (45 stalls, 5.5/1,000 SF)
- Great visibility from Coon Rapids Boulevard and Round Lake Boulevard
- Website: CEGspaces.com/kelmark



THE LOCATION

Coon Rapids is known for a strong healthcare industry, its strategic location, established infrastructure, and supportive business environment.

- Largest northern suburb of Minneapolis with a population of over 63,000 residents
- Mercy Hospital, an Allina Health System facility, is a top employer and a nationally recognized hospital
- Established professional presence, ample resources for businesses, and well-educated population
- Easy access to Hwy 10 and the Twin Cities metro



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THE SPACES



3776



3776 Exterior



3776 Office



3754



3776 Reception



3776 Office



3754 Open Space



3776 Reception



3776 Office



3754 Build to Suit