



**FOR LEASE! • 6,429 SF**



## **NORTHDALÉ-RIVERDALE BUILDING**

**3161 Northdale Blvd NW | Coon Rapids, MN 55433**

**Fabulous general commercial space in highly trafficked area  
Part of Riverdale Commons and near Riverdale Village**

- Newly zoned for retail, office, medical office, daycare, service, and more
- Private offices and open flex spaces; beautiful reception area plus kitchenette
- Common and private entrances; 58 surface parking stalls
- Highly visible pylon signage
- Neighboring tenant: Park Dental Riverdale
- Setting contiguous to bike trails and park; easy access to Hwy 100
- Surrounding area includes Target, Wells Fargo, Starbucks, Costco, Panera and more

**Net Rent:** Negotiable • **Est. Operating Expenses:** \$12.00 PSF

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**Commercial** Equities Group  
Investment Real Estate Services



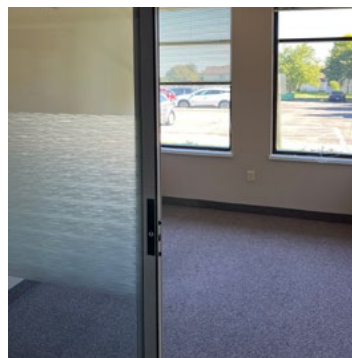
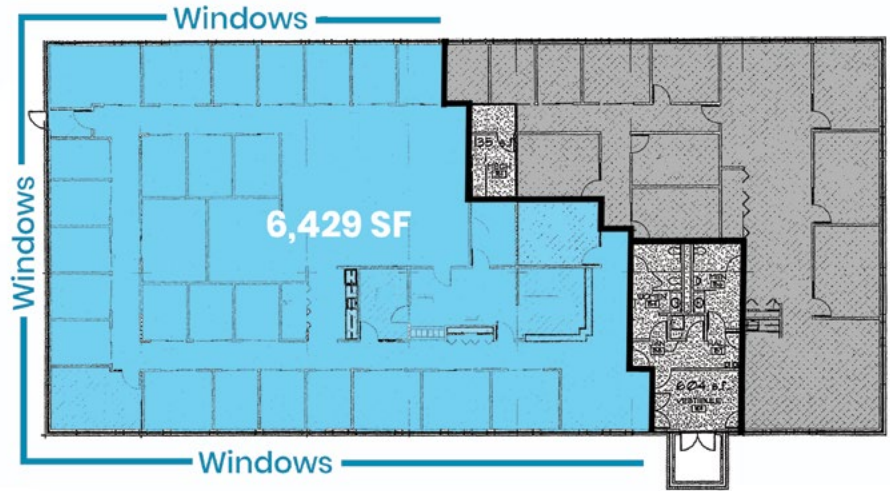
# Very Popular Location • Newly GC Zoned



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# Move-In Ready Space



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