



FOR LEASE! • 1,101-10,223 SF



FOLEY RIDGE OFFICE CENTER

10160 Foley Blvd NW, Coon Rapids | MN 55448

Fantastic office center in largest suburb north of Minneapolis

- Class B multi-tenant in prominent location with single and contiguous spaces
- Great fit for title company or medical office
- Clear highway visibility and signage
- Parking: 3.8/1,000
- Direct access to US-10 and Hwy 47
- Nearby parks and walkways
- Minutes away from Riverdale Village, Northtown Mall, Sam's Club, Hy-Vee, Walmart, Holiday, Muddy Cow, The Well Sports Tavern and Grill, and more

Net Rent: \$15 PSF • **Est. Operating Expenses:** \$13.24 PSF

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[GO TO MAP](#)

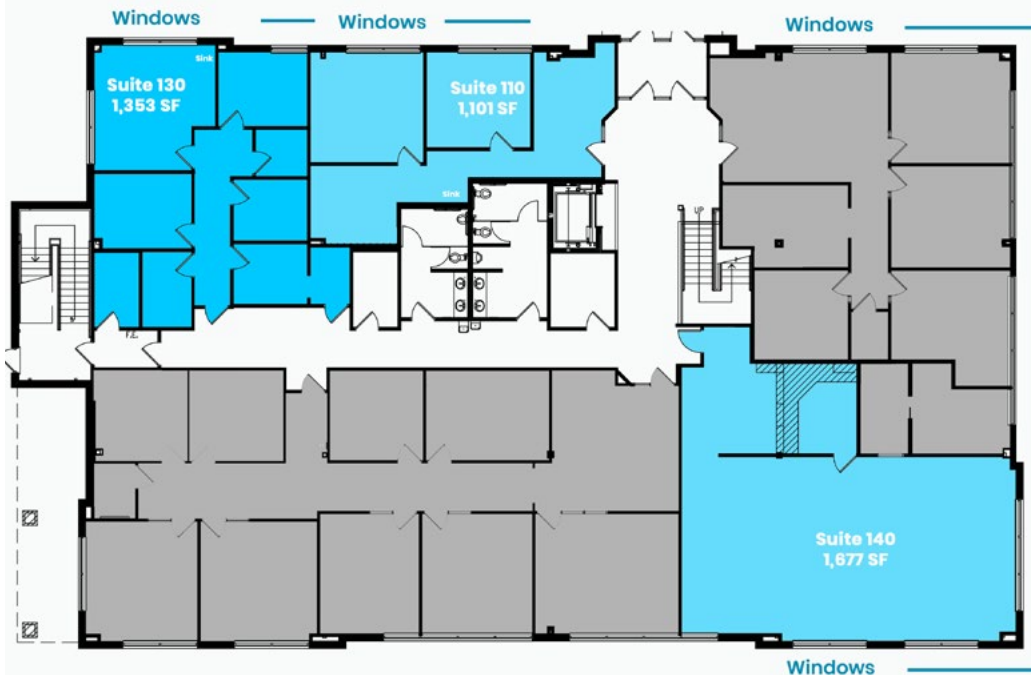
Commercial Equities Group
— Investment Real Estate Services

Multi-Tenant in Great Location



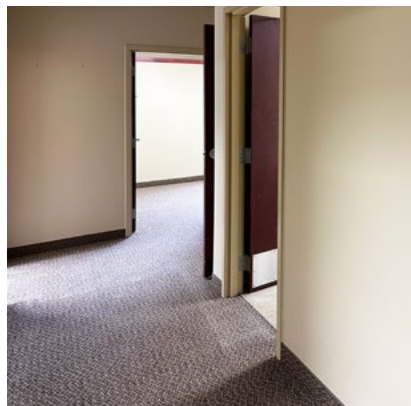
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First Floor: 1,101-4131 SF Available



Available Spaces:

- Suite 110: 1,101 SF
Excellent satellite or small office space
- Suite 130: 1,353 SF
In-suite restroom, laundry, & kitchen
- Suite 140: 1,677 SF
Build-to-suit, corner office, & lots of windows



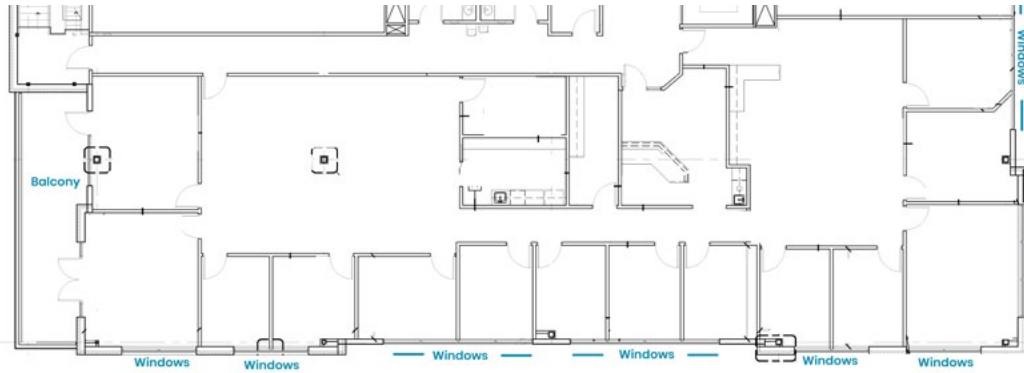
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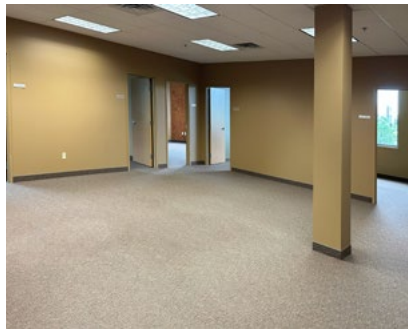
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Second Floor: 1,986-6,092 SF Available



Available Spaces:

- Suite 200: 4,106 SF
Private balcony
- Suite 201: 1,986 SF
5 private offices



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