

A photograph of a modern, multi-story office building with a grey facade and large windows. The 'WELLS FARGO' logo is prominently displayed in yellow on the upper left corner of the building. The sky is overcast, and there is some snow on the ground in the foreground. A dark SUV is parked in a lot in front of the building.

EPIQUE
R E A L T Y

Office Space for Lease

3200 Main St NW | Coon Rapids, MN 55448

Andy Barnes

Managing Broker

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612.386.7249



Property Facts

- Built in 1989
- 220 Surface Parking Spaces
- Building Class B

Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	3,103	43,693	107,544
Median HH Income	\$73,948	\$62,276	\$68,780
Average HH Income	\$78,484	\$71,874	\$77,389

Rates: (\$/SF/Year - NNN)

negotiable
 \$7.40 CAM
 \$2.70 Tax
 Total: \$10.10

Features and Amenities

Atrium
 Security System
 Skylights
 Storage Space Available
 Direct Elevator Exposure

Area Tenants



Great Location!

3200 Main St NW | Coon Rapids, MN



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REALTY

Coon Rapids

Location Facts and Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3200 Main St NW, Coon Rapids, MN 55448

CITY, STATE

Coon Rapids, MN

POPULATION

59,253

AVG. HH SIZE

2.58

MEDIAN HH INCOME

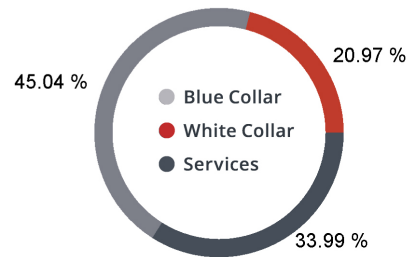
\$61,819

HOME OWNERSHIP

Renters: **6,423**

Owners: **16,474**

EMPLOYMENT



52.61 %
Employed

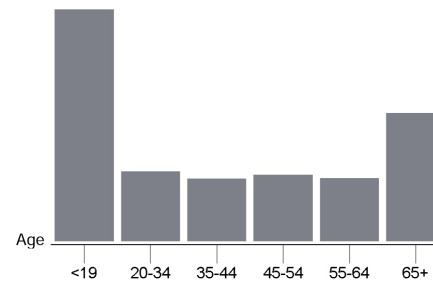
1.69 %
Unemployed

EDUCATION

High School Grad: **31.29 %**
Some College: **28.44 %**
Associates: **9.62 %**
Bachelors: **23.42 %**

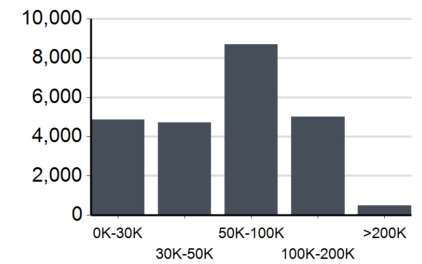
GENDER & AGE

49.31 %   **50.69 %**

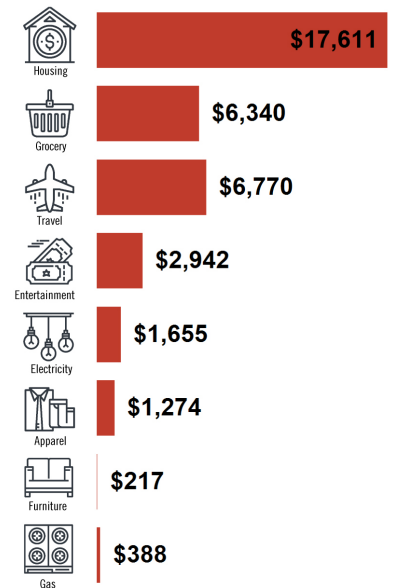


 **Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING



Popular Area Tenants

3200 Main St NW | Coon Rapids, MN



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Photos

3200 Main St NW

EPIQUE REALTY



Ample Parking!

3200 Main St NW | Coon Rapids, MN

WELLS FARGO



DRIVE THRU

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REALTY

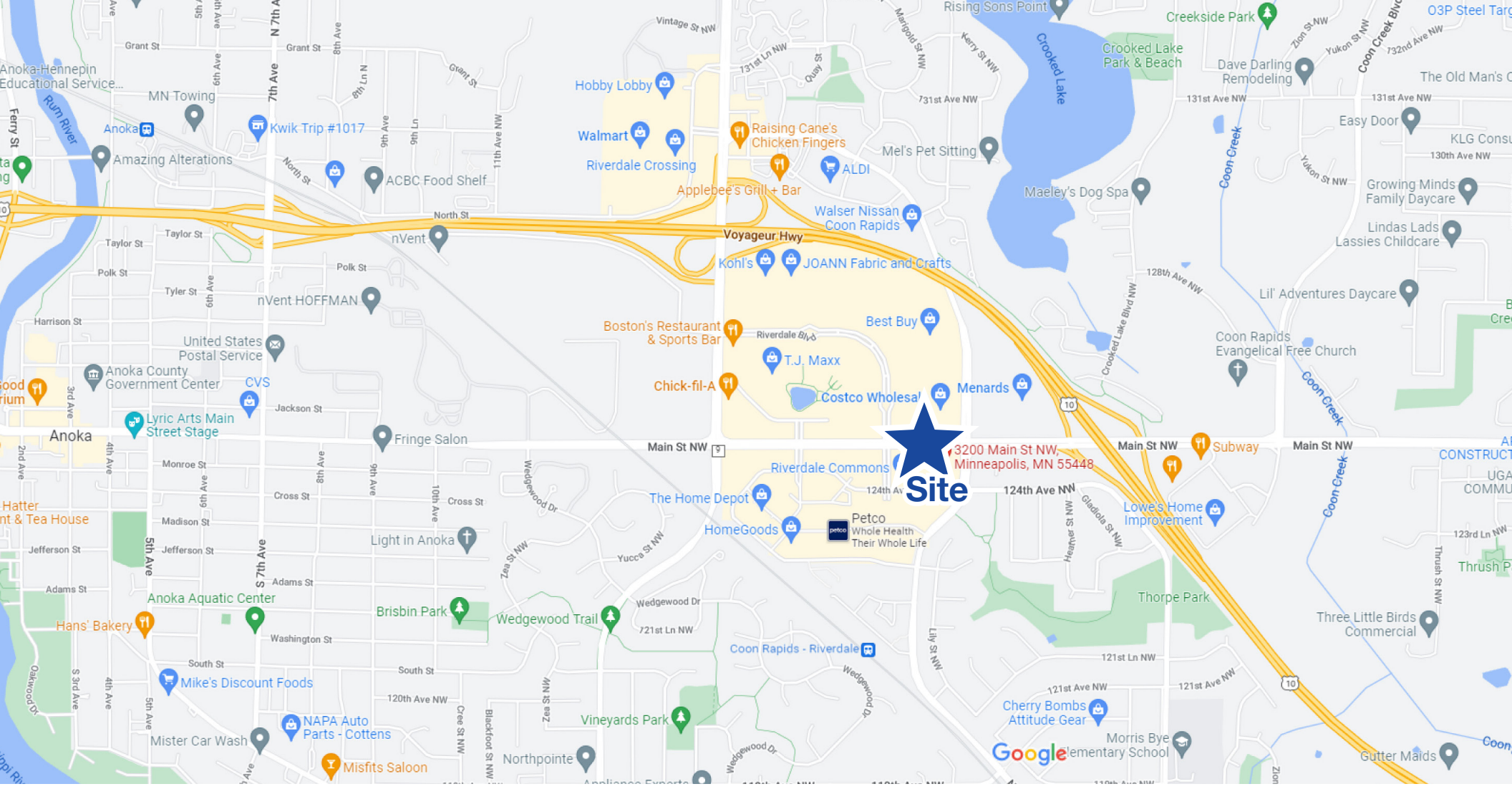
EXIT ONLY X

ORDER PICK UP

FESTIVELY A
YOUR FINGER

Order ahead, custom
your favorites, see
bonards and more on
the Starbucks app

AMS-347



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