

Address: 725 3rd Ave SE, Cambridge



- Office/Storage Space Available
- Zoned Light Industrial
- 3000 SF on the Mezzanine
- 7 Offices
- Private Bathroom
- Shared access to 3 dock doors
- Forklift access to Mezzanine
- 3 Phase, 480-amp Electric Service
- Mezzanine Lease Rate \$4 - 9 psf Modified Gross
- Main Level Lease Rate – Negotiable NNN
- 2026 CAM \$1.49 psf
- 2026 Tax Rate \$1.12 psf

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Contact:

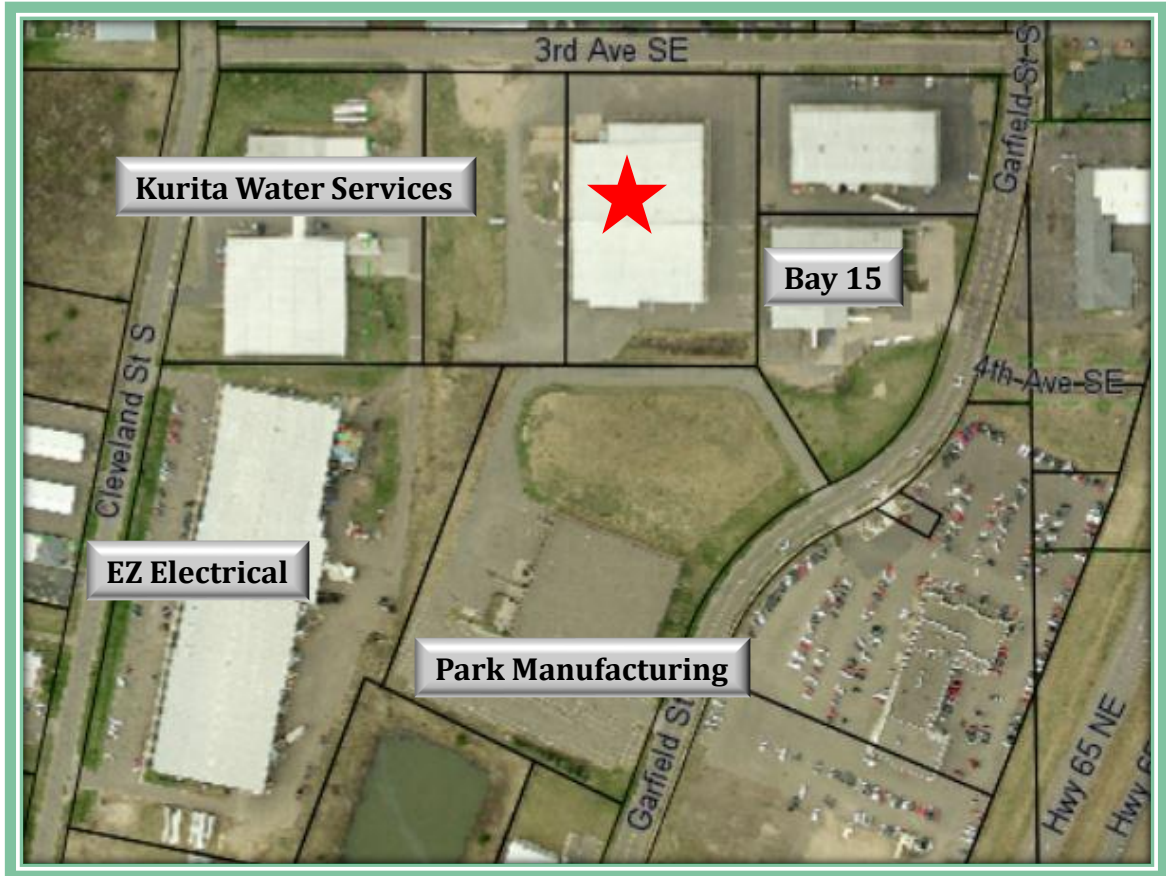
Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.

Local Commerce



Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax
Matt@ricproperty.com

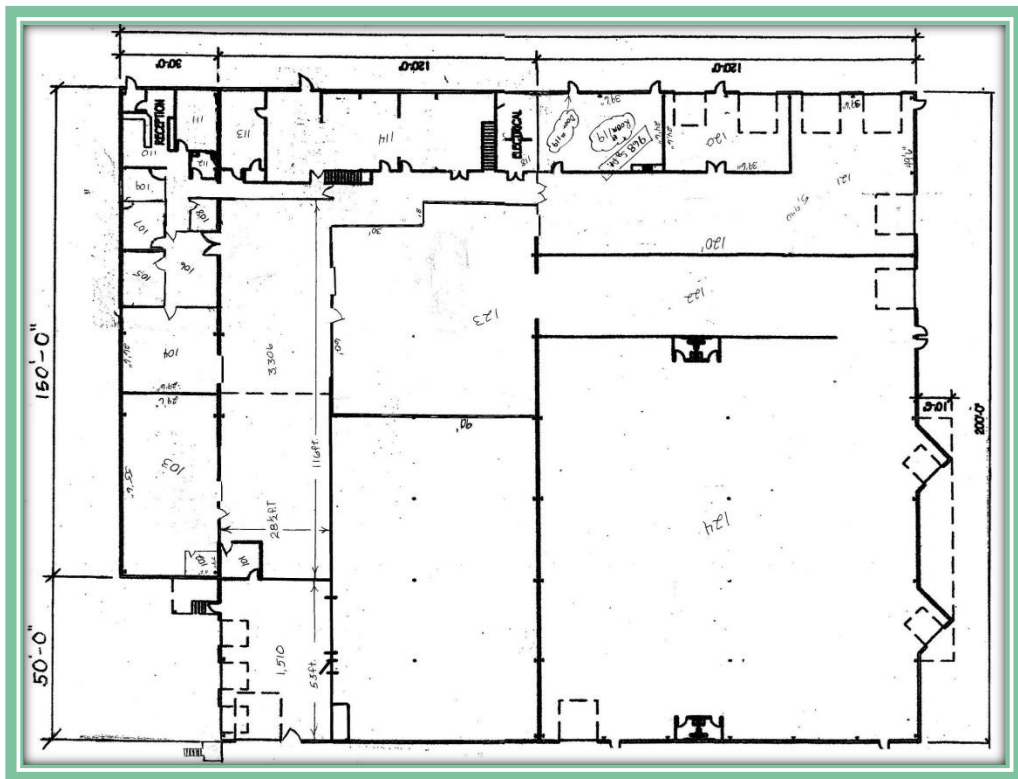
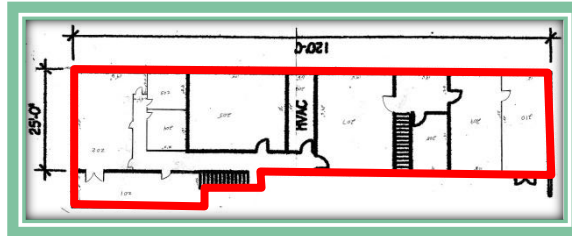
Contact:

Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax
Nik@ricproperty.com

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.

Building Floor Plans



Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Contact:

Nik Anderson
COMMERCIAL AGENT

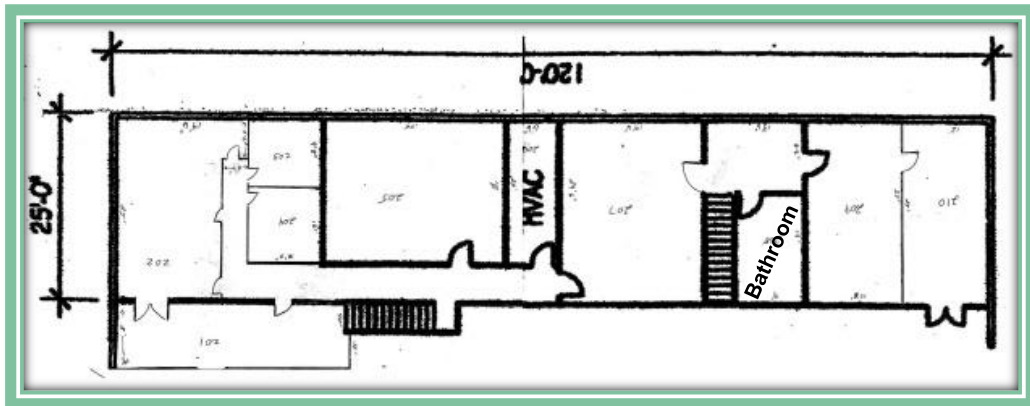
651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.

Suite Floor Plan

3000 SF



Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Contact:

Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com



<u>DEMOGRAPHICS</u>	1 MILE	5 MILES	10 MILES
POPULATION	8209	14,246	31,576
MEDIAN HH INCOME	\$51,812	\$59,230	\$61,146
AVERAGE HH INCOME	\$55,001	\$72,890	\$71,935

PULLING FROM SEVERAL SURROUNDING COMMUNITIES CAMBRIDGE HAS 22,300 CPD TRAVELING INTO ITS RETAIL HUB.

TRAFFIC COUNTS CITY OF CAMBRIDGE

HWY 65 AT HWY 95	22,700 CARS PER DAY
HWY 65 AT MAIN ST	18,900 CARS PER DAY
HWY 95 AT OPPORTUNITY BLVD.	22,300 CARS PER DAY
HWY 95 AT MAIN ST	14,200 CARS PER DAY
HWY 95 AT SPIRIT RIVER DR.	11,500 CARS PER DAY

Contact:

Matt Anderson
 COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Contact:

Nik Anderson
 COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.

