



River Crossings
9237 / 9249 East River Road
Coon Rapids, MN 55443

FOR LEASE

3,860 SF & 5,625 SF OFFICE SPACE



FEATURES:

- Prime location with excellent visibility.
- Suite 9237 - Features 4 offices, reception area, as well as open office area.
- Suite 9249 - Includes multiple offices as well as small warehouse area.
- Strategically located at the high traffic area of Hwy 610 and E. River Road.

LEASE RATE

\$12.95 / psf (Office)

Cam - \$2.39 / psf
Tax - \$2.98 / psf



Overview	1
Aerial Maps	2
Site Plan	3
Floor Plan	4



Chad Weeks
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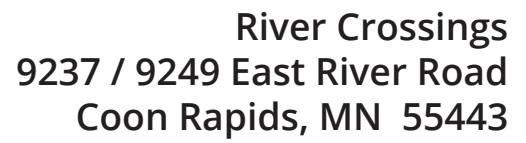
Jeff Penfield
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Contact

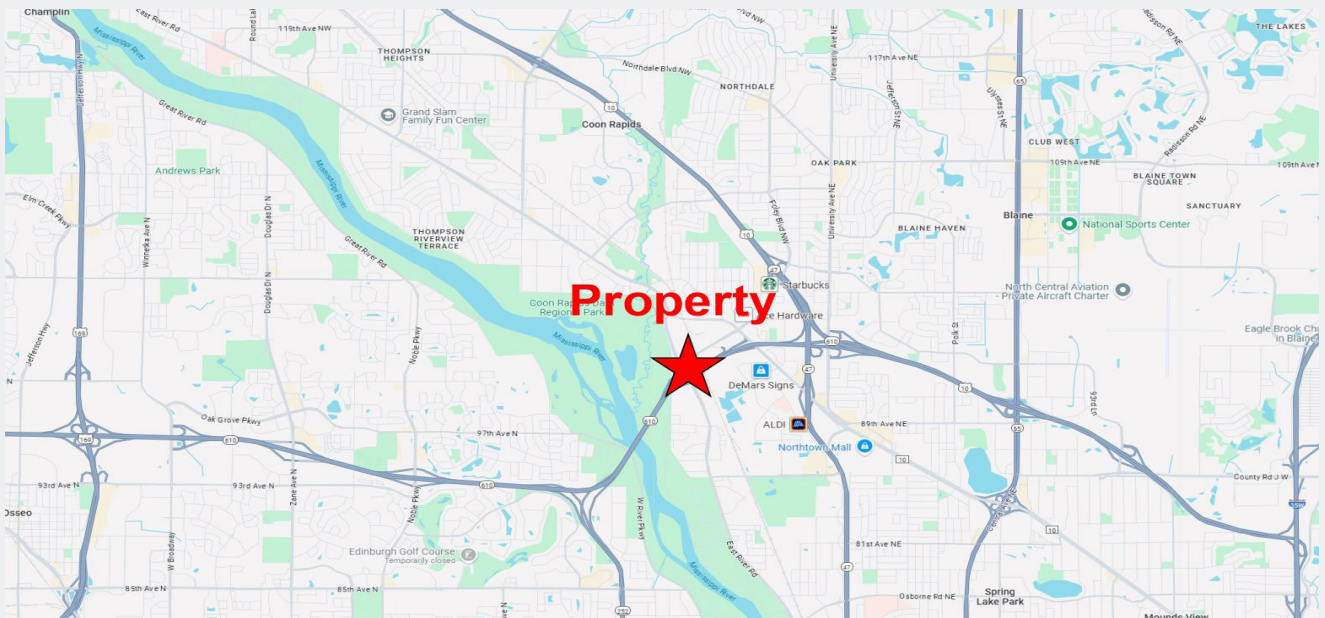
Phone: 763.424.6355
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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com



FOR LEASE
3,860 SF & 5,625 SF OFFICE SPACE



2

SITE PLAN

FOR LEASE
3,860 SF & 5,625 SF OFFICE SPACE



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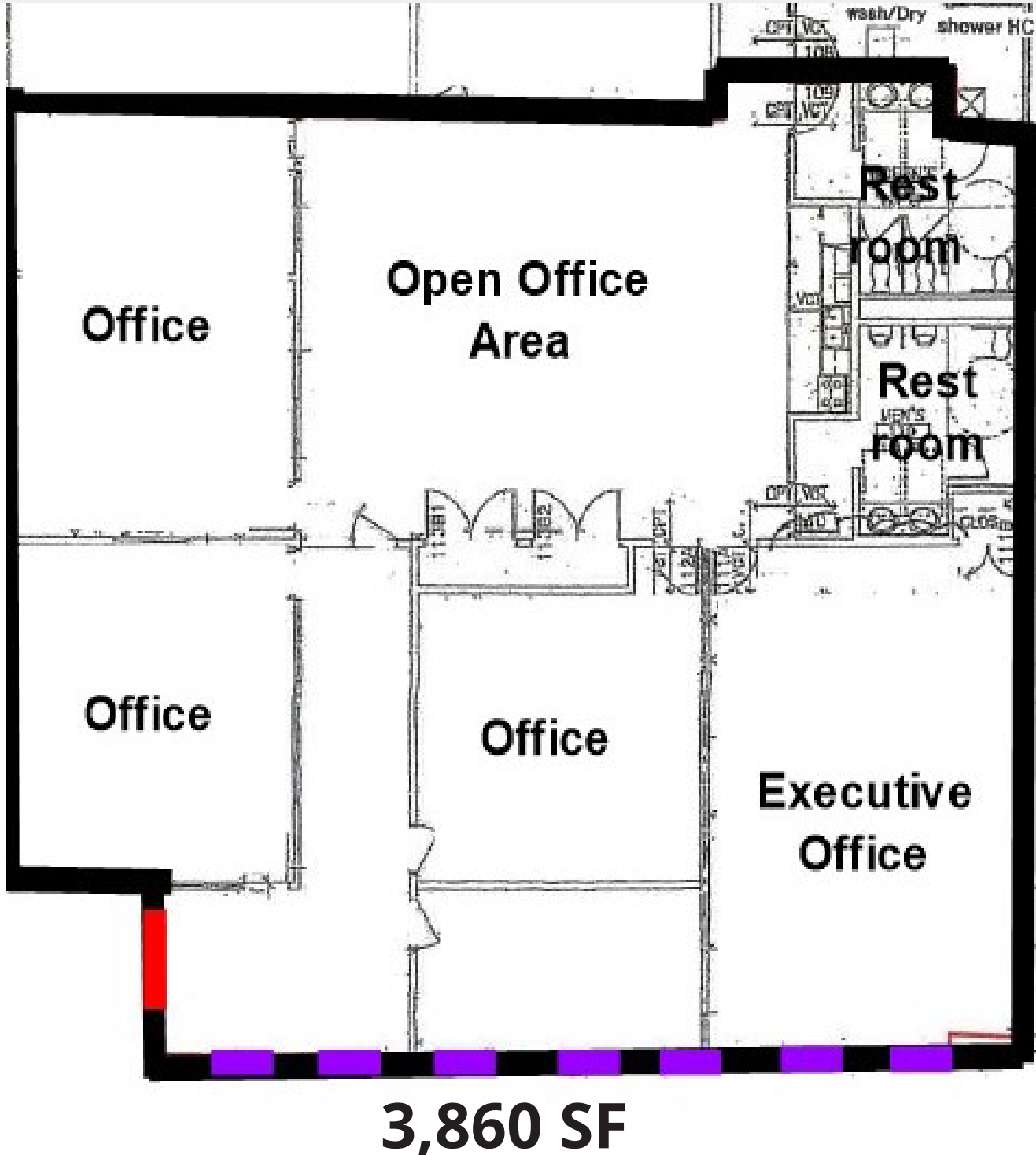
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9237 FLOOR PLAN

FOR LEASE
3,860 SF & 5,625 SF OFFICE SPACE



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9249 FLOOR PLAN

FOR LEASE
3,860 SF & 5,625 SF OFFICE SPACE

5,625 SF (4,825 sf Office / 800 sf Warehouse)



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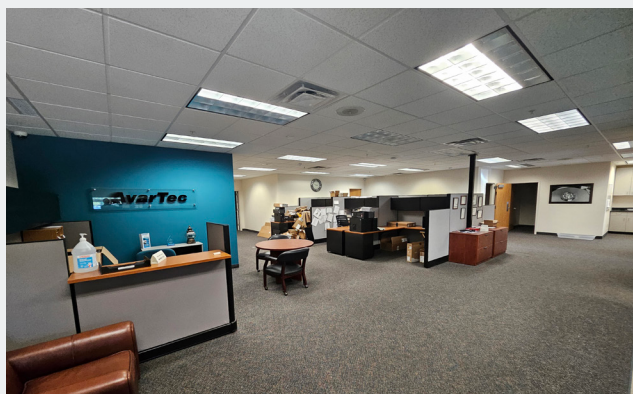
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**PHOTO GALLERY
SUITE 9249**

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**PHOTO GALLERY
SUITE 9237**

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