



**FOR LEASE! • 2,785 SF**



**KELMARK PROFESSIONAL PROPERTIES BUILDING IV**  
**3754 Coon Rapids Blvd | Coon Rapids, MN 55433**

**Multi-tenant complex less than a one mile from Mercy Hospital, Riverdale Village, and Anoka-Ramsey Community College**

- Suite 3754: 2,785 SF (shell condition, build to suit, fabulous potential)
- Perfect for medical clinic or professional office
- Abundant surface parking (45 stalls, 5.5/1,000 SF)
- Great visibility from Coon Rapids Blvd and Round Lake Blvd

**Net Rent: \$18 PSF • Est. Operating Expenses: \$9.53 PSF**

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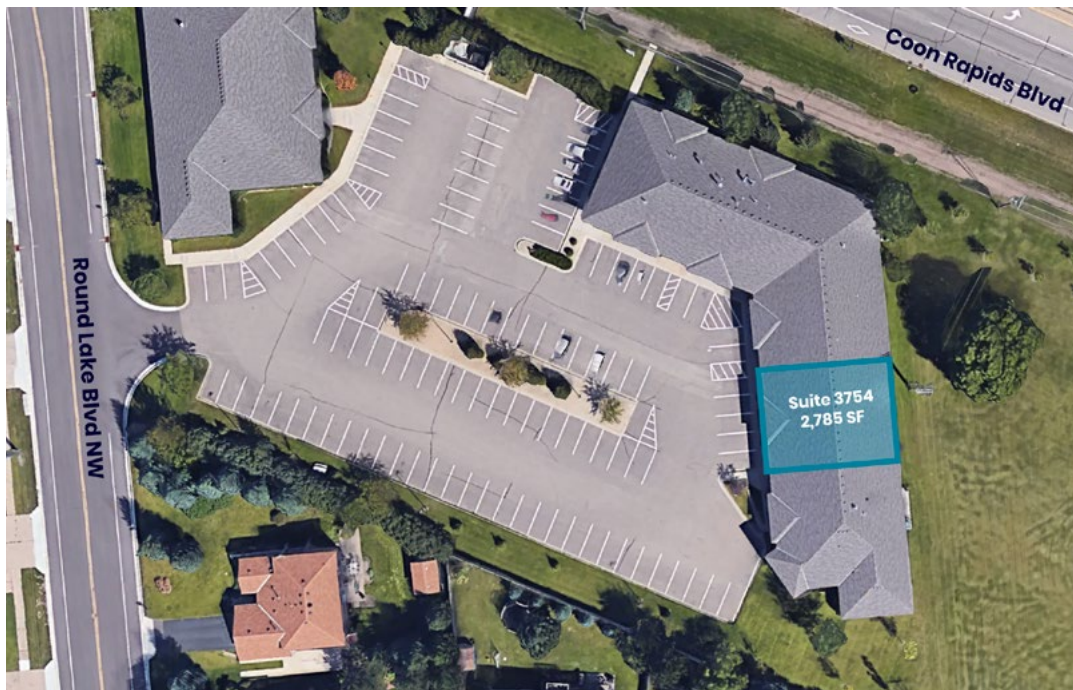
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**Commercial** Equities Group  
— Investment Real Estate Services



# Multi-Tenant with Great Visibility





# A “Make It Your Own” Opportunity





## What Can Be • Neighboring Units

