



OFFICE FOR LEASE!



KELMARK PROFESSIONAL PROPERTIES BUILDING 4

3754 & 3776 Coon Rapids Blvd, Coon Rapids, MN 55433

2,625-5410 SF

**PROFESSIONAL
OFFICE SPACES
IN EXCELLENT
LOCATION**

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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Excellent medical clinic and/or professional office spaces available in dense and high trafficked area.

Suite 3776: 2,625 SF

- Fantastic setup that is ideal for medical clinic

Suite 3754: 2,785 SF

- Built to suit and ready to make your own



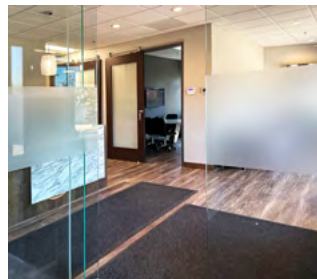
BASE RENT: \$14.00 PSF

EST. OPERATING EXPENSES: \$9 PSF

THE PROPERTY

Kelmark Professional Property is less than a one mile from Mercy Hospital, Riverdale Village, and Anoka-Ramsey Community College.

- Existing tenants: Land Title and Indpro
- Abundant surface parking (45 stalls, 5.5/1,000 SF)
- Great visibility from Coon Rapids Boulevard and Round Lake Boulevard
- Website: CEGspaces.com/kelmark



THE LOCATION

Coon Rapids is known for a strong healthcare industry, its strategic location, established infrastructure, and supportive business environment.

- Largest northern suburb of Minneapolis with a population of over 63,000 residents
- Mercy Hospital, an Allina Health System facility, is a top employer and a nationally recognized hospital
- Established professional presence, ample resources for businesses, and well-educated population
- Minneapolis and St. Paul with easy access to Hwy 10



THE SPACES



3776



3776 Exterior



3776 Office



3754



3776 Reception



3776 Office



3754 Open Space



3776 Reception



3776 Office



3754 Build to Suit