



# OFFICE FOR LEASE!



## KELMARK PROFESSIONAL PROPERTIES BUILDING 4

3754 Coon Rapids Blvd, Coon Rapids, MN 55433

**2,785 SF**

**PROFESSIONAL  
OFFICE SPACE  
IN EXCELLENT  
LOCATION**

**Nicole Langer**

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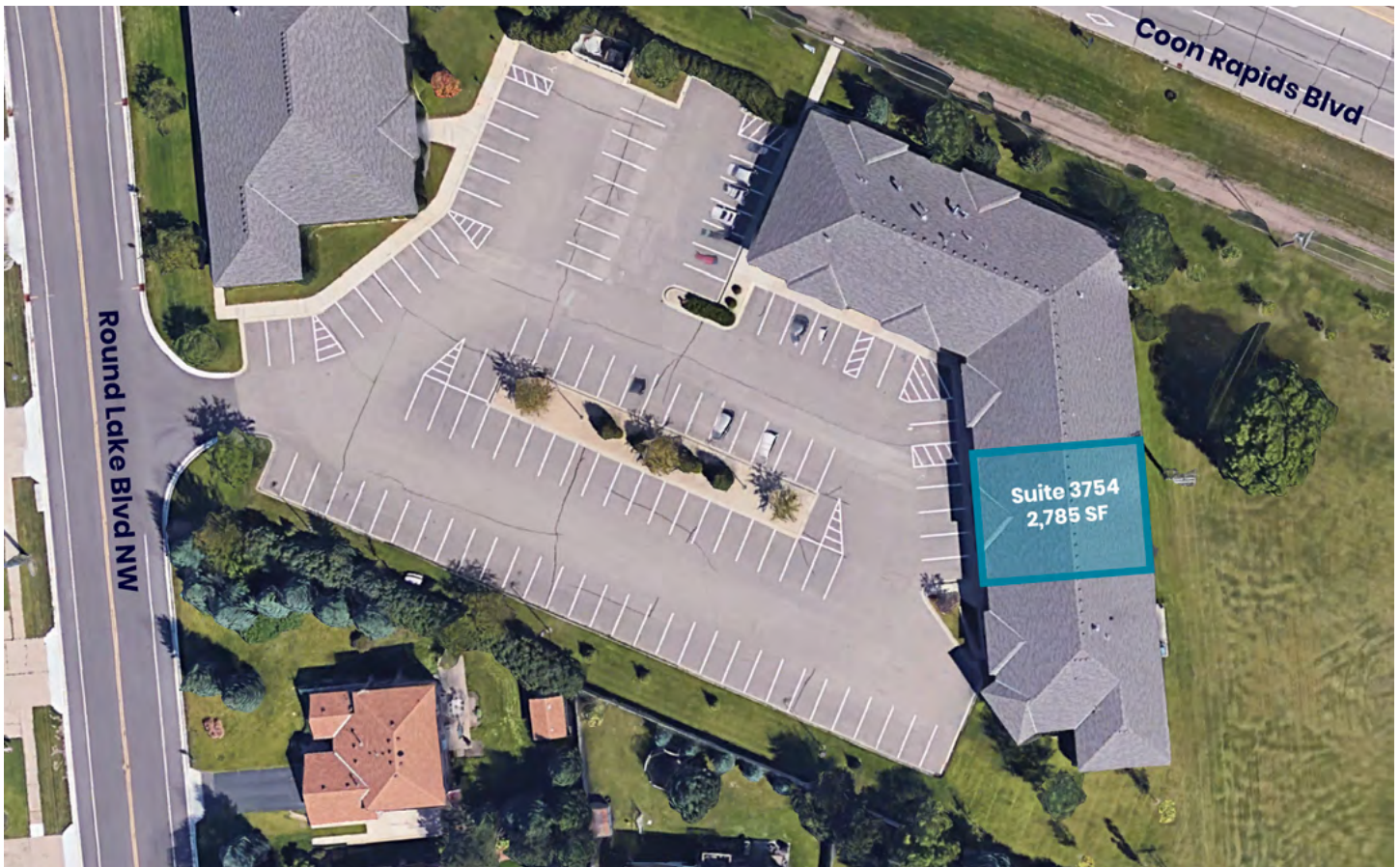
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**Co**mmercial Equities Group  
— Investment Real Estate Services

# SPACE INFO

**Excellent medical clinic and/or professional office space available in dense and high-trafficked area. Join a preferred location with other successful businesses.**

- Built to suit and ready to make your own
- Fully customizable space for efficiency
- New construction can lead to lower operating and maintenance costs by use of energy-efficient materials and modern technology



**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](http://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
- Easy access to Hwy 10 and the Twin Cities metro



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# THE SPACES



## A look at other spaces in the building



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