



OFFICE FOR LEASE!



FOLEY RIDGE OFFICE CENTER

10160 Foley Boulevard NW, Coon Rapids, MN 55448

1,101–8,870 SF

**FANTASTIC
OFFICE SPACES
IN LARGEST MPLS
SUBURB**

Nicole Langer
612-554-6208

nicole@CEGspaces.com diane@CEGspaces.com

Diane Signorelli
651-399-9728

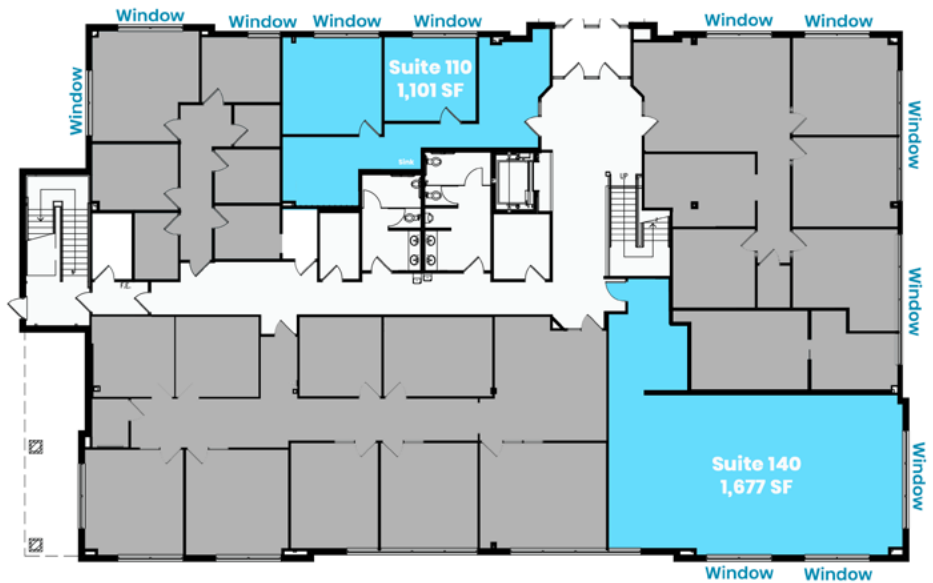
Jeff Salzbrun
612-428-3333

jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

FIRST FLOOR



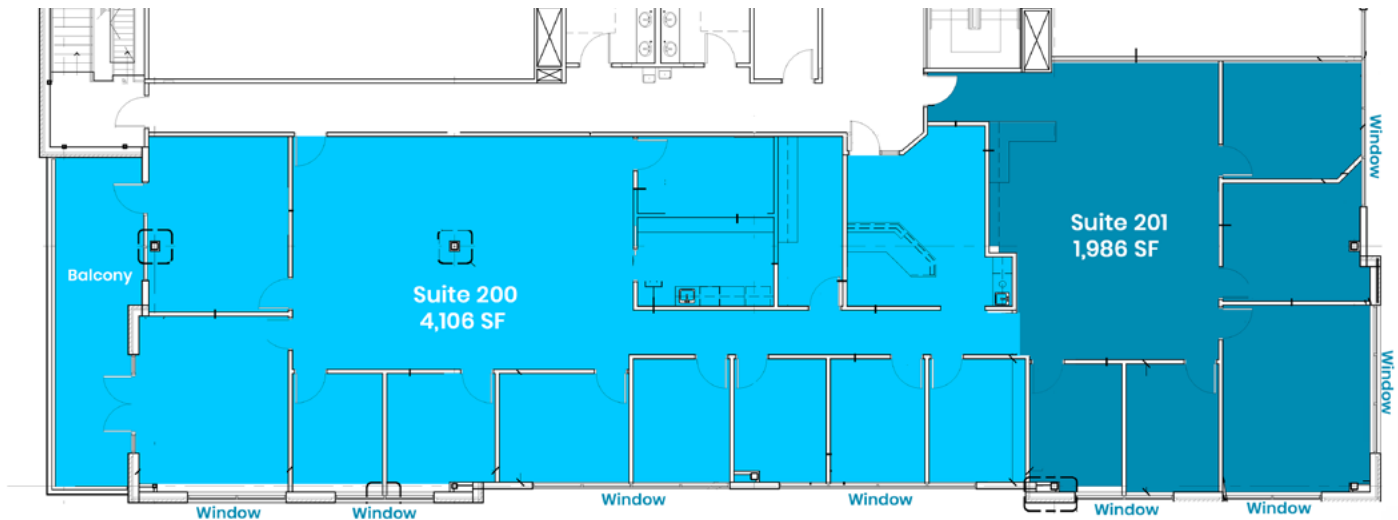
- Suite 110: 1,101 SF

Excellent small office space with sink

- Suite 140: 1,677 SF

Build-to-suit, corner office, & lots of windows

SECOND FLOOR



- Suite 200: 4,106 SF

*Private offices, reception area, & balcony
Currently occupied but available for lease*

- Suite 201: 1,986 SF

5 private offices with natural light

- Suites 200 & 201 can be combined

BASE RENT: \$15.00 PSF

EST. OPERATING EXPENSES: \$13.24 PSF

5 MTHS FREE BASE RENT FOR QUALIFIED TENANTS WITH 5 YR LEASE

THE PROPERTY

Foley Ridge is a multi-tenant, Class B office center in a prominent location with single and contiguous spaces. It is a great fit for professional companies or medical offices.

- Clear highway visibility and signage
 - Direct access to US-10 and Hwy 47
 - Suites with ample natural light
 - Parking: 3.8/1,000
 - Nearby parks and walkways
- Website: CEGspaces.com/foley-ridge



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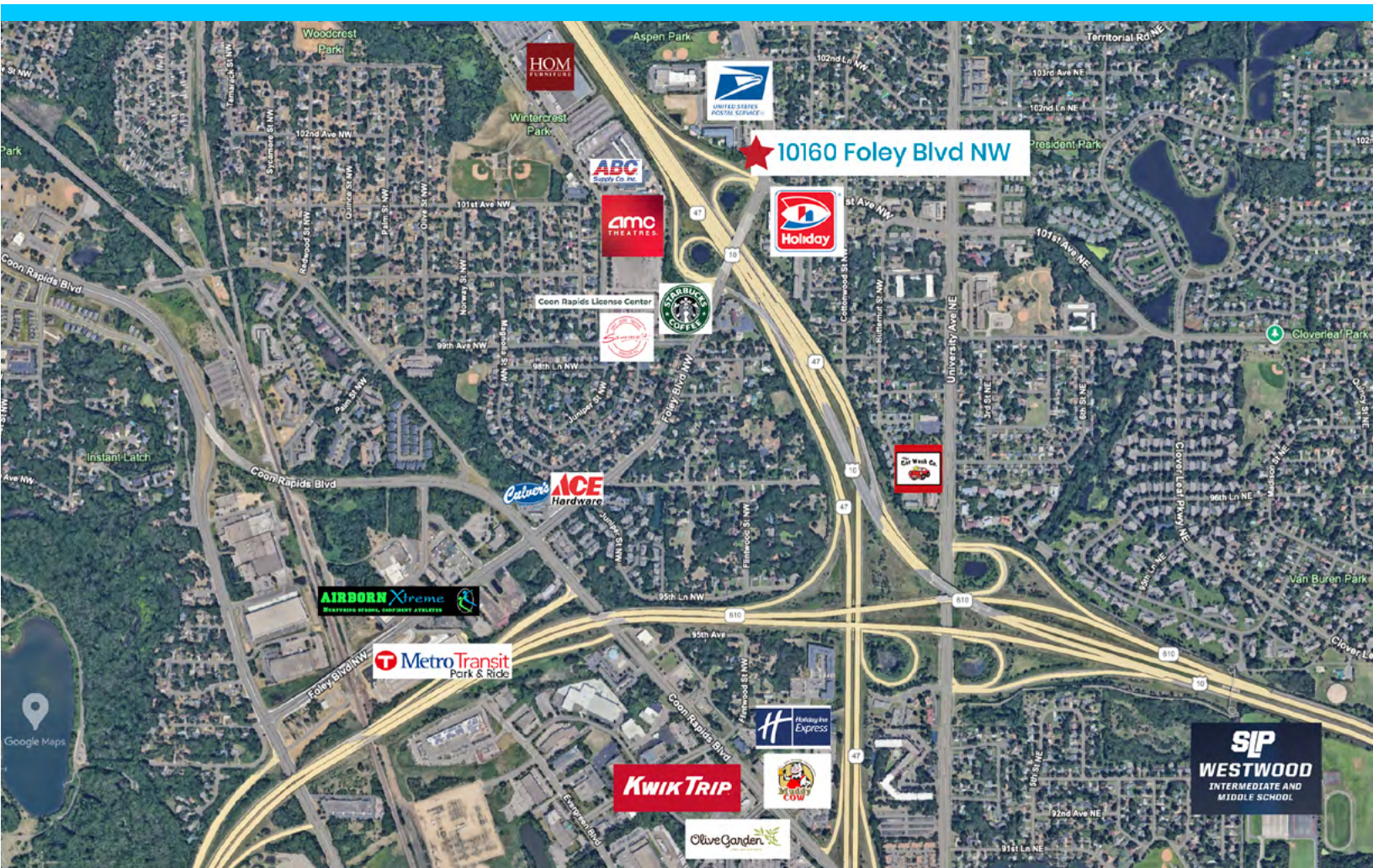
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THE LOCATION

Coon Rapids has a diverse business economy and is known for its strategic location, established infrastructure, and supportive business environment.

- Largest northern suburb of Minneapolis with a population of over 63,000 residents
- The city is committed to maintaining a positive business climate and encouraging economic development
- Established professional presence, ample resources for businesses, and well-educated population
- Easy access to Hwy 10 and the Twin Cities metro



- Minutes away from Riverdale Village, Riverdale Commons, Northtown Mall, Sam's Club, Hy-Vee, Walmart, Holiday, Muddy Cow, The Well Sports Tavern and Grill, and more



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THE SPACES



Suite 200: Private balcony



Suite 140: Customizable space



Suite 110: Conference room



Suite 200: Reception area



Suite 201: Private office