OFFICE FOR LEASE!



FOLEY RIDGE OFFICE CENTER

10160 Foley Boulevard NW, Coon Rapids, MN 55448

2,778 SF

FANTASTIC OFFICE SPACES IN LARGEST MPLS SUBURB

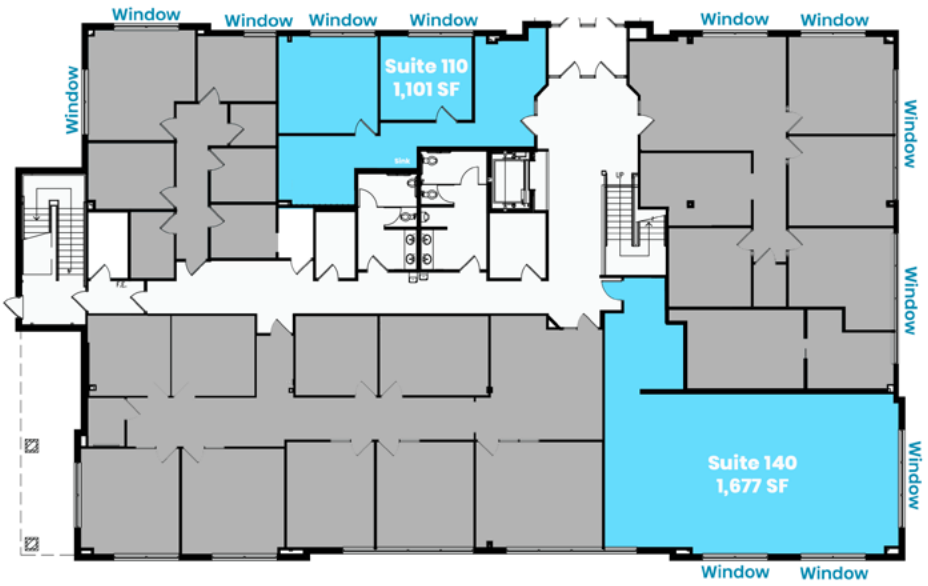
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Commercial Equities Group
Investment Real Estate Services

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


Suite 110: Conference room


Suite 140: Customizable space

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

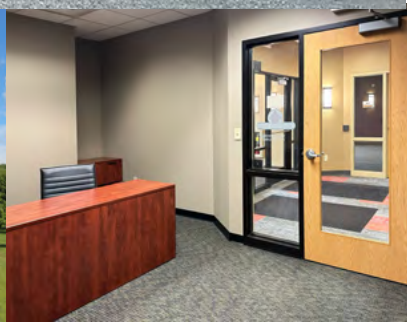
- Website: CEGspaces.com/foley-ridge











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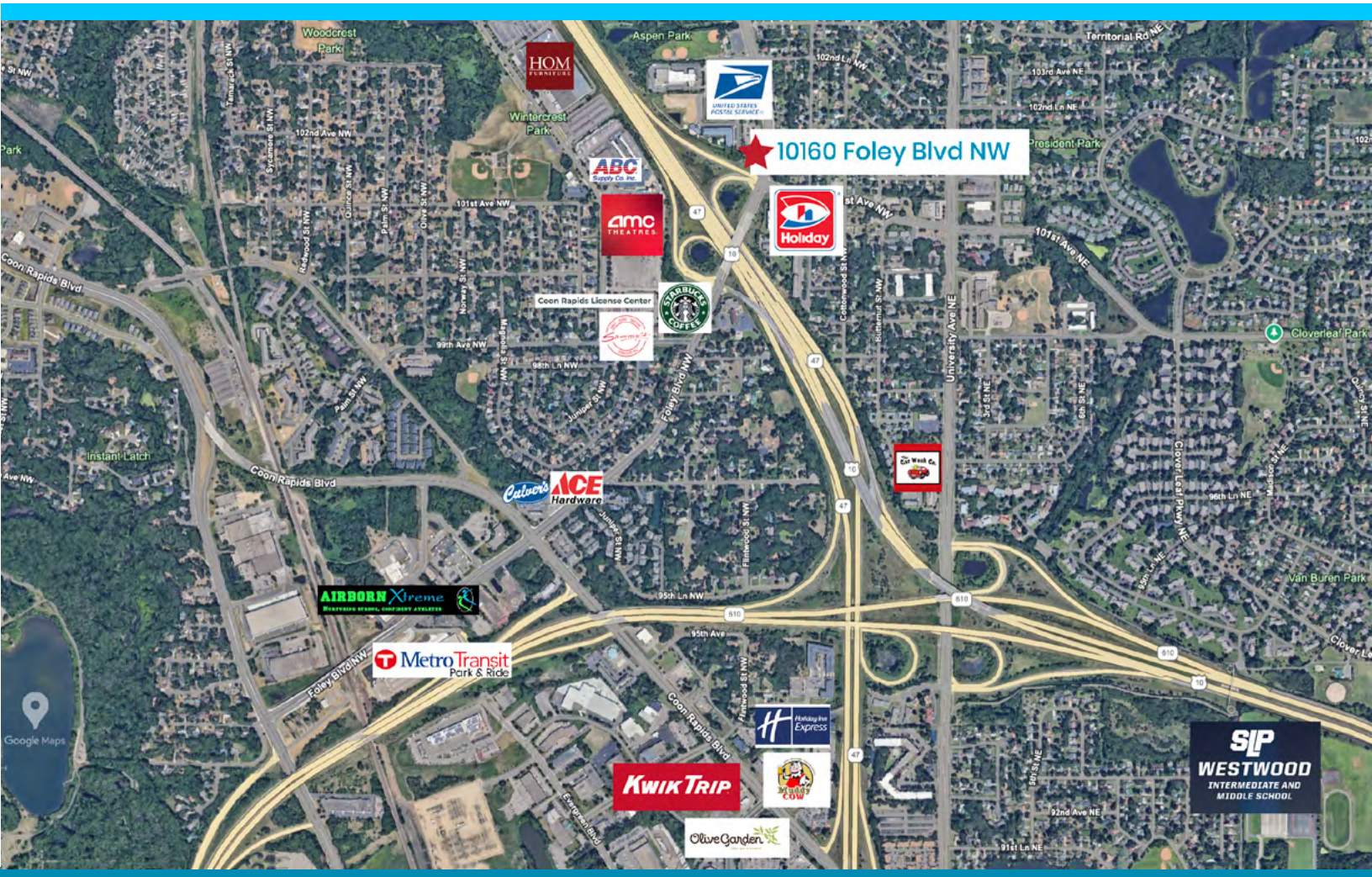
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THE LOCATION

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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