



**PREMIER**  
COMMERCIAL  
PROPERTIES

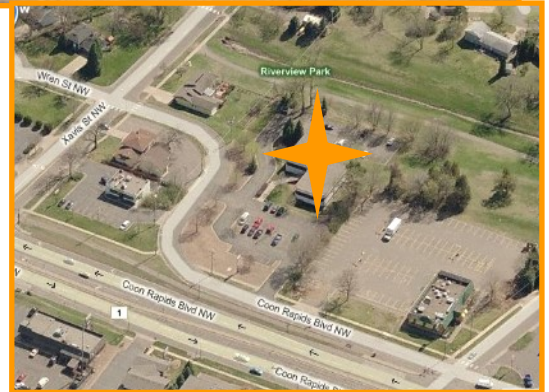


# For Lease

2520 Coon Rapids Blvd NW, Coon Rapids, MN

## PROPERTY DETAILS

- Nicely appointed office building
- Total building size - 11,584 square feet
- Located just off Hanson Blvd & Coon Rapids Blvd
- Walking/biking trails behind building - close to restaurants and shopping
- Suite 130 - reception, kitchenette, 3 privates & conference room - 1,056sf (has private outside entrance)
- Suite 220 - small single office - 320sf (16 x 20)
- Nice glass lines
- Approximately 65 surface stalls (parking)
- Pylon signage available



## **PROPERTY DETAILS**

LEASE RATE: \$13.00/SF GROSS,  
INCLUDES UTILITIES

### **FOR MORE INFORMATION, CONTACT**

Marty Fisher

763.862.2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)



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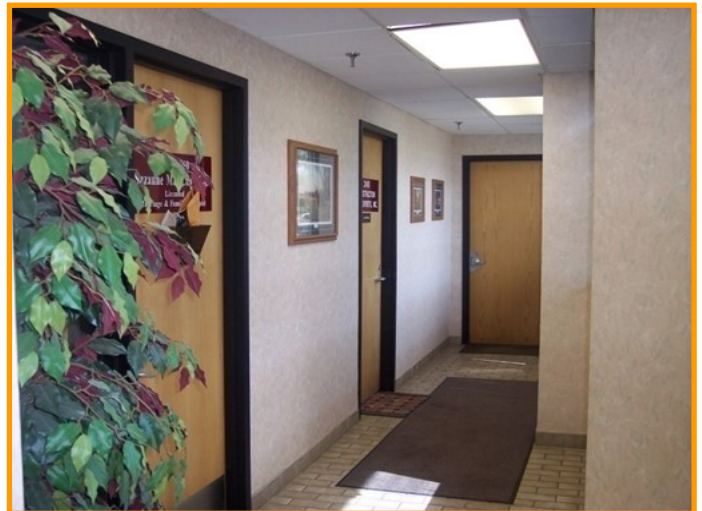
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**Main Entrance**



**Suite 220 - just off main entrance**  
**main level - small, single office**



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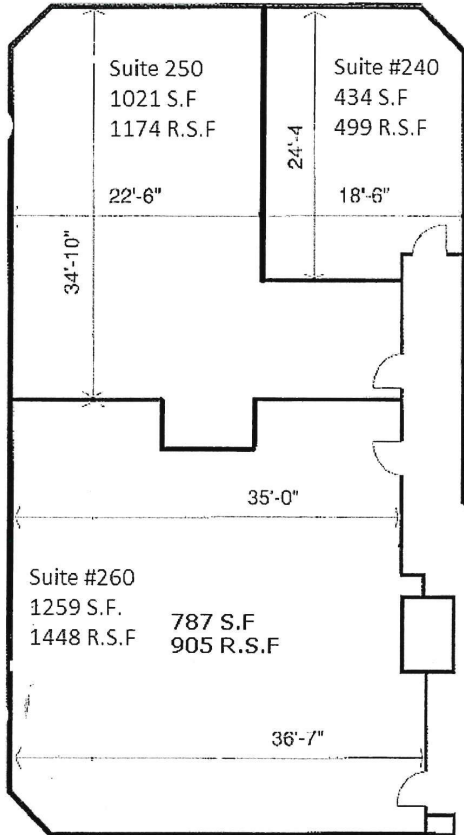
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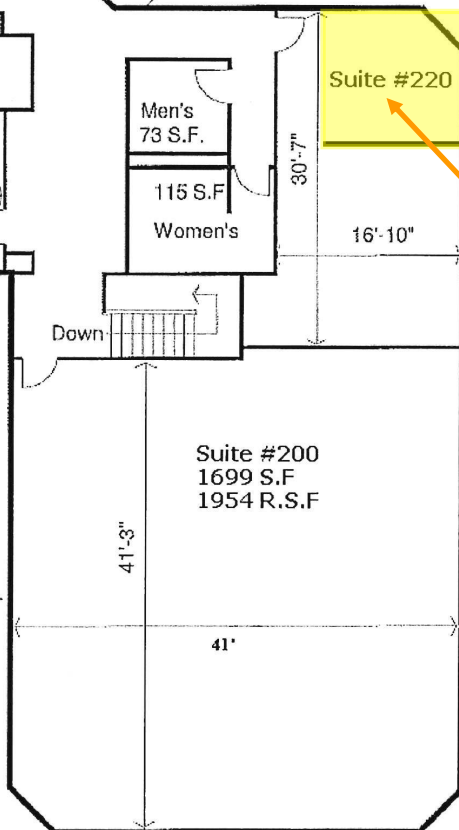
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## Second Floor Plan



**Main Entrance**



**Suite 220  
320sf**

863 S.F. Total Upper Level Common Space

### UPPER LEVEL

Note: Dimensions shown are from centerlines of interior partition walls to exterior faces of exterior walls, not face to face wall dimensions.



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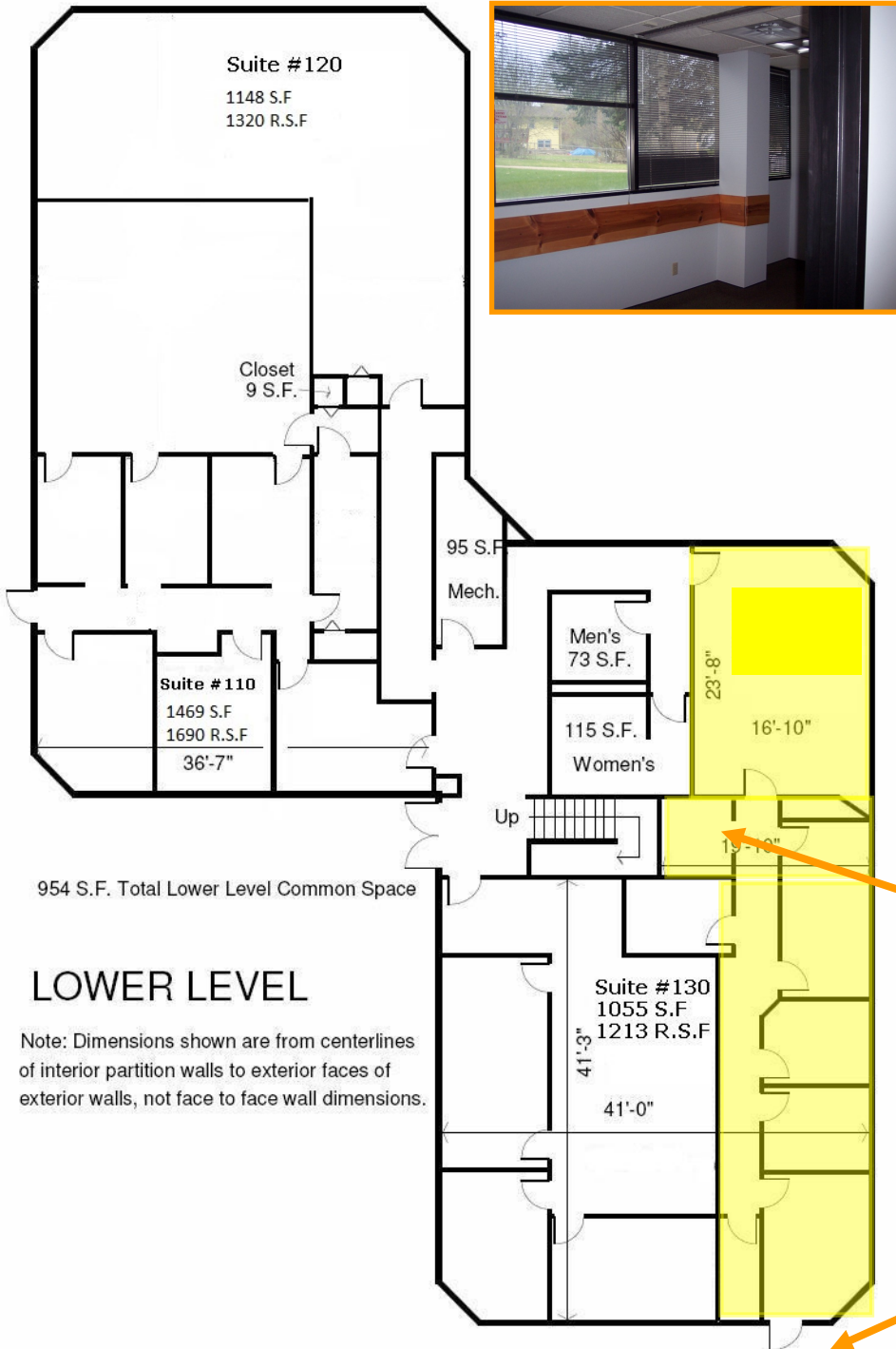
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## First Floor Plan



**Suite 130**  
1,056sf - reception,  
3 private offices,  
conference room  
and kitchenette. Has  
private entrance.

**Kitchenette**

**Separate outside  
entrance**

### LOWER LEVEL

Note: Dimensions shown are from centerlines of interior partition walls to exterior faces of exterior walls, not face to face wall dimensions.



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