

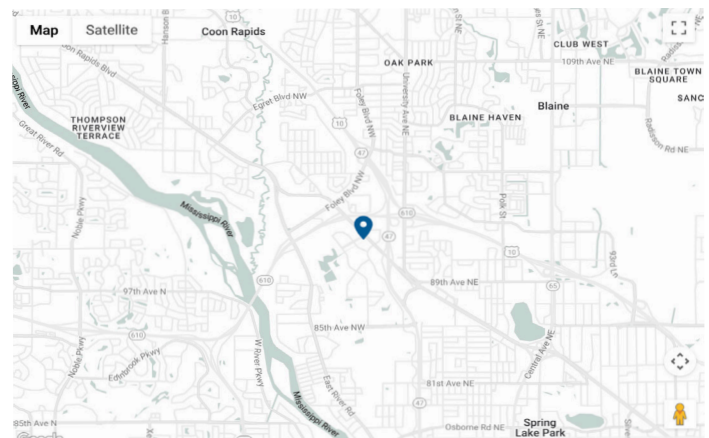


Office Space For Lease

296 Coon Rapids Blvd, Coon Rapids

Located off of Coon Rapids Blvd, this 1,300 SF office space offers a bright, open layout ideal for collaborative work environment, creative studio, or professional services. The flexible floor plan allows for easy customization to fit a variety of business needs, with room for multiple workstations, reception area, or conference setup. Situated in a convenient location with nearby amenities and off-street parking. This office presents a great opportunity for a business looking for functionality, visibility, and accessibility.

Available Space:	1,300 SF
Zoning:	PORT
Primary Use:	Office
Lease Type:	NNN
Lease Rate:	Negotiable
Annual Taxes & Insurance:	\$ 3.41/SF
CAM Expenses:	\$ 1.50/SF



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