



Office Space For Lease

296 Coon Rapids Blvd, Coon Rapids

Mike Wiley
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www.wileyproperties.com
315 1st Avenue NE, Osseo, MN 55369

Lease offering only. Details are approximate, subject to change without notice and should be independently verified.

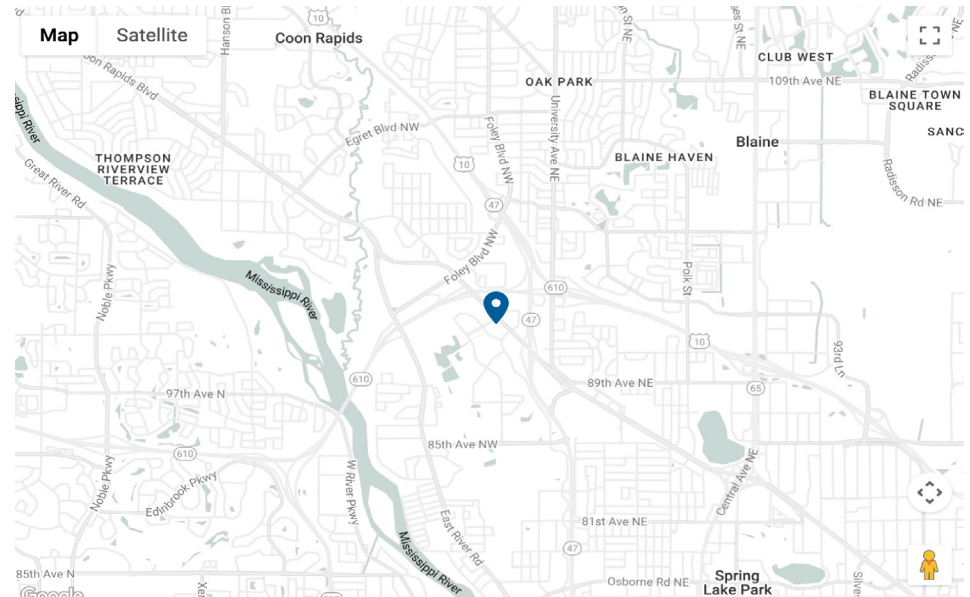


Property Profile

Property Size	1,300 SF
Year Built	1984
Zoning	PORT
Primary Use	Office
Lease Rate	Negotiable
Date Available	Now
Annual Taxes	\$3.41 /SF
Lease Type	Triple Net
NNN Expenses	\$1.50 /SF

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.

“Will not lease to businesses engaged in the cultivation, sale, distribution, or promotion of marijuana, cannabis, or related products.”



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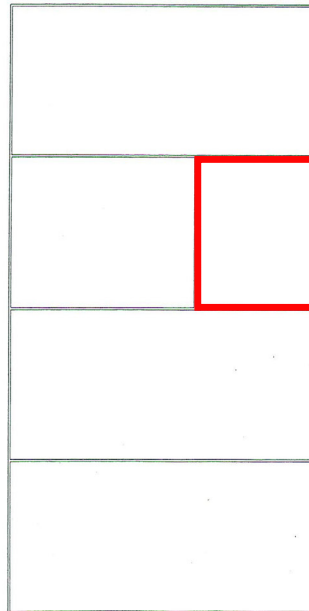
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Floor Plan

Exhibit A

Location of Leased Premises



North



Demographics



Population 63,348



Median Age 39



Median Household Income \$86,618



Average Worker Earnings \$48,000



93.9%
High School Graduate



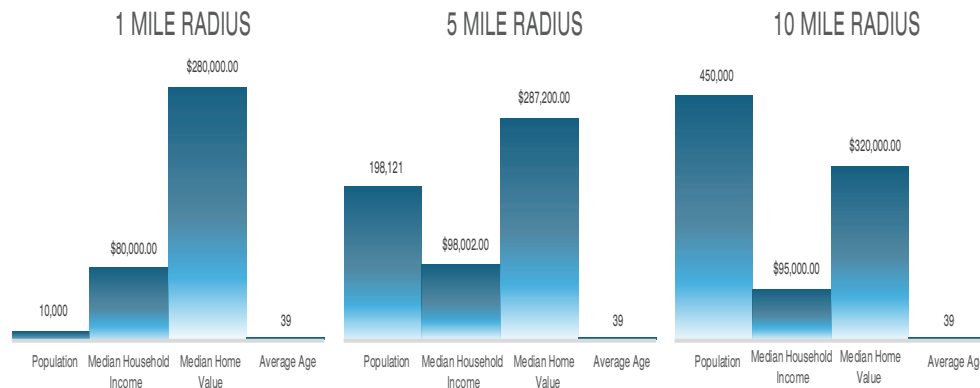
24.3%
Bachelor's Degree



5.6%
Graduate/Professional Degree



Total Businesses: ~1,500
Total Employees: ~33,559



White Collar



Blue Collar



Self Employed

65%

40%

1%

3.3%

Unemployment Rate



Major Transportation Routes:

- » Coon Rapids Boulevard
- » U.S -10
- » MN -610

* All demographic data provided herein is approximate and intended for purposes only, accuracy is not guaranteed, and figures are subject to change. Prospective tenants are encouraged to conduct their own independent research and due diligence.

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