



FOR LEASE! • 2,785 SF



KELMARK PROFESSIONAL PROPERTIES BUILDING IV
3754 Coon Rapids Blvd | Coon Rapids, MN 55433

**Multi-tenant complex less than a one mile from Mercy Hospital, Riverdale Village,
and Anoka-Ramsey Community College**

- Suite 3754: 2,785 SF (shell condition, build to suit, fabulous potential)
- Perfect for medical clinic or professional office
- Abundant surface parking (45 stalls, 5.5/1,000 SF)
- Great visibility from Coon Rapids Blvd and Round Lake Blvd

Net Rent: \$16 PSF • Est. Operating Expenses: \$9 PSF

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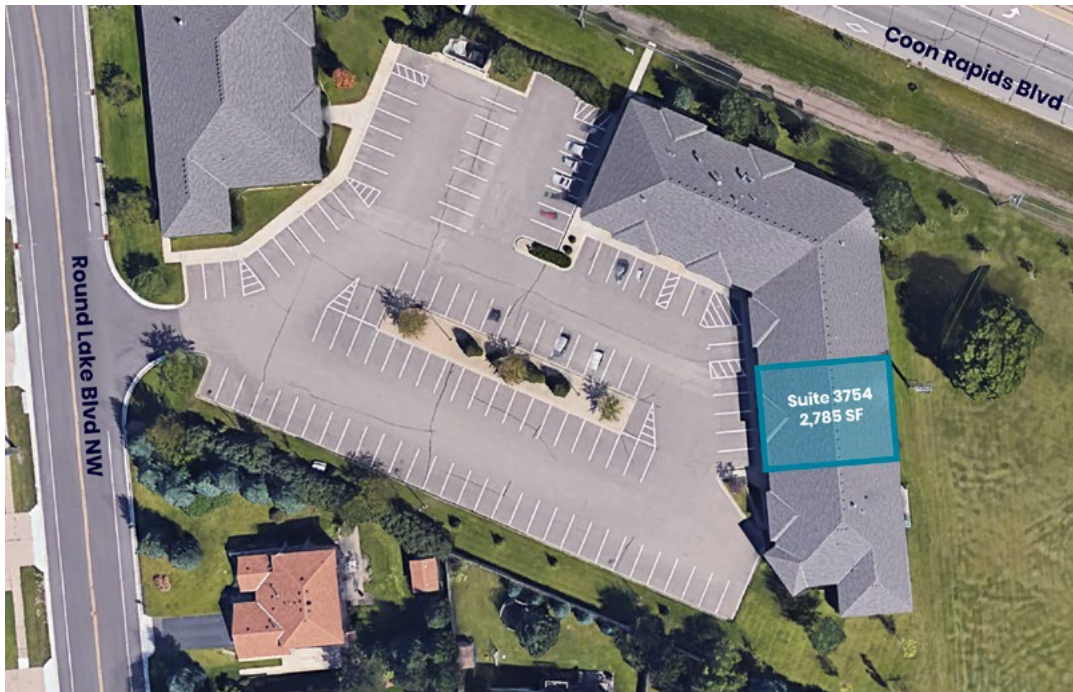
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Commercial Equities Group
— Investment Real Estate Services

Multi-Tenant with Great Visibility



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A "Make It Your Own" Opportunity



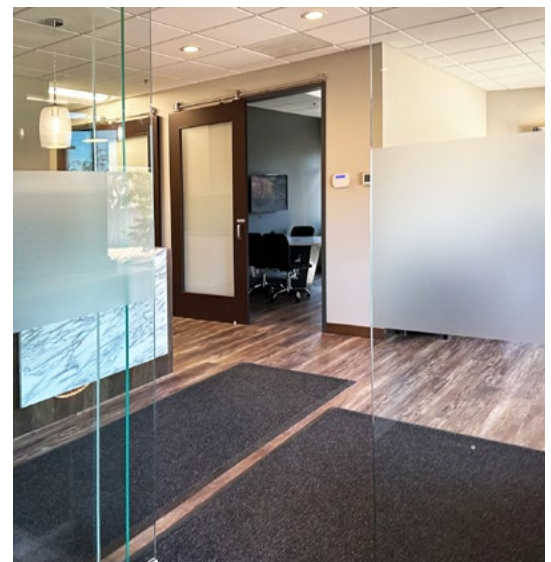
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What Can Be • Neighboring Units



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