

## OFFICE FOR LEASE

# 10600 UNIVERSITY OFFICE PLAZA

10600 University Avenue NW, Coon Rapids, MN 55448



### PROPERTY DESCRIPTION

Multiple office suites from 360 SF to 1,110 SF available for your business. Get out of the house or a good place to expand your business if you're running out of space. Affordable rates and plenty of parking and prime visibility on University Avenue in Coon Rapids.

### PROPERTY HIGHLIGHTS

- Affordable Rates
- Sizes range from 1 person office up to larger availability
- Monument signage available

### OFFERING SUMMARY

Lease Rate:	\$15.00 - 19.00 SF/yr (MG)
Available SF:	360 - 1,758 SF
Building Size:	8,448 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,387	29,787	70,090
Total Population	11,588	77,908	187,117
Average HH Income	\$66,376	\$70,703	\$77,228

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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	24 months
Total Space:	360 - 1,758 SF	Lease Rate:	\$15.00 - \$19.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Upper Level Availability	Available	360 - 760 SF	Modified Gross	\$15.00 - 18.00 SF/yr	Upper Level space available. Two separate suites are available, across the hall from one another. 20' X 18' and 20' X 20'
Main Level Availability	Available	648 - 1,758 SF	Modified Gross	\$15.00 - 19.00 SF/yr	Two nicely built out spaces on the main level of this office building. One space is 18' X 32' (648 SF) and the next door space (which can be made contiguous) is 25.5' X 43.5' (1,110 SF). Can be combined for a total of 1,758 SF Monument signage available and parking in rear of building

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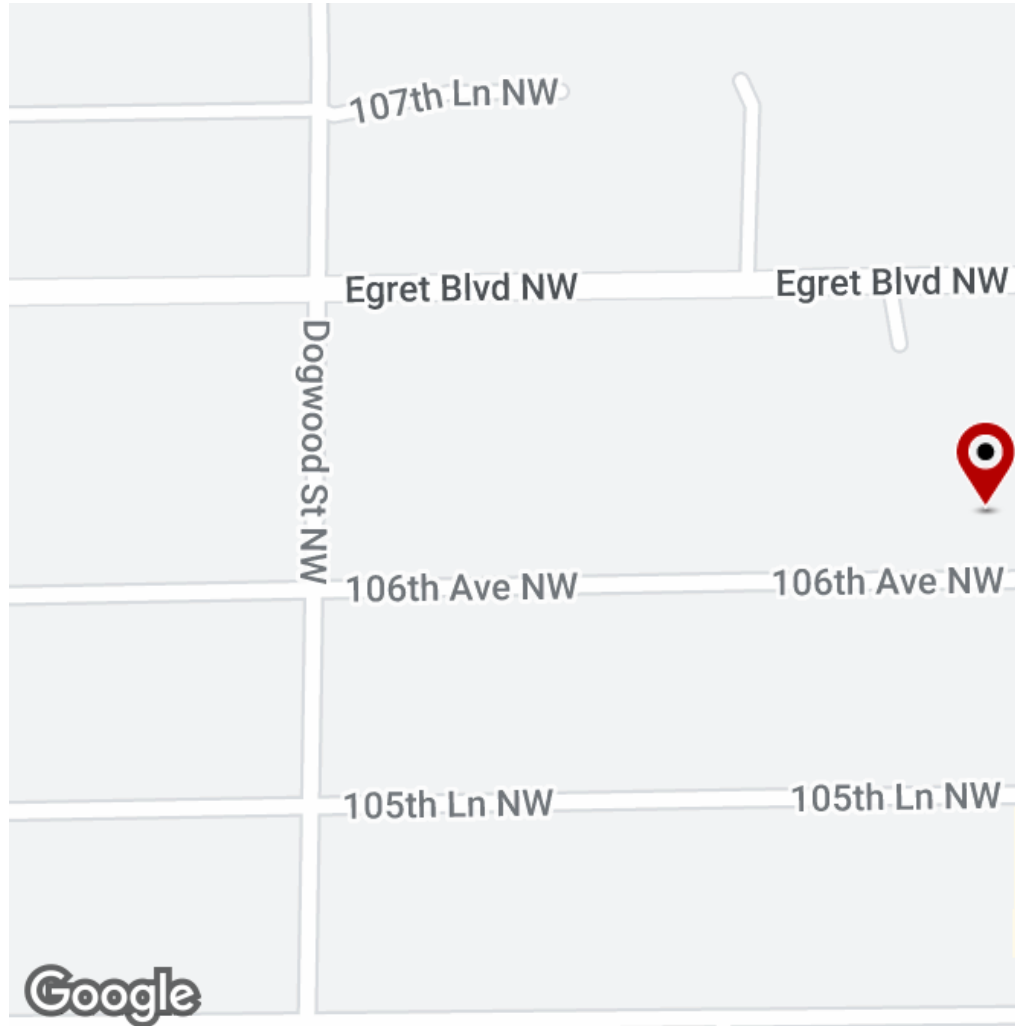
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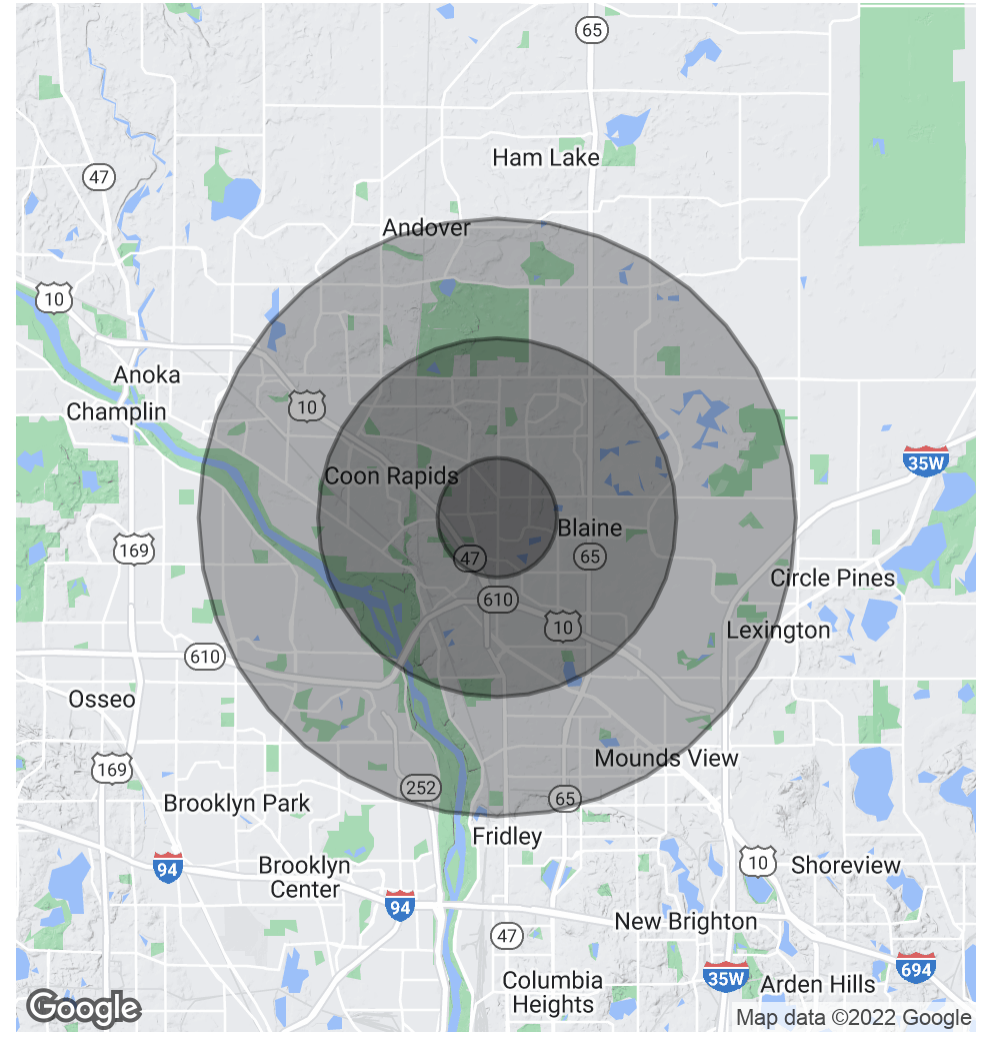


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,588	77,908	187,117
Average Age	36.5	36.0	36.7
Average Age (Male)	35.0	35.2	35.6
Average Age (Female)	38.2	37.2	37.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,387	29,787	70,090
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$66,376	\$70,703	\$77,228
Average House Value	\$191,087	\$197,060	\$232,478

*\* Demographic data derived from 2020 ACS - US Census*



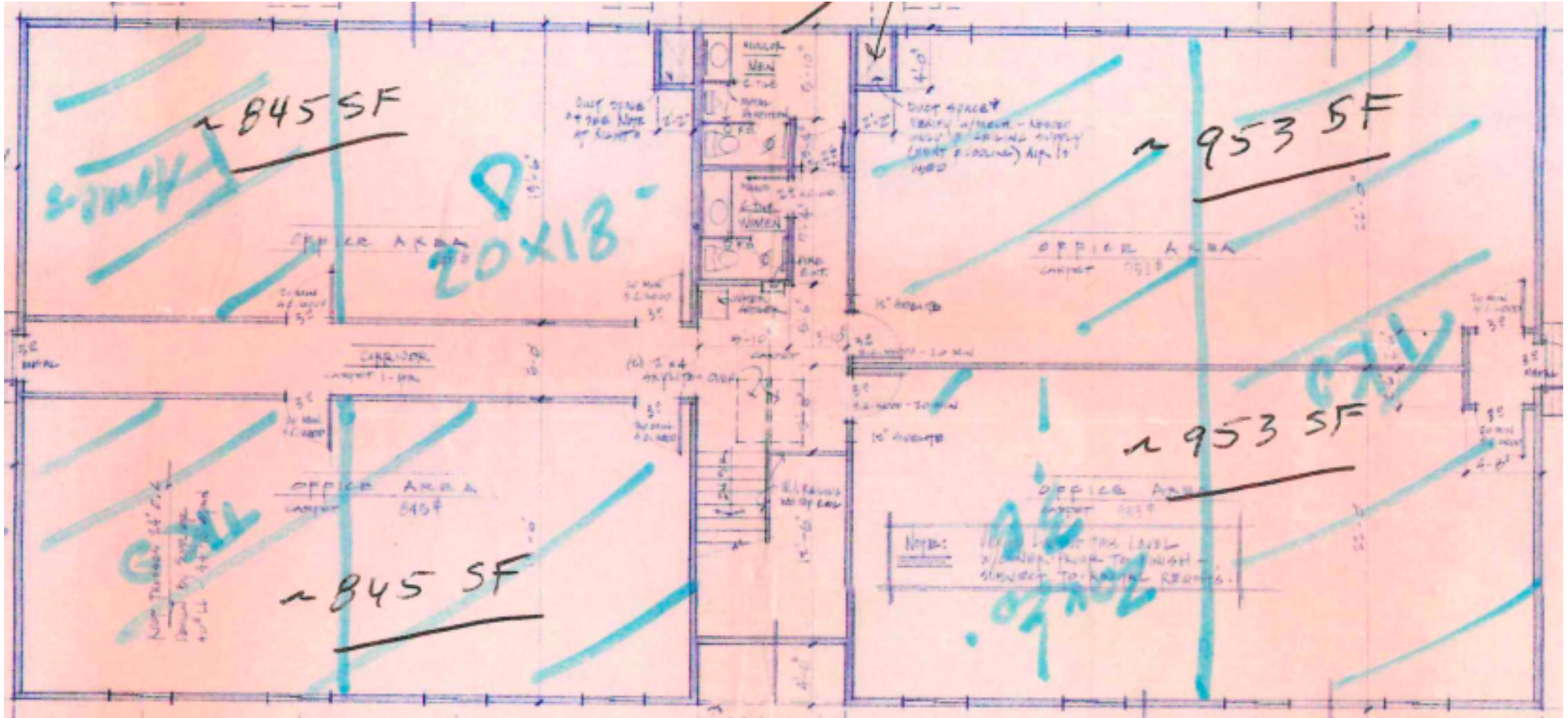
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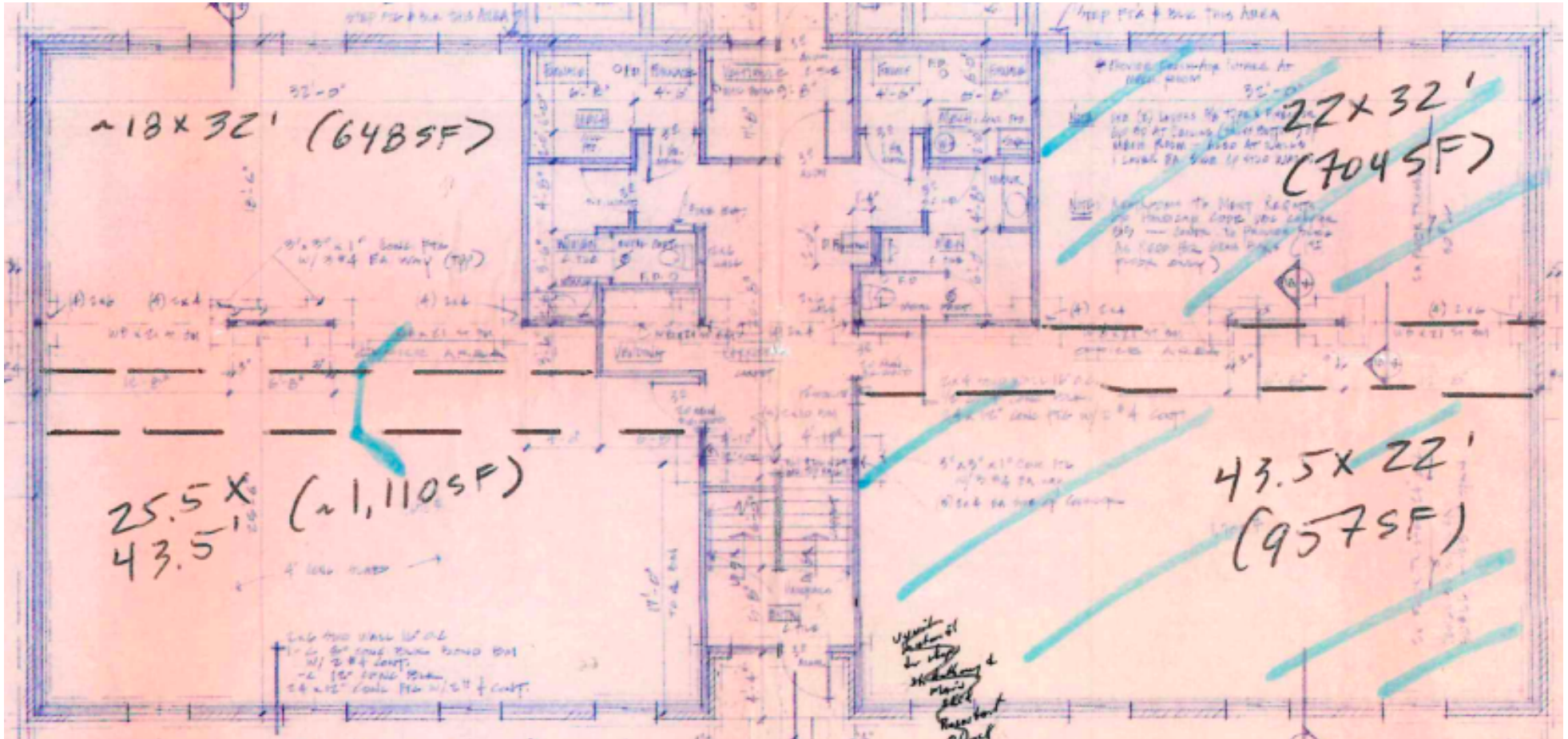
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