

# OFFICE SPACE AVAILABLE GAUGHAN

**437 - 6,546 SF**

**NORTHTOWN FINANCIAL PLAZA**  
200 COON RAPIDS BLVD  
COON RAPIDS, MN 55433



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## EXECUTIVE SUMMARY

# 200 COON RAPIDS BLVD, COON RAPIDS, MN 55433



### OFFERING SUMMARY

**Available SF:** 437 - 6,546 SF

**Lease Rate:** Negotiable

**Building Size:** 54,995 SF

**2019 CAM/Taxes:** \$11.13

### PROPERTY HIGHLIGHTS

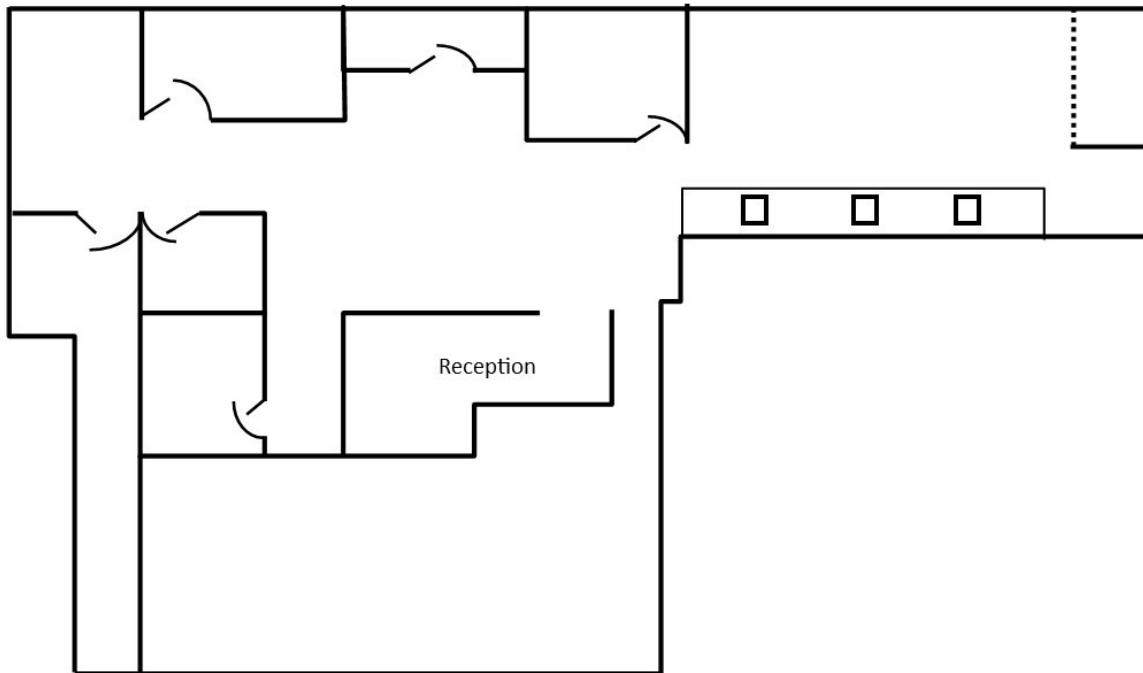
- Premier North Central Office Building
- High Visibility Location off Coon Rapids Boulevard
- Quick Access to Hwy's 10, 610, I - 694 and I - 35W
- Class A Type Finishes, Featuring New HVAC
- Abundant Parking in Surrounding Lot
- Common Area Break Room
- Close Proximity to: The New Northtown Mall, Allina Medical Clinic, Area Hotels and Restaurants
- Current Tenants Include: Northeast Bank, Advantage Resourcing, Prostaff Personnel Services, Barna, Guzy & Steffen and Capitas Financial
- Utilities Included in Rent

FLOOR PLANS-220

200 COON RAPIDS BLVD, COON RAPIDS, MN 55433

NFP

Suite 220 - 2,355 SF

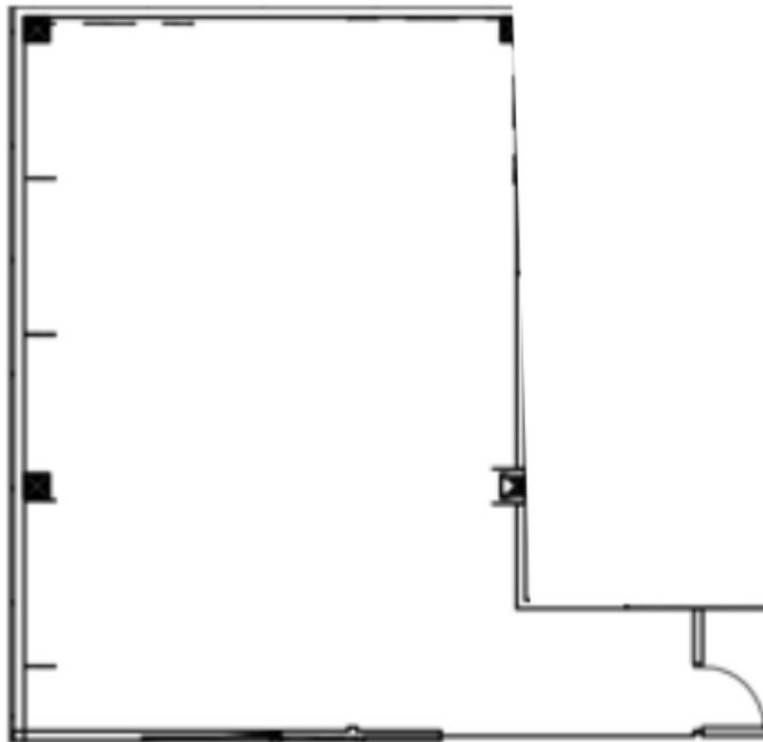


FLOOR PLANS - 307

200 COON RAPIDS BLVD, COON RAPIDS, MN 55433

NFP

Suite 307 - 437 SF

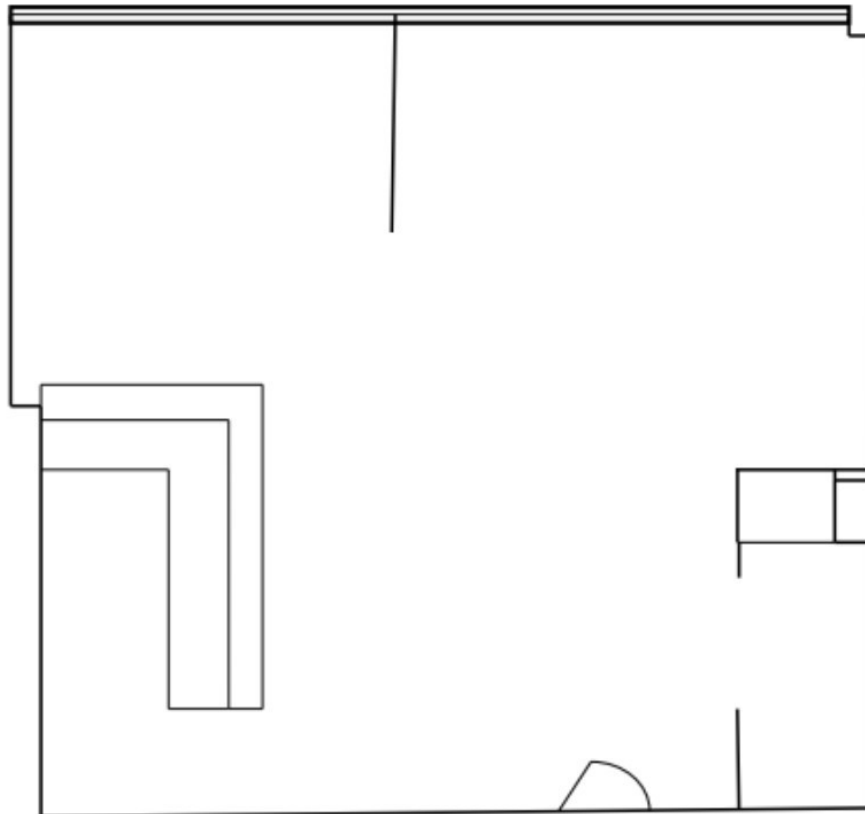


FLOOR PLANS - 320

200 COON RAPIDS BLVD, COON RAPIDS, MN 55433

NFP

Suite 320 - 898 SF

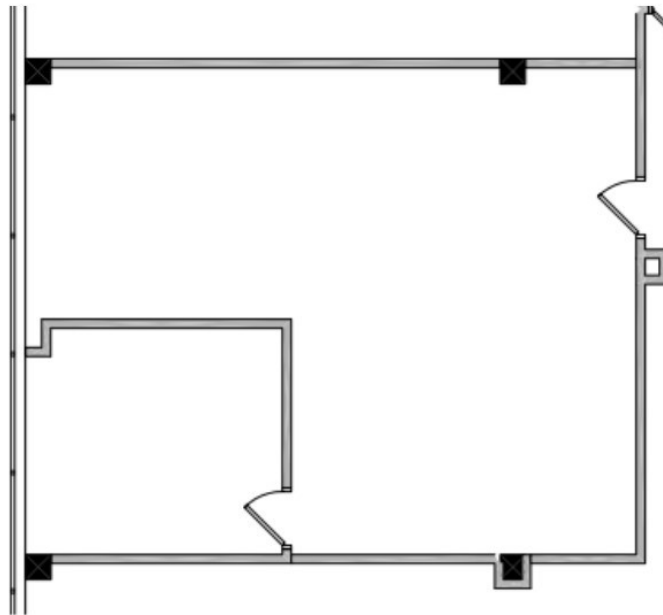


FLOOR PLANS - 330

200 COON RAPIDS BLVD, COON RAPIDS, MN 55433

**NFP**

**Suite 330– 717 SF**

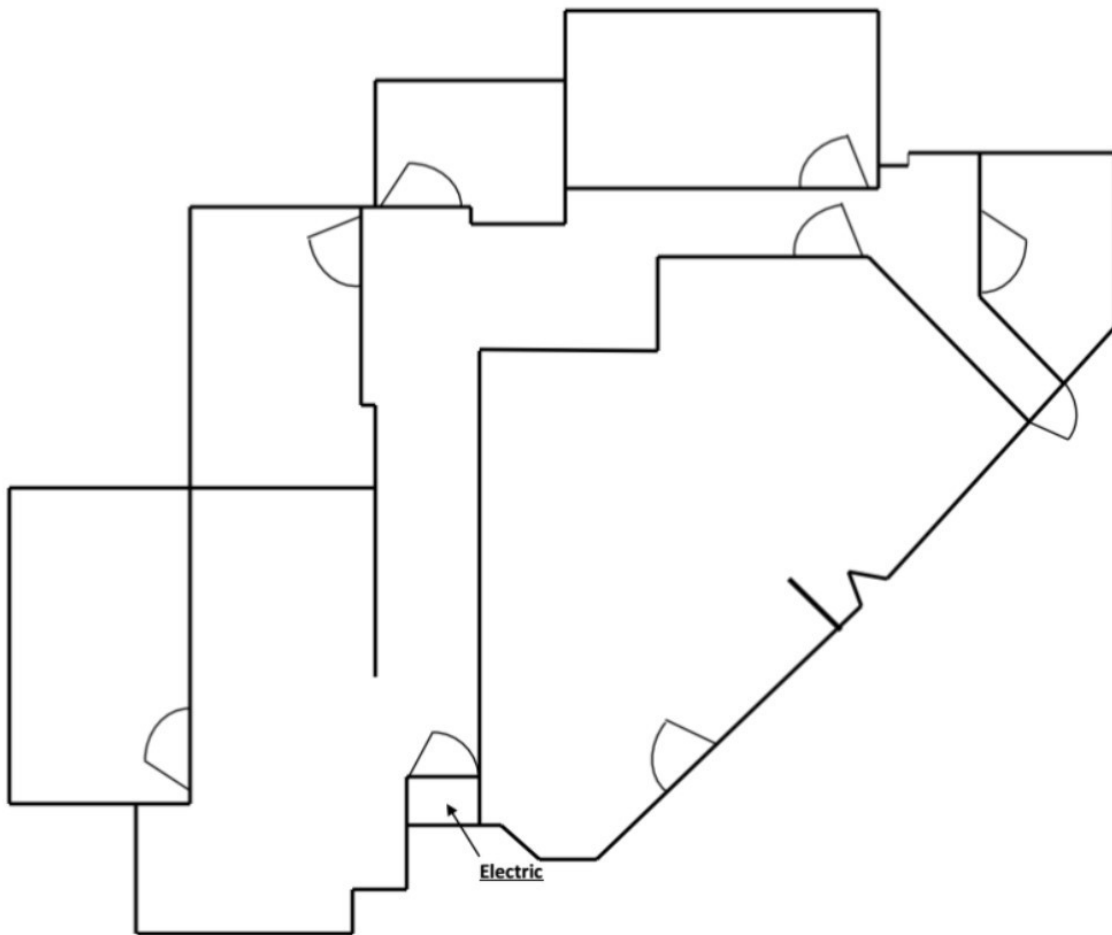


FLOOR PLANS- 360

200 COON RAPIDS BLVD, COON RAPIDS, MN 55433

NFP

Suite 360—2,771 SF



RETAILER MAP

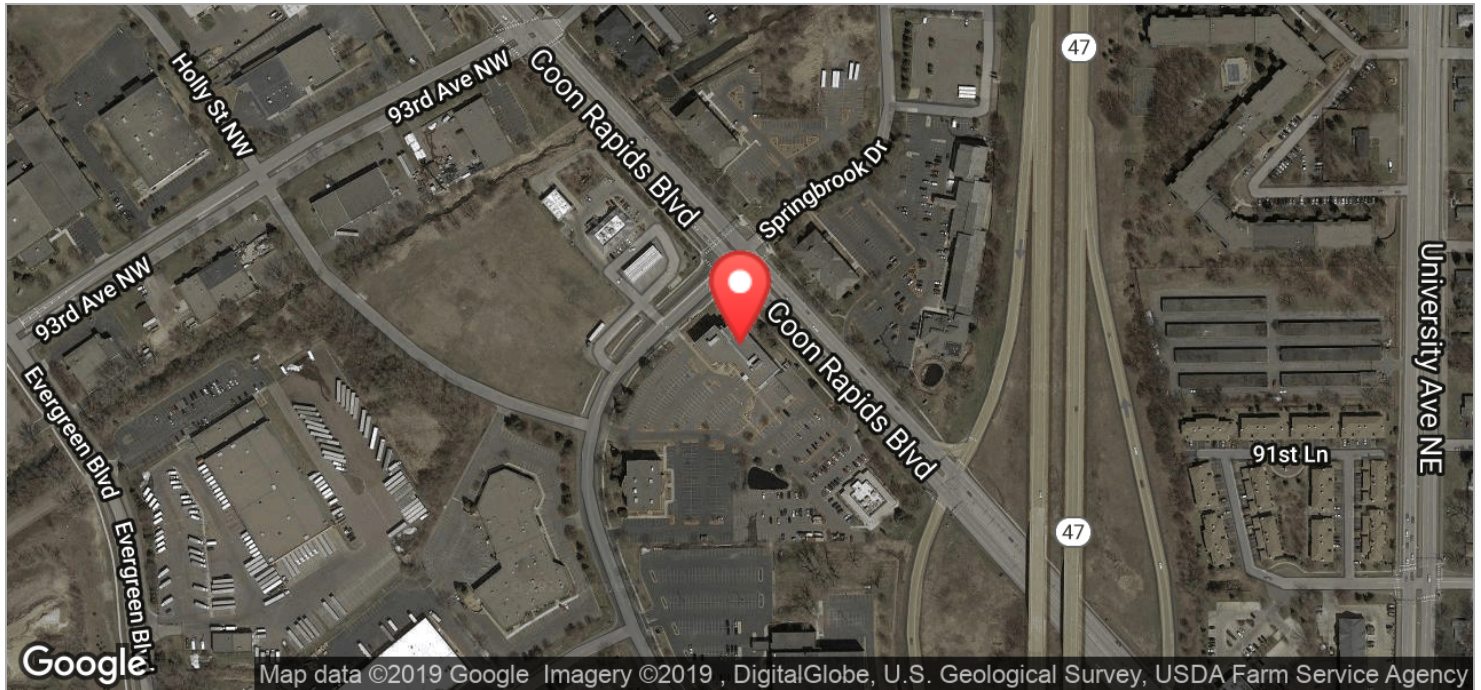
200 COON RAPIDS BLVD, COON RAPIDS, MN 55433





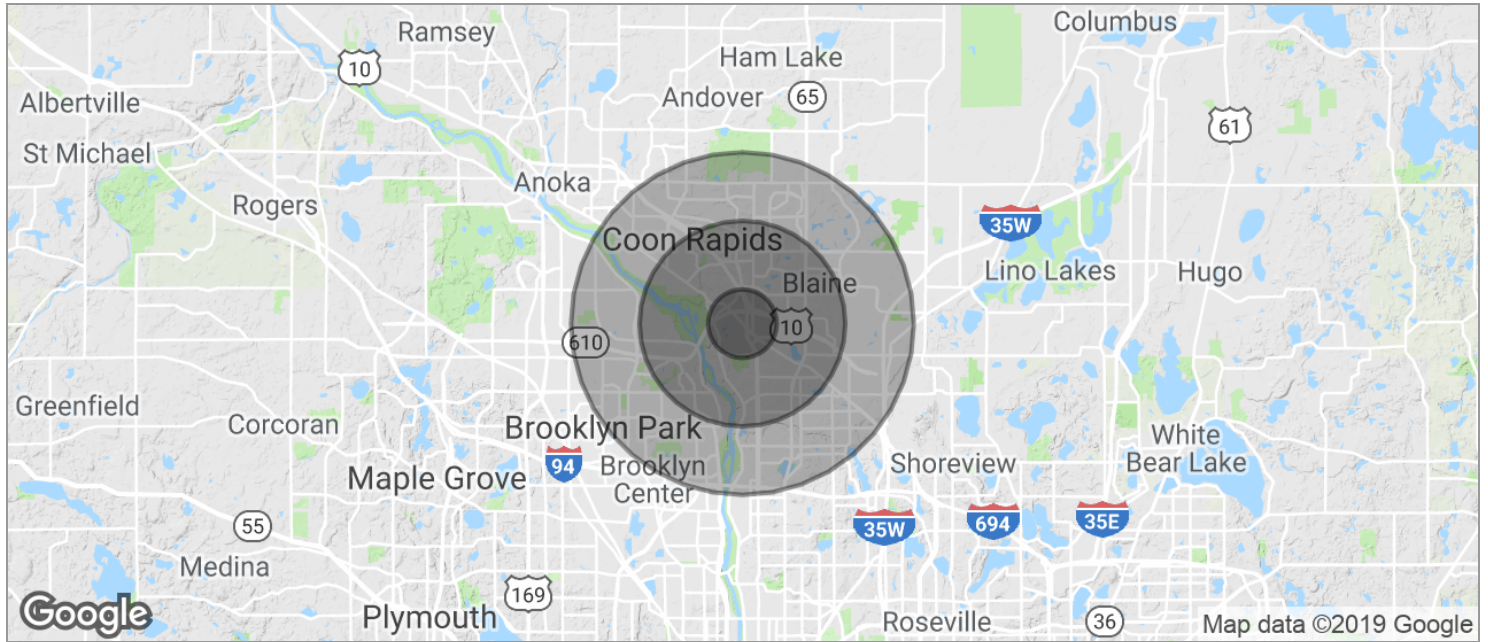
LOCATION MAPS

200 COON RAPIDS BLVD, COON RAPIDS, MN 55433



DEMOGRAPHICS MAP

200 COON RAPIDS BLVD, COON RAPIDS, MN 55433



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,684	76,650	210,000
MEDIAN AGE	35.3	37.6	36.5
MEDIAN AGE (MALE)	34.1	36.1	35.5
MEDIAN AGE (FEMALE)	35.9	39.0	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,648	30,085	79,825
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$63,689	\$69,468	\$72,326
AVERAGE HOUSE VALUE	\$182,231	\$201,641	\$224,782
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.5%	82.3%	77.5%
% BLACK	5.9%	5.4%	8.6%
% ASIAN	3.8%	6.0%	8.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.6%	0.7%
% OTHER	5.0%	2.6%	1.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.9%	4.1%	4.2%

\* Demographic data derived from 2010 US Census