



# OFFICE FOR LEASE!



## FOLEY RIDGE OFFICE CENTER

10160 Foley Boulevard NW, Coon Rapids, MN 55448

**1,101–10,173 SF**

**FANTASTIC  
OFFICE SPACES  
IN LARGEST MPLS  
SUBURB**

**Nicole Langer**  
612-554-6208

[nicole@CEGspaces.com](mailto:nicole@CEGspaces.com) [diane@CEGspaces.com](mailto:diane@CEGspaces.com)

**Diane Signorelli**  
651-399-9728

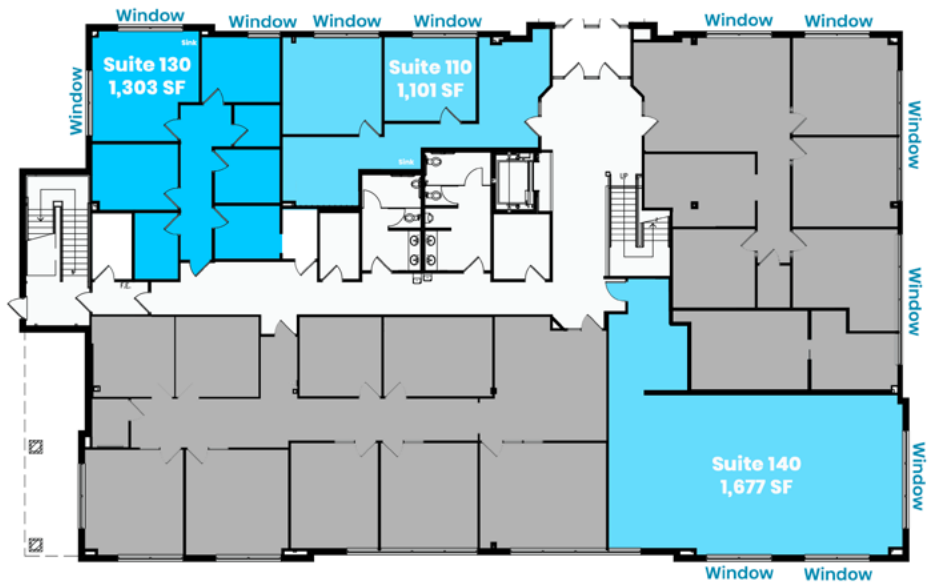
**Jeff Salzbrun**  
612-428-3333

[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)

**Co**mmercial Equities Group  
— Investment Real Estate Services

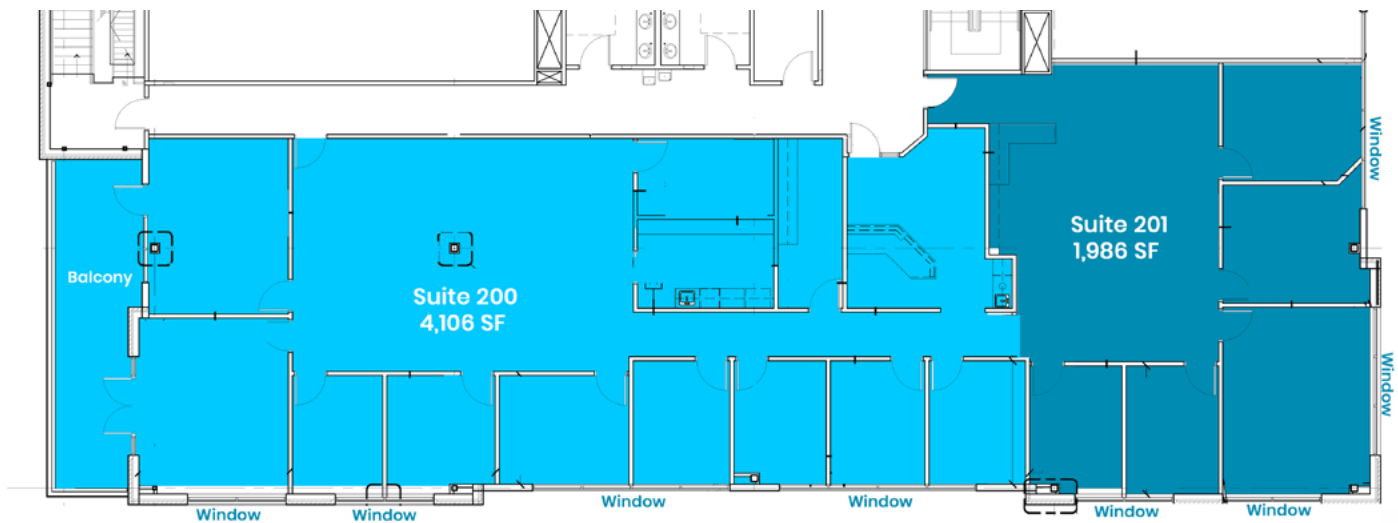
# SPACE INFO

## FIRST FLOOR



- Suite 110: 1,101 SF  
*Excellent small office space with sink*
  - Suites 110 & 130 can be combined
- Suite 130: 1,303 SF  
*In-suite restroom, laundry, & kitchen*
- Suite 140: 1,677 SF  
*Build-to-suit, corner office, & lots of windows*

## SECOND FLOOR



- Suite 200: 4,106 SF  
*Private offices, reception area, & balcony*  
*Currently occupied but available for lease*
- Suite 201: 1,986 SF  
*5 private offices with natural light*
  - Suites 200 & 201 can be combined

**BASE RENT: \$15.00 PSF**

**EST. OPERATING EXPENSES: \$13.24 PSF**

**5 MTHS FREE BASE RENT FOR QUALIFIED TENANTS WITH 5 YR LEASE**

# THE PROPERTY

**Foley Ridge is a multi-tenant, Class B office center in a prominent location with single and contiguous spaces. It is a great fit for professional companies or medical offices.**

- Clear highway visibility and signage
  - Direct access to US-10 and Hwy 47
  - Suites with ample natural light
  - Parking: 3.8/1,000
  - Nearby parks and walkways
- Website: [CEGspaces.com/foley-ridge](http://CEGspaces.com/foley-ridge)



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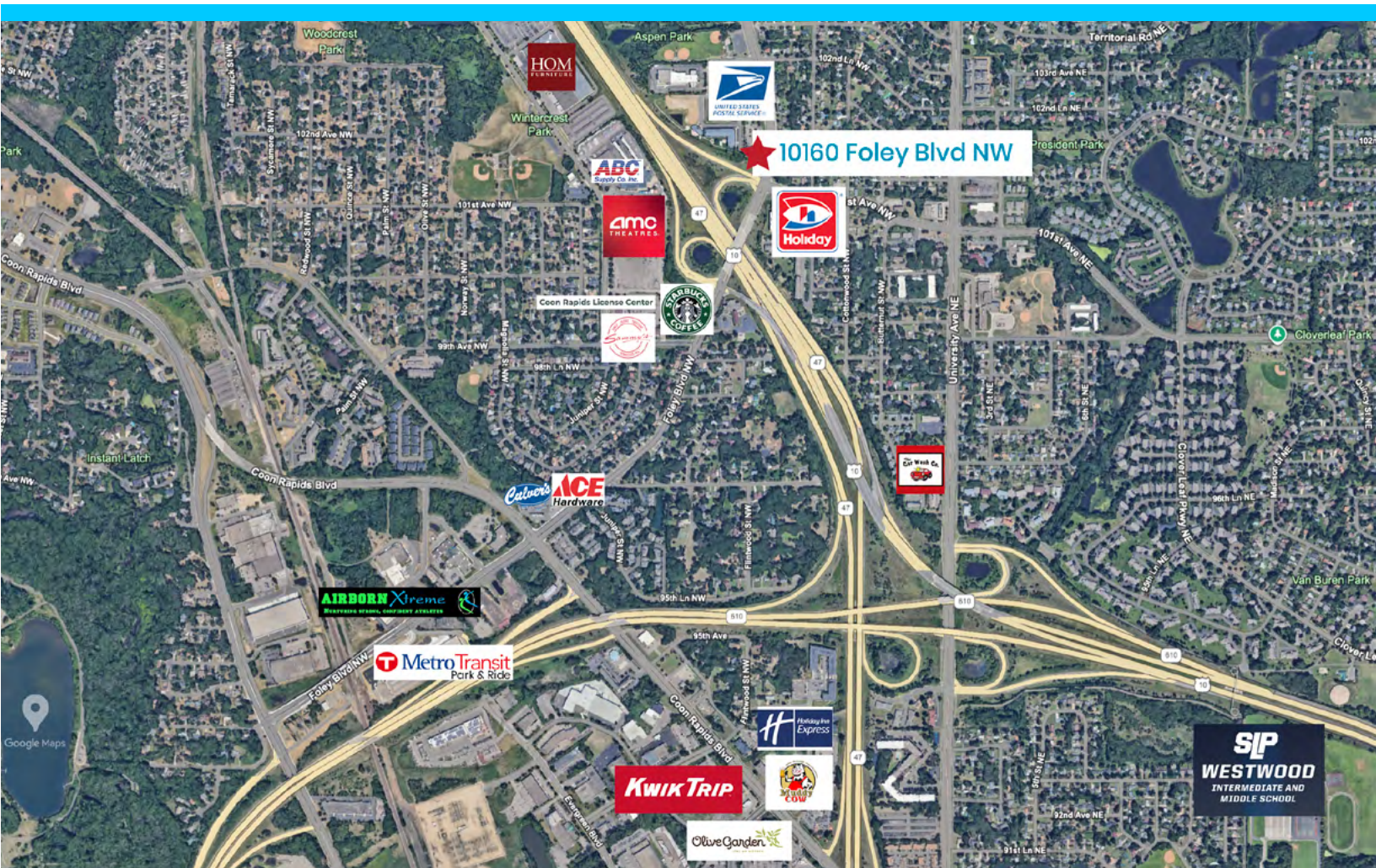
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# THE LOCATION

**Coon Rapids has a diverse business economy and is known for its strategic location, established infrastructure, and supportive business environment.**

- Largest northern suburb of Minneapolis with a population of over 63,000 residents
- The city is committed to maintaining a positive business climate and encouraging economic development
- Established professional presence, ample resources for businesses, and well-educated population
- Easy access to Hwy 10 and the Twin Cities metro



- Minutes away from Riverdale Village, Riverdale Commons, Northtown Mall, Sam's Club, Hy-Vee, Walmart, Holiday, Muddy Cow, The Well Sports Tavern and Grill, and more



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# THE SPACES



Suite 200: Private balcony



Suite 130: Kitchenette and break room



Suite 110: Conference room



Suite 200: Reception area



Suite 201: Private office



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