

# COTTONWOOD BUSINESS CENTER

8560 COTTONWOOD ST NW | COON RAPIDS, MN



Newmark  
Knight Frank

**FOR LEASE**



## **BUILDING INFO:**

9,792 SQ FT. AVAILABLE

## **ASKING RATES:**

OFF: \$8.75 NET PER SQ FT

WARE: \$4.50 NET PER SQ FT

## **2018 EST. CAM & TAX:**

\$1.53 PER SQUARE FOOT TAX

\$1.40 PER SQUARE FOOT CAM

\$2.93 PER SQUARE FOOT

## **PROPERTY HIGHLIGHTS**

- 9,792 square feet available
- 19' clear height
- Office space built to suit
- One (1) dock door
- One (1) drive-in door
- 100% air-conditioned space
- Built in 1997
- 45,900 total building square feet
- Excellent corporate image
- Great location
- Responsive local ownership

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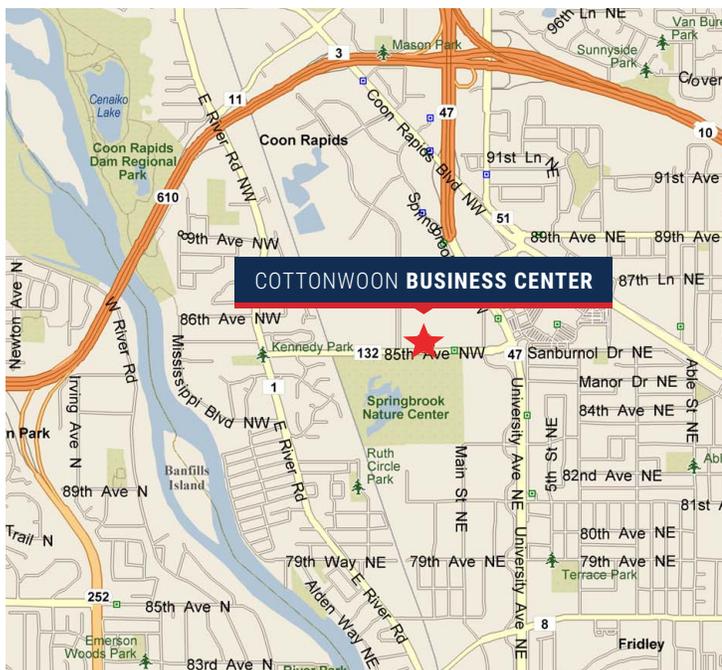
## AVAILABLE SPACE

2,272 square feet of office  
7,520 square feet of warehouse  

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9,792 square feet total

One (1) or Two (2) Docks or Drive-ins,  
to be built/installed by Landlord



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## FLOOR PLAN



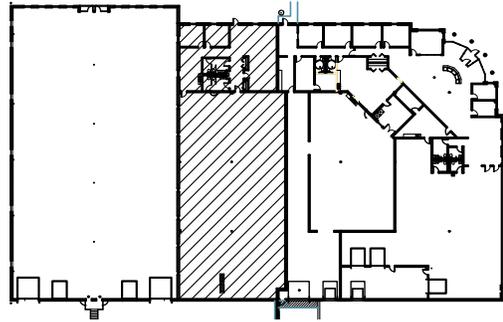
THE DESIGN  
PARTNERSHIP, LTD.

Architecture  
Planning  
Interiors

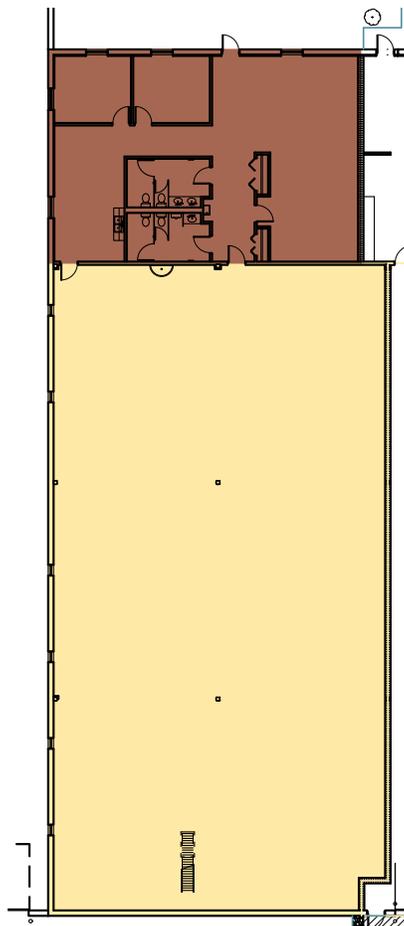
2700 Louisiana Ave. S #26396  
Minneapolis, MN 55426  
Phone 612 338 8889

### SUPPLEMENTAL SHEET

Date: 8/22/2018  
Project No: SUITE 300  
Project No: 2060022  
Sheet No: LEASE EXHIBIT  
Sheet No: A-1  
Scale: 1" = 30'-0"



KEY PLAN  
NOT TO SCALE



OFFICE = 2,212 SF.

W/H = 7,520 SF.

TOTAL LEASE = 9,732 SF.

AREA PLAN  
SCALE: 1" = 30'-0"