



1136 114th Lane NW.  
Suite 400 & 700  
Coon Rapids, MN 55448

**FOR LEASE – Office / Warehouse Space**



**FEATURES:**

- Suite 400 (4,700 SF) & Suite 700 (3,122 SF) Available FOR LEASE.
- Great location off of Hanson Blvd near Hwy. 10 in Coon Rapids.
- Distinctive entrances with beautiful landscaped building.
- Ample Parking Available

**LEASE RATE**  
\$8.95 / psf (Office)  
\$4.95 / psf (Warehouse)  
Plus Tax & Cam

**Availability:**

- ▲ Suite 400 - Available 04.01.2021
  - 4,700 SF (1,000 SF Office & 3,700 SF of warehouse)
  - 12’x14’ drive in door
  - 8’x10’ dock door
- ▲ Suite 700 - Available NOW
  - 3,122 SF (550 SF Office & 2,572 SF of warehouse)
  - 12’x14’ drive in door

**FACTS:**

- ▲ 2021 Tax & CAM
  - \$2.25 /psf (Taxes)
  - \$1.15 / psf (CAM)
- ▲ 20’ Clear Height
  - 1,200 amp - 3 phase power
  - Shared Men’s & Womens Bathroom.
- ▲ 32,920 Total Square Foot Building

Overview ..... 1  
 Aerial Maps ..... 2  
 Site Plan ..... 3  
 Floor Plans ..... 4



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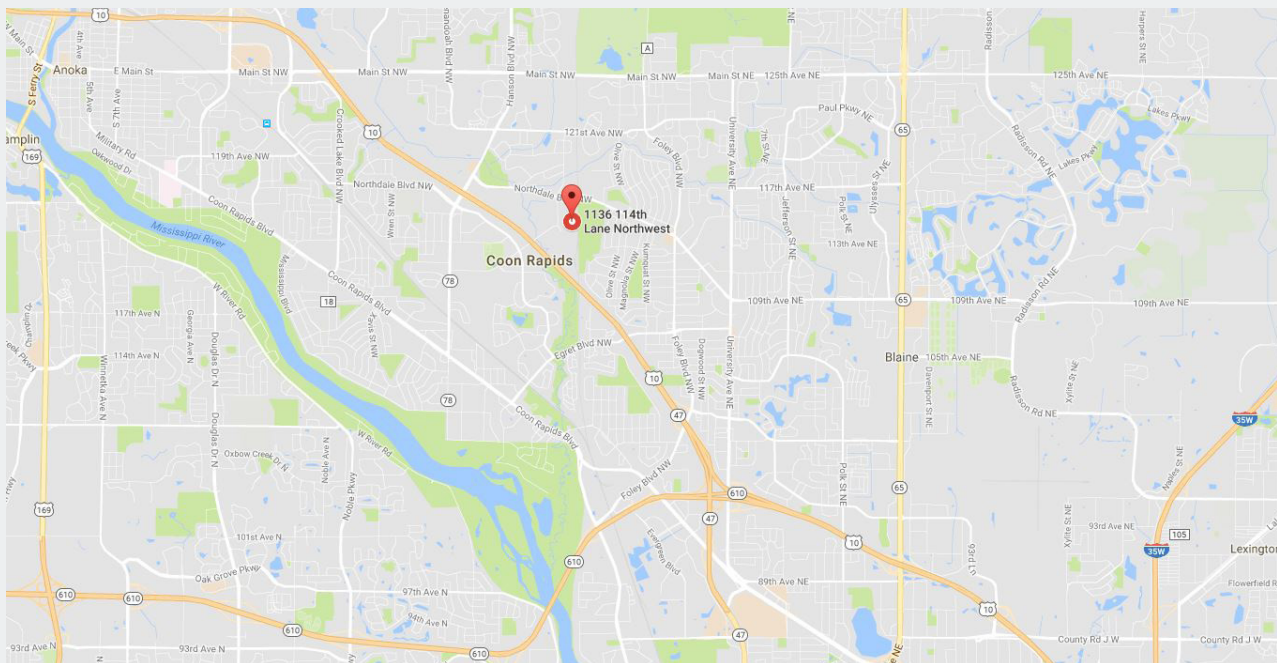
Phone: 763.424.6355  
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**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**AERIAL & MAP**

**FOR LEASE – Office / Warehouse Space**



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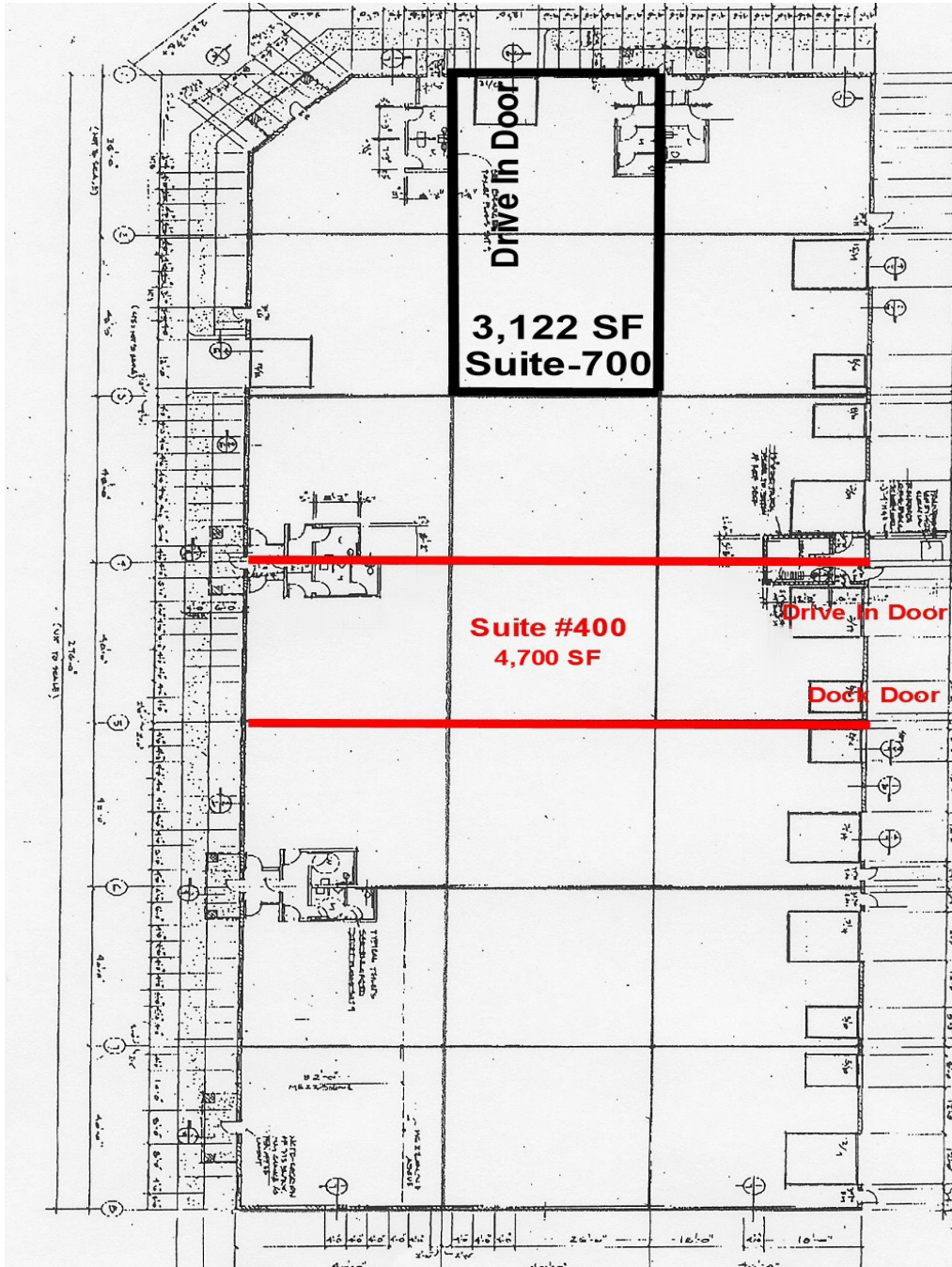
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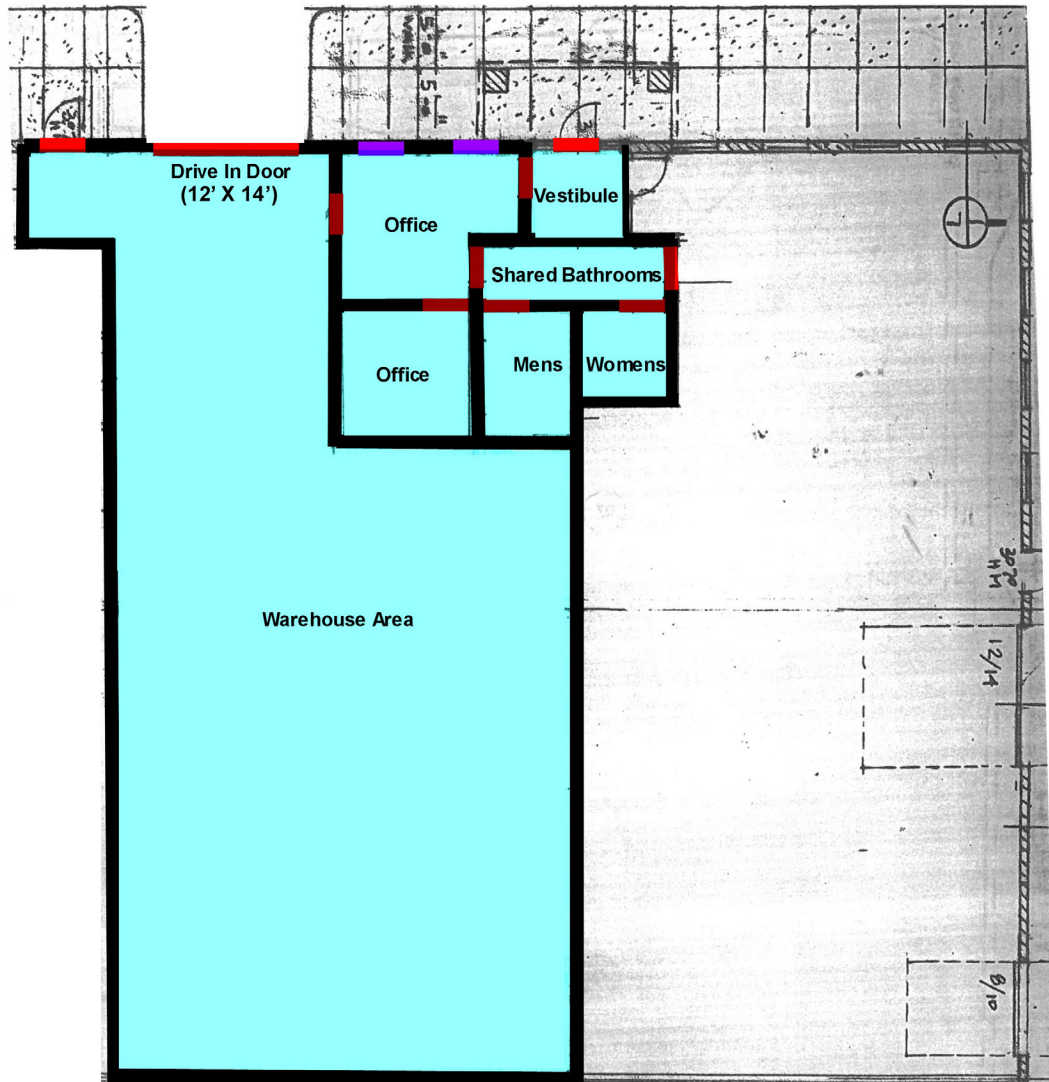
**SITE PLAN**

**FOR LEASE - Office / Warehouse Space**



**Suite 700  
FLOOR PLAN**

**FOR LEASE – Office / Warehouse Space**



**Suite 700  
(3,122 SF Total)**

**550 SF Office  
2,572 SF Warehouse**

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