

FOR LEASE
3,982 SF OFFICE CONDO



FEATURES:

- 3,982 SF End Cap Office Condo - FOR LEASE with many windows.
- Includes 9 offices, Large Exec. Office, Large Conf. Room, Kitchen area, Mens & Womens Bathroom & Large Reception Desk & waiting area.
- Many high end upgrades throughout including cherry trim & granite.
- Great location just off Hwy. 10 in Ramsey with pylon signage on Hwy. 10.

LEASE RATE:
NEGOTIABLE

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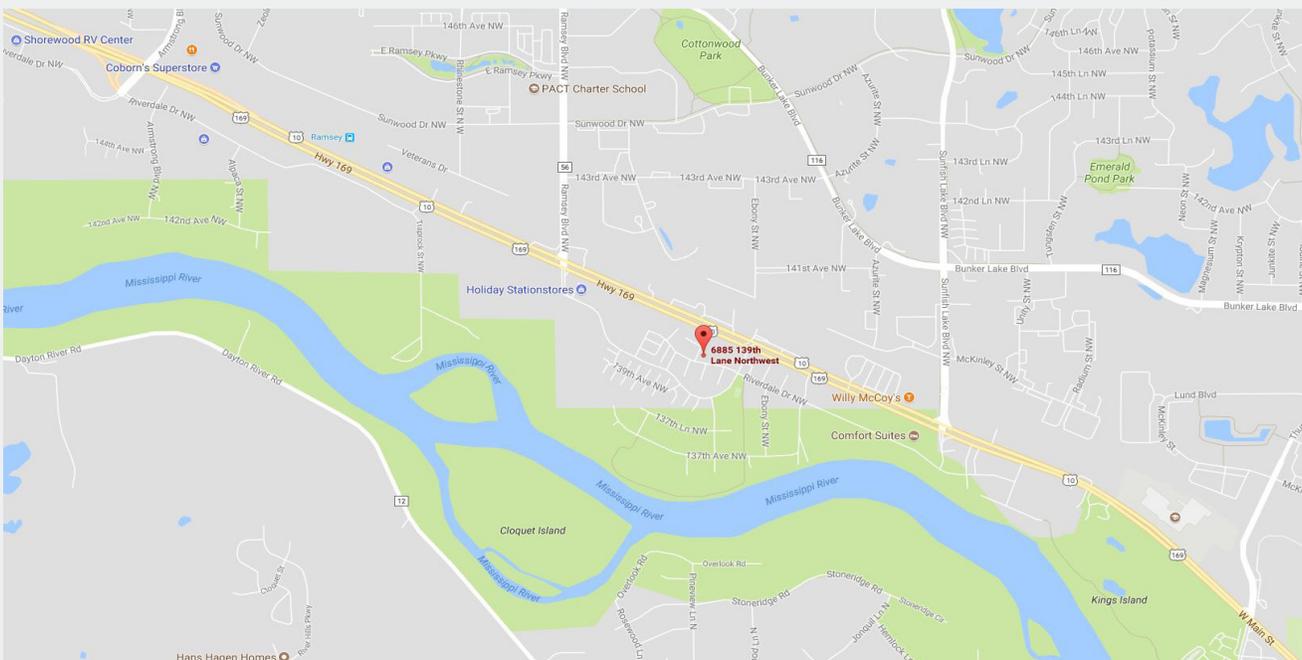
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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

AERIAL & MAP

**FOR LEASE
3,982 SF OFFICE CONDO**





RAMSEY OFFICE CONDO

6885 139th Lane NW, Suite 100

Ramsey, MN 55303

PROPERTY FACTS

FOR LEASE
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BUILDING SIZE	3,982 SF
YEAR BUILT	2005
PID #	34-32-25-21-0097 (Anoka County)
ZONING	Commercial Preferred
CONSTRUCTION	Wood Framed Construction
HEATING & COOLING	Building is served by a Lennox gas-fired furnace and by electric surface mounted air-conditioners. Entry vestibule has separate electric supplemental heating unit.
PLUMBING	Building is served by city sewer & water. Includes gas fired water heater unit.
ASSOCIATION DUES	\$960.04 per month
2024 REAL ESTATE TAXES	\$16,879.58 (Special Assessments of \$388.84) - Total \$17,268.42
HEAT & ELECTRIC BILLS	Heat (\$116 / month) / Electric (\$339 / month)

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FLOOR PLAN

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PHOTO GALLERY

**FOR LEASE
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Conference Room



Conference Room



Office



Office



Kitchen Area



Reception Desk

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PHOTO GALLERY

**FOR LEASE
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Office



Office



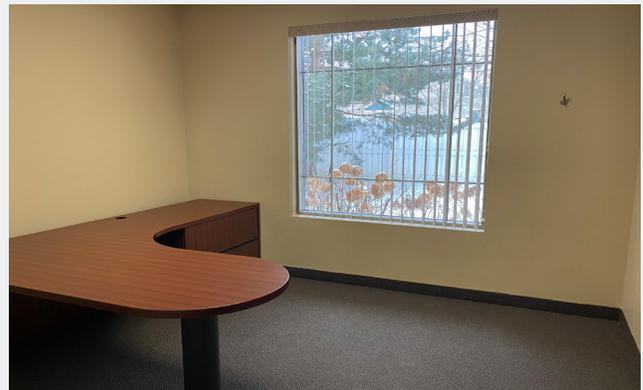
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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 72,989 2023 (Estimate) - 83,756 2028 (Projection) - 86,315</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2023 (Estimate) - \$107,857</p>
<p>TRAFFIC</p>	<p>Highway 10 - 44,000 vehicles per day</p>
<p>CITY OF RAMSEY</p>	<p>Ramsey has a population of over 26,000 and growing. Ramsey has a Northstar Commuter Rail Station. Ramsey covers 28 square miles and is bordered by both the Rum and Mississippi Rivers. Ramsey is home to over a hundred businesses such as Connexus Energy, Life Fitness, Ace Solid Waste, and Vision Ease Lens. Ramsey is working to develop a new downtown, The COR. Ramsey offers two championship public golf courses—The Links at Northfork and Rum River Hills. Ramsey has two regional parks, three major City parks, and a network of trails and neighborhood parks. Ramsey is served by 52 volunteer paid-on call Fire Fighters, and has 2 Fire Stations.</p>



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