

# OFFICE SPACE FOR LEASE

# GAUGHAN

**1,121 - 5,559 SF**

**MINNESOTA MEDICAL ENTERPRISE CENTER II**

8960 SPRINGBROOK DR,  
COON RAPIDS, MN 55433



## DAN HEBERT

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## EXECUTIVE SUMMARY

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433



### OFFERING SUMMARY

**Available SF:** 1,121 - 5,559 SF

**2019 CAM/Taxes:** \$5.91

**Building Size:** 39,700 SF

### PROPERTY HIGHLIGHTS

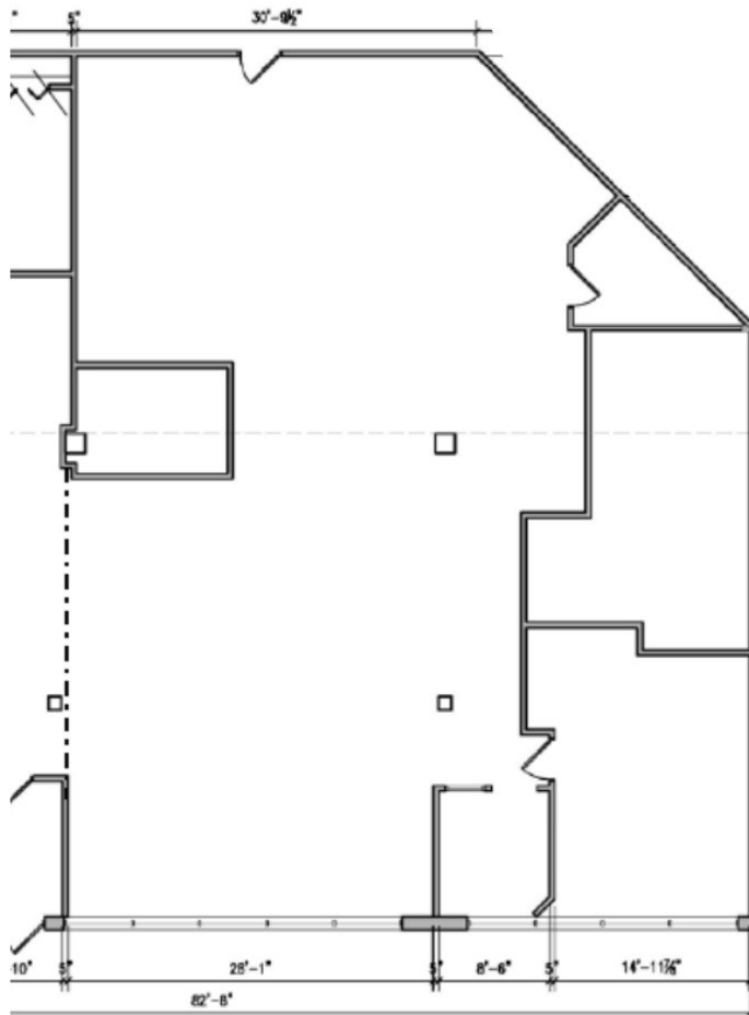
- Quality Office/ Flex Space at Affordable Rates
- Within Minutes of Hwy's: 10, I - 694 and I - 35W
- Recent Build - Out and Common Area Updates
- Centrally Located in Northtown Business District
- 14' Clear Height W/ Drive - in Door Availability
- Abundant Parking On - Site
- Close Proximity to the New Northtown Mall, Allina Medical Clinic
- Restaurants, Hotels and Retail Nearby
- Utilities Included in Rent

FLOOR PLANS-SUITE 109

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433

MMEC 2

Suite 109 - 3,267 SF

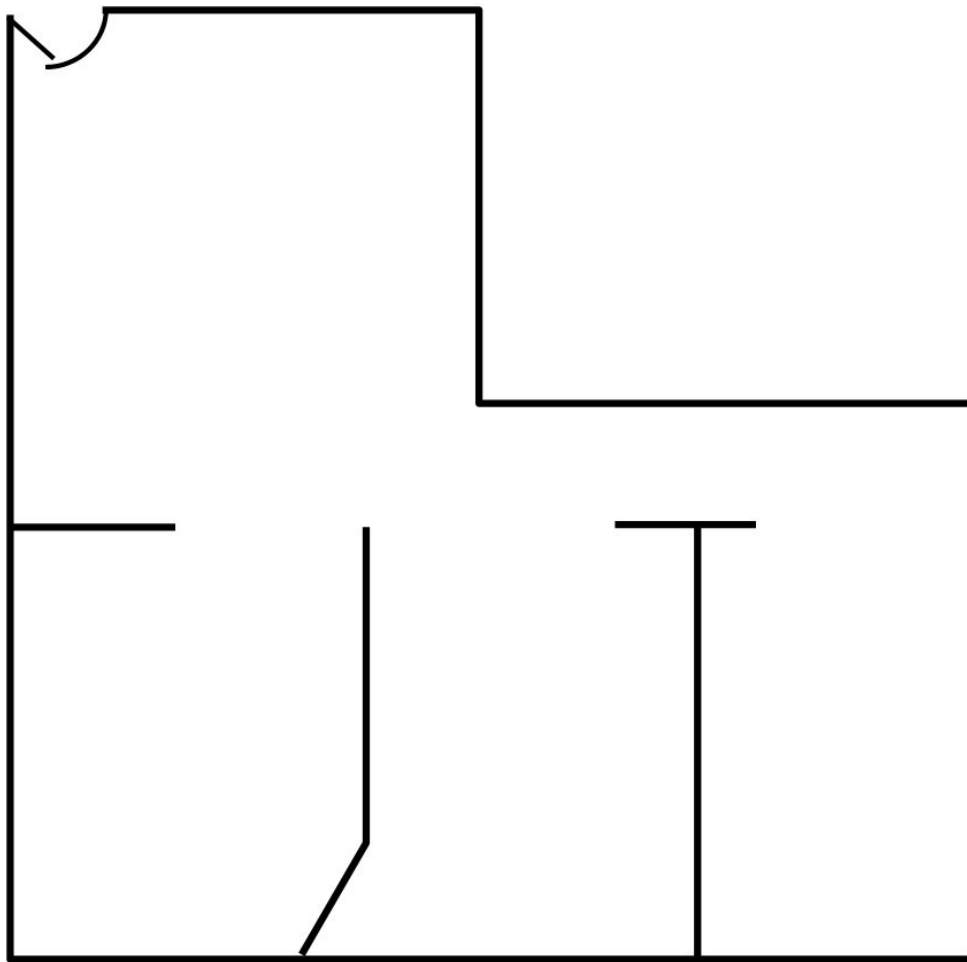


FLOOR PLANS-SUITE 205

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433

MMEC 2

Suite 205 – 1,121 SF

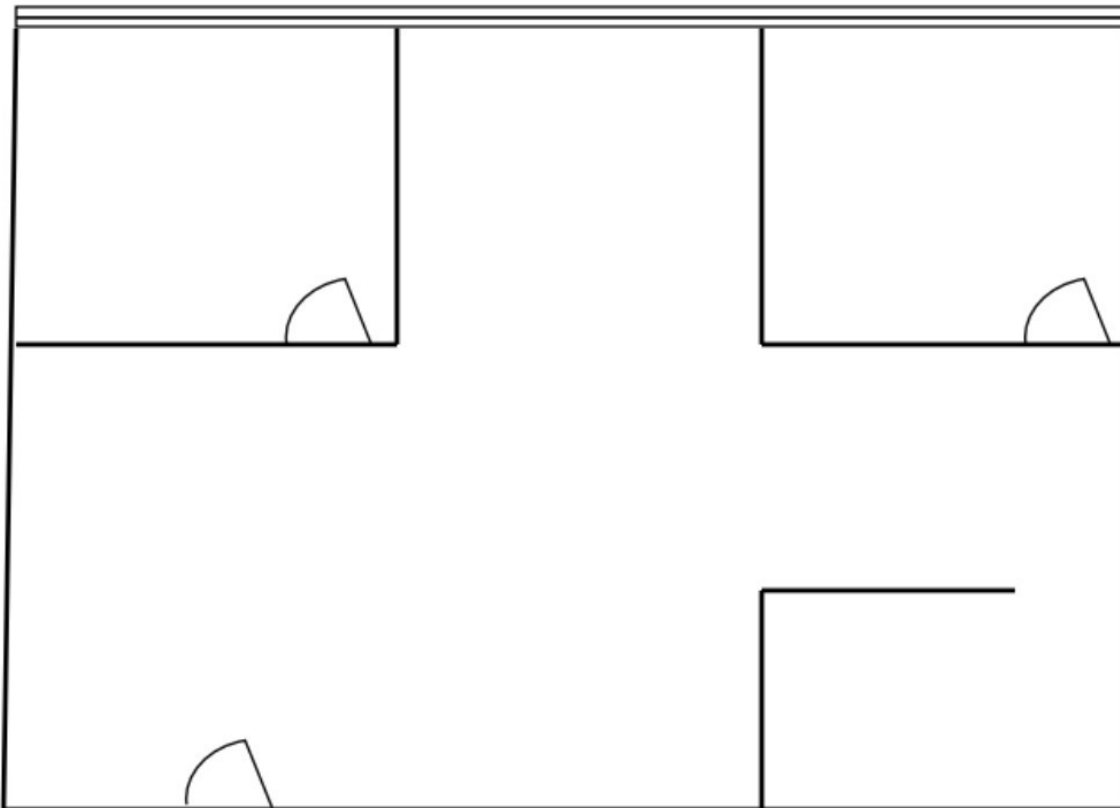


FLOOR PLANS-SUITE 220

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433

**MMEC 2**

**Suite 220-1,196 SF**

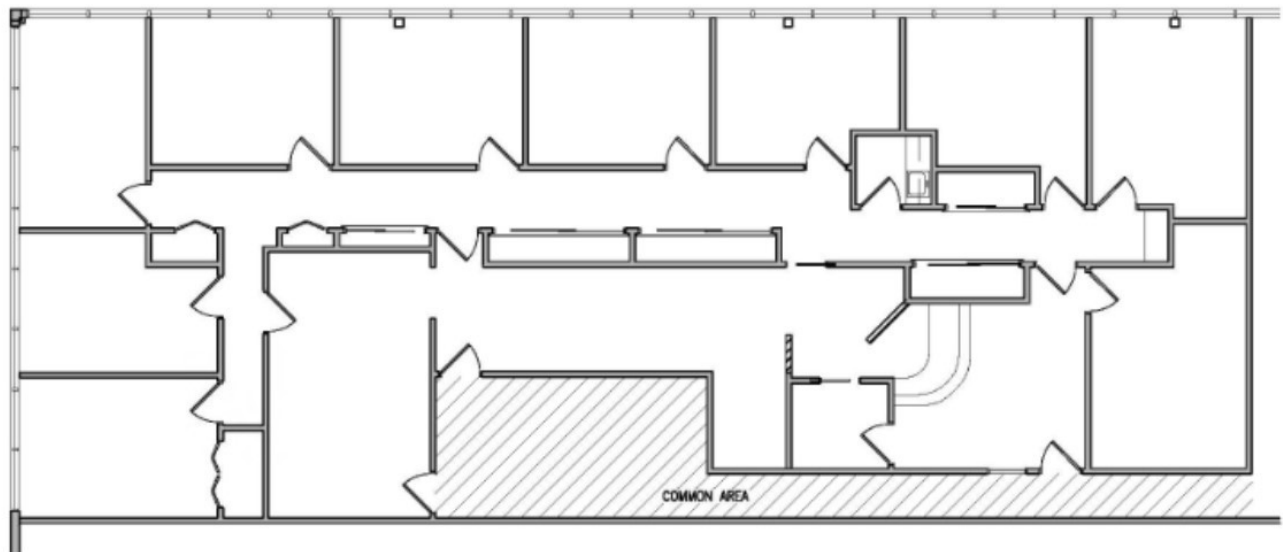


FLOOR PLANS-SUITE 230

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433

MMEC 2

Suite 230– 3,802 SF



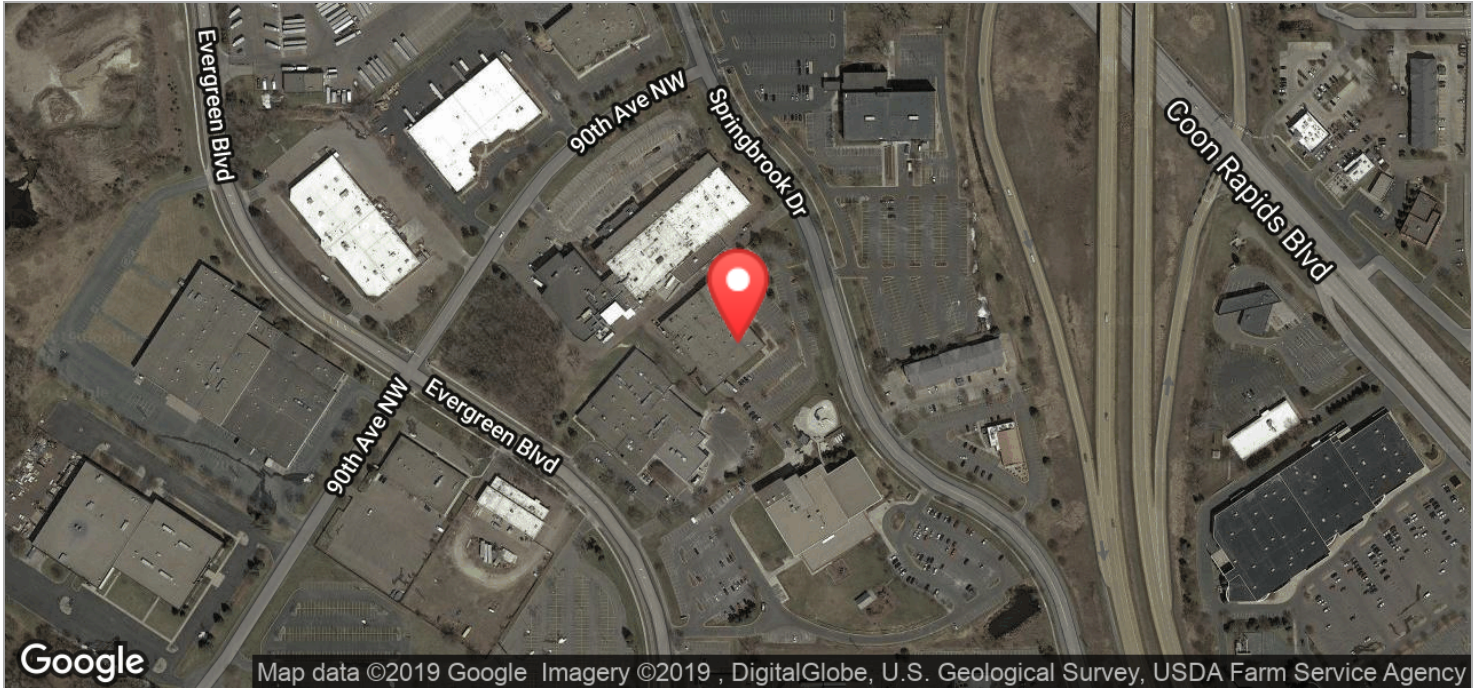
RETAILER MAP

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433



LOCATION MAPS

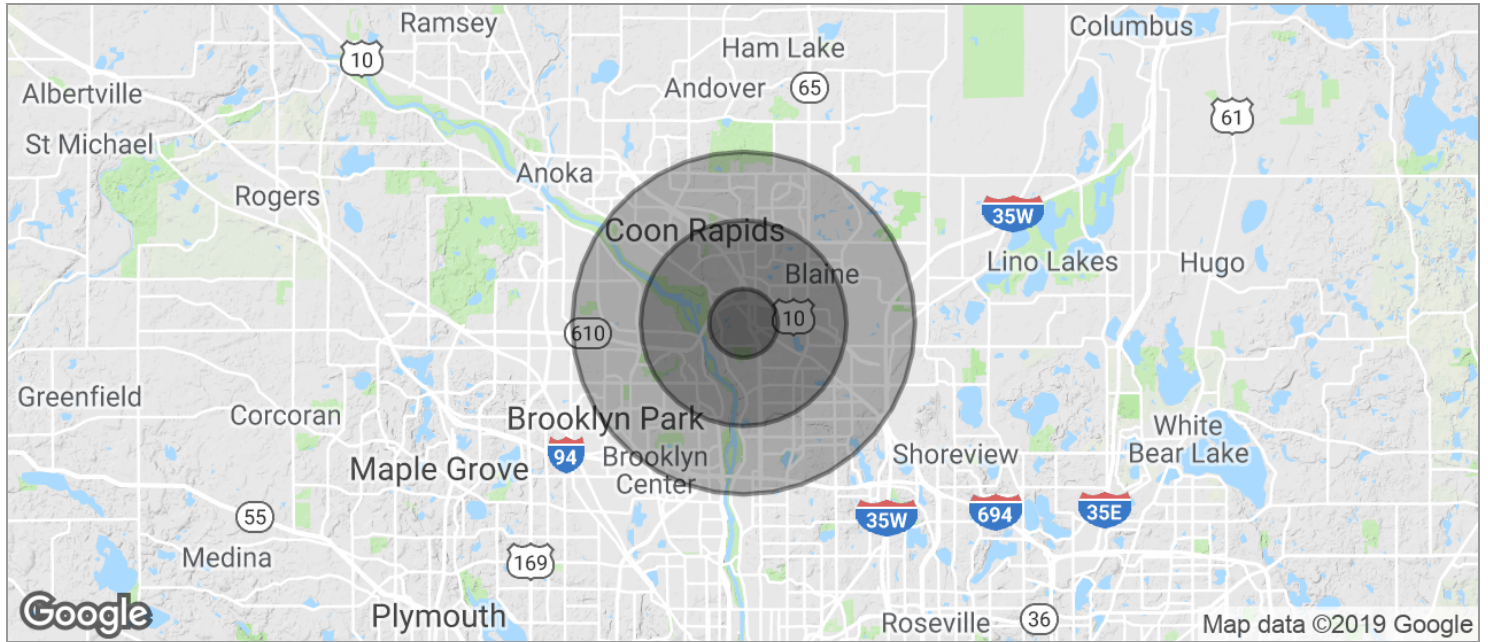
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## DEMOGRAPHICS MAP

8960 SPRINGBROOK DR, COON RAPIDS, MN 55433



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	6,363	76,617	211,697
MEDIAN AGE	36.1	37.7	36.5
MEDIAN AGE (MALE)	35.1	36.2	35.5
MEDIAN AGE (FEMALE)	36.3	39.0	37.4
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	2,549	30,081	80,571
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$64,278	\$69,696	\$71,941
AVERAGE HOUSE VALUE	\$199,867	\$203,885	\$224,235
<b>RACE</b>			
% WHITE	82.3%	81.4%	77.0%
% BLACK	5.7%	5.8%	8.9%
% ASIAN	4.1%	6.2%	8.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.6%	0.7%
% OTHER	5.0%	2.7%	1.9%
<b>ETHNICITY</b>			
% HISPANIC	6.6%	4.3%	4.4%

\* Demographic data derived from 2010 US Census