

FOR LEASE



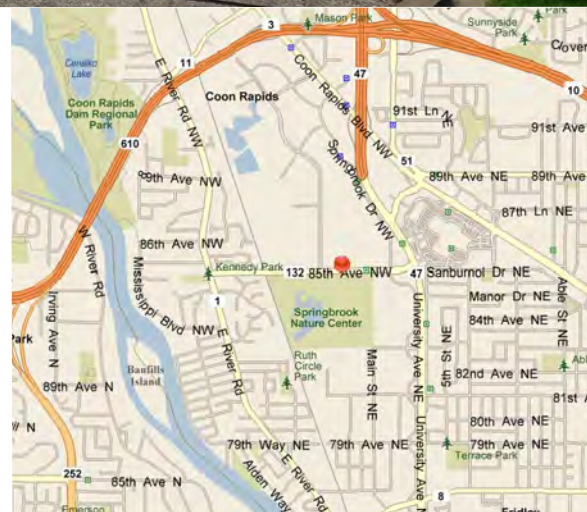
Cottonwood Business Center

8560 COTTONWOOD STREET NW, COON RAPIDS, MINNESOTA



Building Amenities

- › 18,390 square feet available now!
- › Divisible to 7,568 square feet
- › 19' clear height
- › Office space 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



COLLIERS INTERNATIONAL
5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126

www.colliers.com

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PROPERTY FACT SHEET



Cottonwood Business Center

8560 COTTONWOOD STREET NW

BUILDING FOR LEASE

PROPERTY ADDRESS:

8560 Cottonwood Street NW
Coon Rapids, MN 55433

YEAR BUILT:

1997

CLEAR HEIGHT:

19'

LOADING:

One (1) dock door
One (1) drive-in door

POWER:

800 amps, 480 volts,
3-phase

BUILDING SQUARE FEET:

45,900 square feet total

NET RENTAL RATES:

Office: \$8.75 net per square foot
Tech: \$4.75 net per square foot
Warehouse: \$4.50 net per square foot

2018 EST. CAM & REAL ESTATE TAX:

\$1.53 per square foot tax
\$1.40 per square foot CAM

\$2.93 per square foot total

CURRENTLY AVAILABLE:

Suite A:

1,868 square feet of office
5,700 square feet of warehouse

7,568 square feet total

Suite B:

1,024 square feet of office
2,021 square feet of tech
7,777 square feet of warehouse

10,822 square feet total

Suite A & B Contiguous

2,892 square feet of office
2,021 square feet of tech
15,345 square feet of warehouse

18,390 square feet total

AMENITIES:

- Great Location
- Excellent Corporate image



For Additional Information, Contact:

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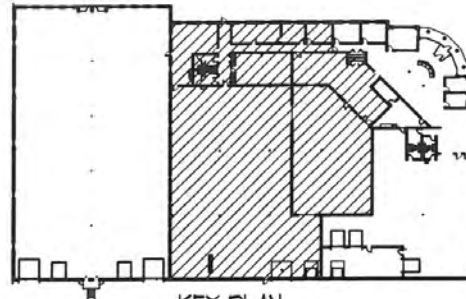
THE DESIGN
PARTNERSHIP, LTD.

Architecture
Planning
Interiors

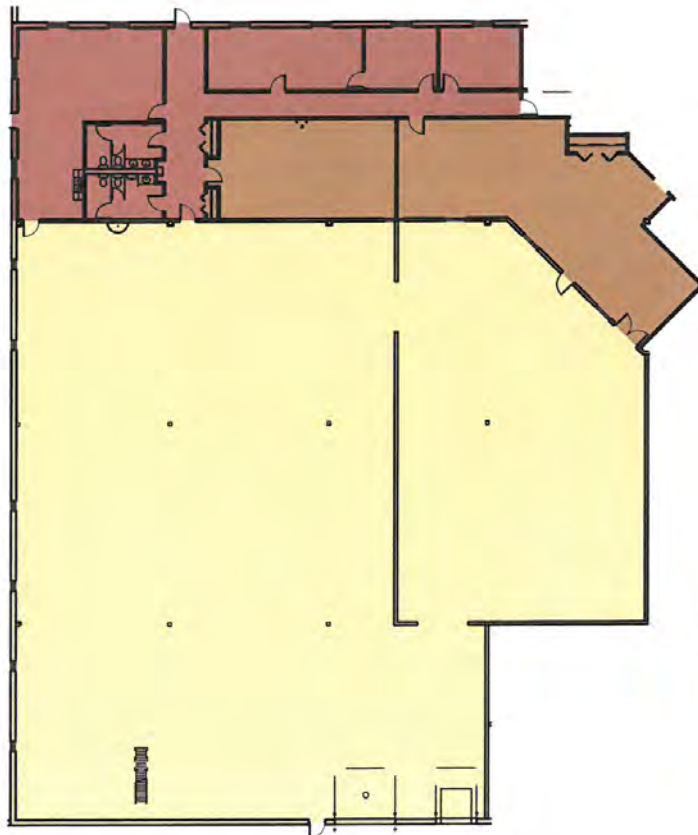
636 Mendelssohn Ave. N
Minneapolis, MN 55427
Phone 612 338 8889

SUPPLEMENTAL SHEET

Date: 8/10/2016
Project No: 2060022
Project No: LEASE EXHIBIT
Sheet No: A-1
Scale: 1" = 30'-0"



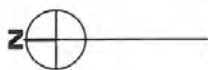
KEY PLAN
NOT TO SCALE



	OFFICE = 2,110 SF.
	TECH = 2,204 SF.
	W/H = 13,476 SF.

TOTAL LEASE = 18,390 SF.

 FLOOR PLAN
SCALE: 1" = 30'



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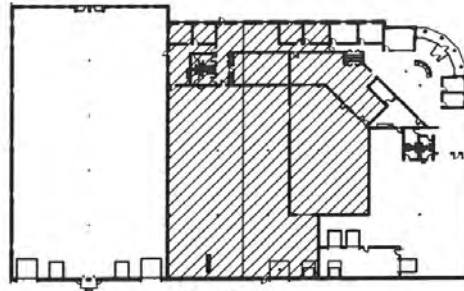
THE DESIGN
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SUPPLEMENTAL SHEET

Date: 9/13/2017
Project No: 2060022
Project No: LEASE EXHIBIT
Sheet No: A-1
Scale: 1" = 30'-0"



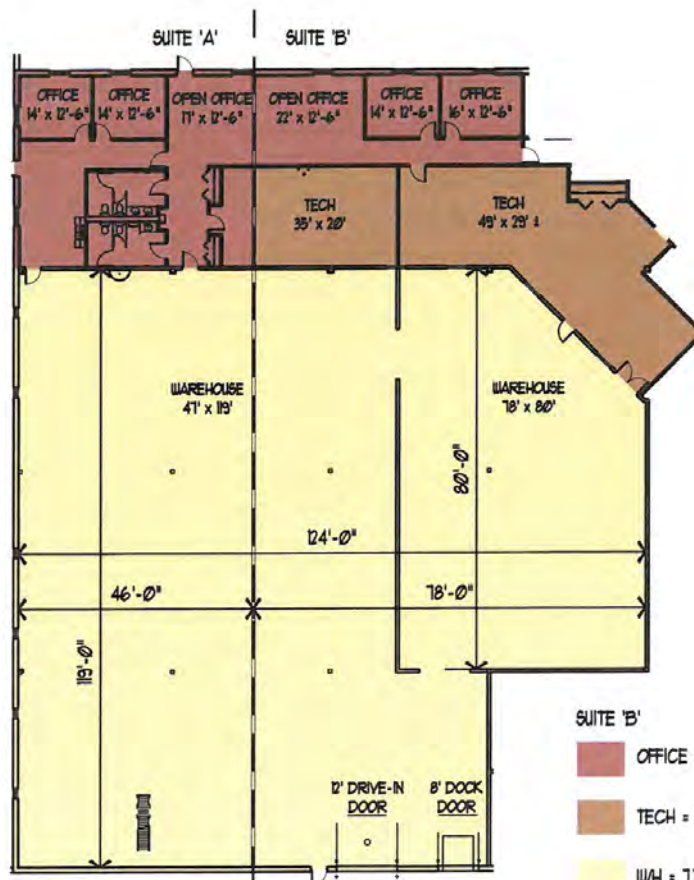
KEY PLAN
NOT TO SCALE

SUITE 'A'

OFFICE = 1,868 SF.

WH = 5,100 SF.

TOTAL LEASE = 1,568 SF.



SUITE 'B'

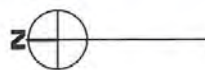
OFFICE = 1,024 SF.

TECH = 2,021 SF.

WH = 1,111 SF.

TOTAL LEASE = 10,822 SF.

FLOOR PLAN
SCALE: 1" = 30'



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