



## Sand Creek Office/ Warehouse Center

1136 114th Lane NW, Suite 300

Coon Rapids, MN 55433

**FOR LEASE**  
**6,441 SF Available**



### FEATURES:

- 6,441 SF of Office/Warehouse Space "For Lease" in Coon Rapids, MN.
- Great location off Hanson Blvd, near Hwy 10.
- Distinctive building entrances.
- Office Space includes 6 offices, large conf. room, open areas for cubes, 2 kitchenettes & shared restrooms.

### Lease Rates

**Office- \$8.95 / PSF**

**Whse- \$4.95 / PSF**

Tax: \$2.20 /psf & Cam: \$1.20/psf



### FACTS:

- ▲ Office 3,200 SF & Warehouse - 3,241 SF
- ▲ (1) Dock Door (8' x 10')
- ▲ (1) Drive-In Door (12' x 14')
- ▲ 20' Clear Height
- ▲ 200 amp - 3 phase power

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### Arrow Companies

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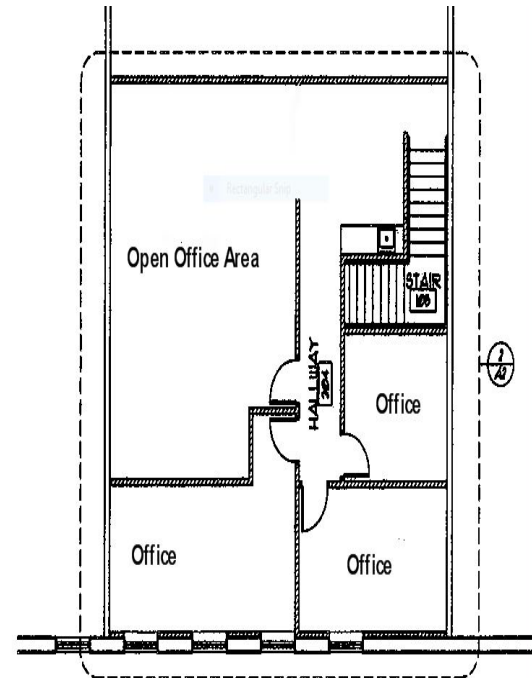
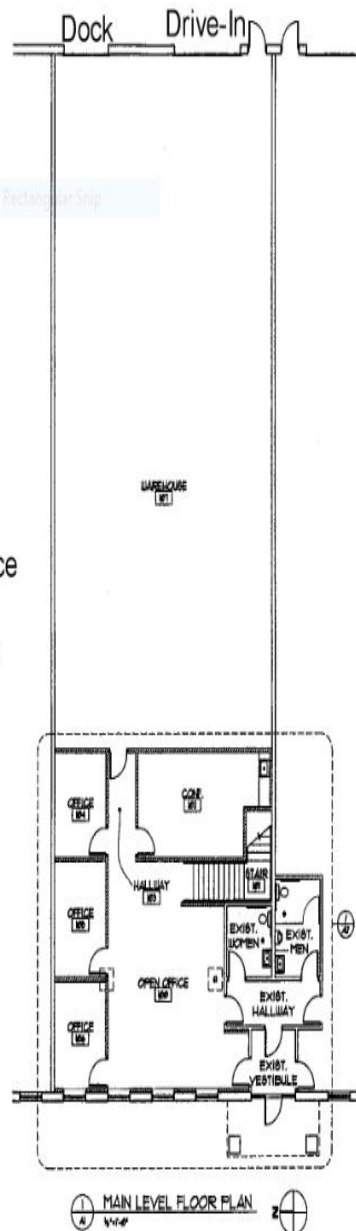




**FLOOR PLAN**

**FOR LEASE**  
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1,600 sf Office  
1,600 sf Mezzanine Office  
3,241 sf Warehouse  
6,441 Total Square Feet



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**PHOTO GALLERY**

**FOR LEASE**  
**6,441 SF Available**



Open Office Area



Conference Room



Open Office Area



Warehouse



Warehouse



Back Exterior (Dock & Drive-In Doors)

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