

Office Condo Suites for SALE or LEASE



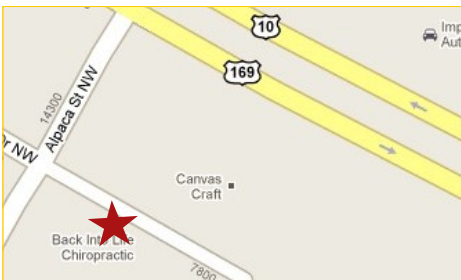
**7850 Riverdale Dr.
Ramsey, MN**

Four Professional Office Suites Ranging from 800-5,412 SF

Great Location and Highway Visibility for Your Business!

Located in a busy commercial business area with easy access to surrounding professional and retail services. Adjacent to Highways 10/169 corridor. Customer-friendly building includes common area conference room, kitchen and private bathrooms. Next to Ramsey Town Center and Northstar Commuter Rail. Each unit may be marked and sold as individual units or as one property.

Local businesses are therapeutic center, chiropractor and accounting entities. Superb opportunity to locate your business in an actively growing area!



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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Office Condo Suites for SALE or LEASE

**7850 Riverdale Dr.
Ramsey, MN**

Site Data

| | | |
|--------------------------------------|---|----------------|
| Listing Price: | \$777,777 for all four suites Suite 1 \$TBD Suite 3 LEASED Suite 4 LEASED Suite 5 \$TBD | |
| Includes: | 4 Single Office Condominiums | |
| Location: | 7850 Riverdale Drive NW, Ramsey, MN 55303 | |
| PID Number: | Suite 1 | 283225320017 |
| | Suite 3 | 283225320019 |
| | Suite 4 | 283225320020 |
| | Suite 5 | 283225320021 |
| 2010 Total Tax: | \$8,516.92 | |
| Legal Description: | (UNIT 1, 3, 4, 5) CIC NO 251 RIVERVIEW OFF CONDO, TOGW COMMON ELEMENT, SUBJ TO EASE OF REC | |
| Zoning: | Business/Commercial | |
| Topography: | Parking lot, sidewalk | |
| Utilities: | Water | Private Well |
| | Sewer | Private Septic |
| | Fuel | Natural Gas |
| | Heat | Forced Air |
| Number of Buildings: | 1 | |
| Total SF Available for Units: | Suite 1 | 2,442 SF |
| | Suite 3 | 1,065 SF |
| | Suite 4 | 864 SF |
| | Suite 5 | 1,569 SF |
| Association Fee Includes: | Suite 1 | \$TBD |
| | Suite 3 | LEASED |
| | Suite 4 | LEASED |
| | Suite 5 | \$TBD |
| Building Type: | Stick Built | |
| Year Built: | 2005 | |
| Parking: | 20,000SF of blacktop parking and driveway area | |
| Occupied: | Yes | |
| Neighboring: | Commercial | |
| General: | Each unit may be marked and/or sold as individual units or all as one property. | |



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Leaseholds

| Suite | SF | Availability | Lease Rate (NNN) | Est. CAM & Taxes | Monthly TOTAL |
|-------|-------|--------------|---------------------------|------------------|---------------|
| 1 | 2,442 | Available | \$ Gross Rent + Utilities | \$TBD | \$TBD |
| 3 | 1,065 | Leased | \$ Gross Rent + utilities | --- | --- |
| 4 | 864 | Leased | \$ Gross Rent + utilities | --- | --- |
| 5 | 1,569 | Available | \$ Gross Rent + utilities | \$TBD | \$TBD |



Ready For Purchase!

Beautifully refinished office suites with plenty of space for your growing business. Suites 1 and 5 are vacant and ready to move in. Suites 3 and 4 include wide waiting rooms, reception desks and private offices. Suites 1 and 5 are for lease or sale. Suites 3 and 4 are currently leased and for sale. All suites may be purchased together or separately.

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55303 Demographics



Community-at-a-Glance

County Seat:

Anoka

Population:
42,088

Median Age:
33.0

Average Family Size:
3.21

Median Single Family
Owner-occupied Homes:
10,525

Median Household Income:
\$57,792

Commute Time (minutes):
29.1

| General Characteristics | Number | Percentage |
|--|---------|------------|
| Total population | 42,088 | — |
| <i>Male</i> | 21,443 | 50.9 |
| <i>Female</i> | 20,645 | 49.1 |
| Median age (years) | 33.0 | — |
| <i>Under 5 years</i> | 3,355 | 8.0 |
| <i>18 years and over</i> | 29,783 | 70.8 |
| <i>65 years and over</i> | 2,792 | 6.6 |
| Average household size | 2.77 | — |
| Average family size | 3.21 | — |
| Total housing units | 15,179 | — |
| Social Characteristics | Number | Percentage |
| Population 25 years and over | 26,280 | — |
| <i>HS graduate or higher</i> | 23,964 | 91.2 |
| <i>Bachelor's degree or higher</i> | 5,096 | 19.4 |
| Male, now married | 9,683 | 61.3 |
| Female, now married | 9,694 | 62.3 |
| Economic characteristics | Number | Percentage |
| In labor force | 24,056 | 77.5 |
| Mean travel time to work (minutes) | 29.1 | — |
| Median household income (dollars) | 57,792 | — |
| Median family income (dollars) | 64,393 | — |
| Per capita income (dollars) | 23,767 | — |
| Housing Characteristics | Number | Percentage |
| Single-family owner-occupied homes | 10,525 | — |
| <i>Median value (dollars)</i> | 137,000 | — |
| Median of selected monthly owner costs with mortgage (dollars) | 1,142 | — |

*2000 US Census Data

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Summary

Building features and amenities include:

- Clean office suites with great space for your professional or retail business
- Very professional, common area conference room for your business meetings
- On site common area kitchen for dining, socializing or relaxing
- Clean, private bathrooms located in main hallway near all surrounding suites
- Geo-thermal heating and cooling to contribute to a sustainable environment
- Private security system for each suite
- Wired for Qwest DSL
- All suites have convenient customer access
- Parking lot located in front of building with easy access to two entrances
- Located in a busy commercial area along a commuter corridor
- Fantastic visibility and easy access to Highways 10/169
- Within walking distance to Northstar Commuter Rail and Ramsey Town Center
- Located adjacent to an RV Business Center and US Bank
- Building and monument signage available



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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