

# FOR LEASE RAMSEY COMMONS

## 8035 Riverdale Dr NW Ramsey, MN



### PROPERTY FEATURES

- Office / Retail space on Hwy 10
- 4,372 sq ft available, demiseable to 1,315 sq ft
- U.S. Bank anchors the site
- Premier intersection on Hwy 10 & Armstrong Blvd. New bridge crossing to Ramsey Town Center and the Northstar Light Rail Station
- Area retailers include: Coburn's Grocery, Slumberland, Caribou Coffee, Great Clips, Subway
- Security cameras in place

LEASE RATE: \$19.00/sq ft CAM/Tax: \$8.89/sq ft (2017)

For More Information Contact: MARTY FISHER  
PREMIER COMMERCIAL PROPERTIES, INC.

6897 139<sup>th</sup> Lane NW Ramsey, MN 55303

763.862.2005

[www.premiercommercialproperties.com](http://www.premiercommercialproperties.com)



# FOR LEASE RAMSEY COMMONS 8035 Riverdale Dr NW Ramsey, MN



At Armstrong Boulevard on Highway 10



Monument signage to Riverdale Dr.



Monument signage to Highway 10

For More Information Contact: MARTY FISHER  
PREMIER COMMERCIAL PROPERTIES, INC.  
6897 139<sup>th</sup> Lane NW Ramsey, MN 55303  
763.862.2005

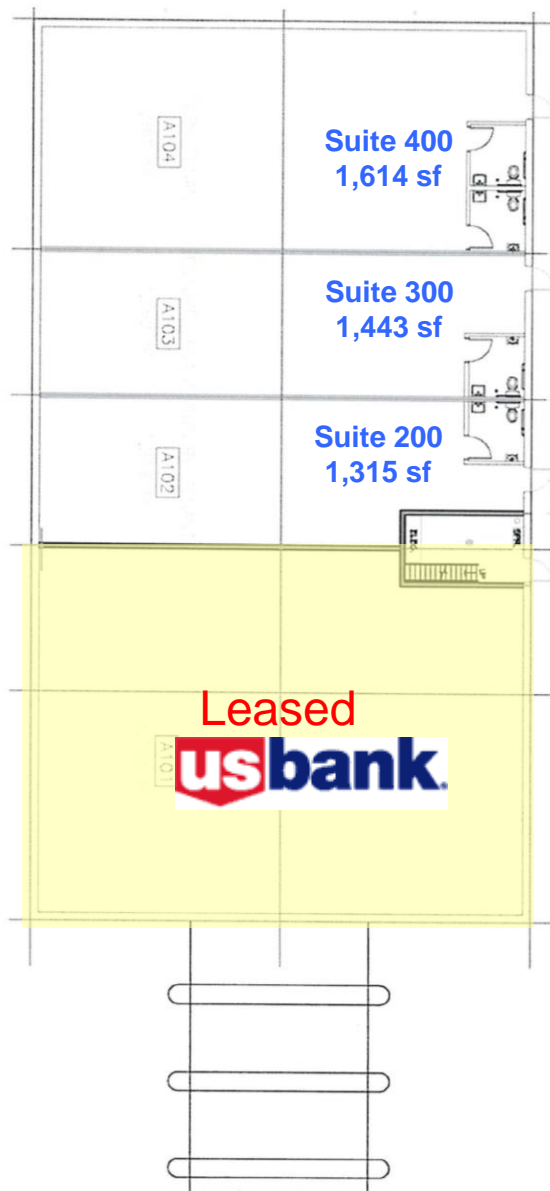
[www.premiercommercialproperties.com](http://www.premiercommercialproperties.com)



# FOR LEASE RAMSEY COMMONS 8035 Riverdale Dr NW Ramsey, MN

## Floor Plan

Space can be demised other than as listed.



For More Information Contact: MARTY FISHER  
PREMIER COMMERCIAL PROPERTIES, INC.  
6897 139<sup>th</sup> Lane NW Ramsey, MN 55303  
763.862.2005

[www.premiercommercialproperties.com](http://www.premiercommercialproperties.com)





# FOR LEASE RAMSEY COMMONS

## 8035 Riverdale Dr NW Ramsey, MN



Outdated aerial – bridge is in place

DEMOGRAPHICS (2016)	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	2,133	16,235	56,014
Total Households	833	5,699	20,441
Total Families	589	4,475	14,988
Average Household Income	\$94,763	\$97,460	\$93,486

42,000 vehicles per day on U.S. Highway 10

For More Information Contact: MARTY FISHER  
 PREMIER COMMERCIAL PROPERTIES, INC.  
 6897 139<sup>th</sup> Lane NW Ramsey, MN 55303  
 763.862.2005

[www.premiercommercialproperties.com](http://www.premiercommercialproperties.com)



# FOR LEASE RAMSEY COMMONS

## 8035 Riverdale Dr NW Ramsey, MN

### LANDLORD WORK LETTER

#### RAMSEY COMMONS – RAMSEY, MN

Landlord will provide the following:

1. Storefront – Landlord will provide the storefront and hollow metal rear door per Landlord’s design and specifications.
2. Demising Partition – Landlord will provide full height metal stud partitions between the adjacent space and the Premises.
3. Floor – Landlord will provide a minimum 4” thick concrete slab floor with a smooth trowel finish.
4. Restroom – Landlord will provide one handicapped accessible restroom at the rear of the Premises per Landlord’s plans. Landlord will install a ¾” domestic water line with sub-meter and a 4” sanitary drain line to the restroom.
5. Sprinkler System – Landlord will provide a base grid sprinkler system with upturned heads per Landlord’s plans. Tenant shall be responsible for any branch line modifications (if required by code), extending drops and turning down sprinkler heads.
6. Electrical – Landlord will provide one 200 amp 120/208 3 phase, 4 wire service with one dedicated meter and panel at the rear of the Premises per Landlord’s plans.
7. HVAC – Landlord will one ton HVAC per 300 square feet of Premises per Landlord’s plans. Tenant shall be responsible for all distribution ductwork, registers, grilles, and duct mounted smoke detectors/dampers.
8. Telephone / Cable – Landlord will provide 1” telephone and 1” cable conduits with nylon drag lines at the rear of the Premises per Landlord’s plans.
9. Sign Roof Jack – Landlord will a roof jack for Tenant’s storefront sign at the front and rear of the Premises per Landlord’s plans.

For More Information Contact: MARTY FISHER  
PREMIER COMMERCIAL PROPERTIES, INC.  
6897 139<sup>th</sup> Lane NW Ramsey, MN 55303  
763.862.2005

[www.premiercommercialproperties.com](http://www.premiercommercialproperties.com)

