



Medical Space For Lease

Mercy Healthcare Center | 3960 Coon Rapids Blvd NW, Coon Rapids, MN 55433



Anne Madyun CCIM
612.454.4172
amadyun@davishre.com

Jill Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

davishre.com

Building owned and managed by
HEALTHCARE REALTY



Medical Space For Lease

Mercy Healthcare Center | 3960 Coon Rapids Blvd NW, Coon Rapids, MN 55433



T

BUILDING TENANTS:



MINNESOTA
UROLOGY



TRAFFIC COUNT

12,800 vehicles on Coon Rapids Blvd
(average annual daily traffic)
3,550 on Blackfoot St NW



2025 ESTIMATED POPULATION

1 mile: 10,750
3 miles: 78,119
5 miles: 172,039



2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$106,506
3 miles: \$117,792
5 miles: \$125,902

Building Size:

92,139 sq. ft.

Space Available:

1,020 - 4,185 sq. ft.

- LEASE INCENTIVES AVAILABLE!
- Medical space available for lease
- Tunnel connected to Mercy Hospital
- Building has been fully renovated with Class A finishes and new mechanicals
- Building has been awarded the BOMA Kilowatt Cup award for outstanding energy efficiency
- Common area conference room and break room

Anne Madyun ccim
612.454.4172
amadyun@davishre.com

Jill Rasmussen ccim, sior
612.341.3247
jrasmussen@davishre.com

davishre.com

Building owned and managed by
HEALTHCARE REALTY

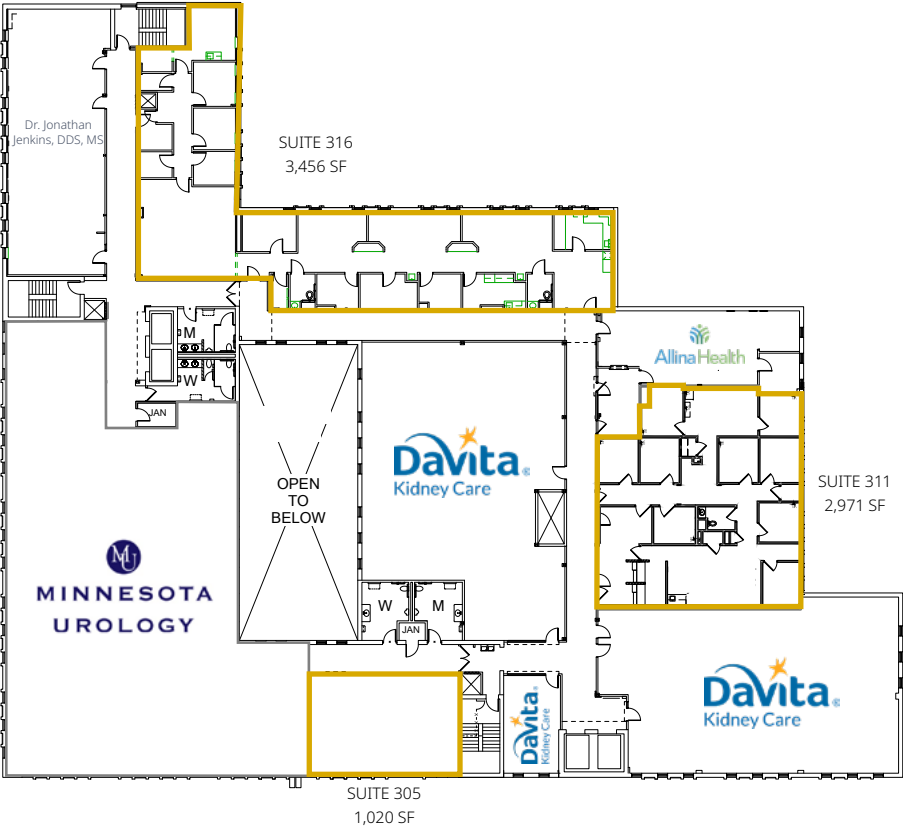


Medical Space For Lease

Mercy Healthcare Center | 3960 Coon Rapids Blvd NW, Coon Rapids, MN 55433

Floor Plans

3rd Floor
1,020 - 3,456 SF Available



Anne Madyun ccim
612.454.4172
amadyun@davishre.com

Jill Rasmussen ccim, sior
612.341.3247
jrasmussen@davishre.com

davishre.com

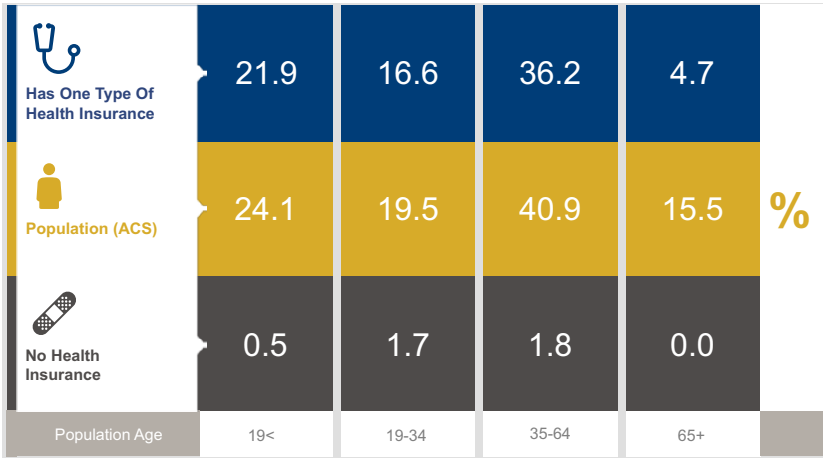
Building owned and managed by
HEALTHCARE REALTY



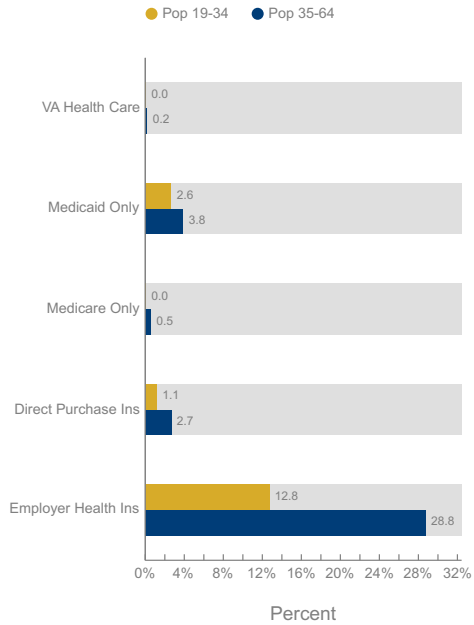
Medical Space For Lease

Mercy Healthcare Center | 3960 Coon Rapids Blvd NW, Coon Rapids, MN 55433

Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,155.1
Physician Services	\$357.0
Dental Services	\$564.4
Eyecare Services	\$106.3
Lab Tests/X-rays	\$99.5
Hospital Room & Hospital Service	\$306.3



Medical Space For Lease

Mercy Healthcare Center | 3960 Coon Rapids Blvd NW, Coon Rapids, MN 55433

Interior Photos



Anne Madyun ccim
612.454.4172
amadyun@davishre.com

Jill Rasmussen ccim, sior
612.341.3247
jrasmussen@davishre.com

davishre.com

Building owned and managed by
HEALTHCARE REALTY



Medical Space For Lease

Mercy Healthcare Center | 3960 Coon Rapids Blvd NW, Coon Rapids, MN 55433

Local Retail View



Anne Madyun ccm
612.454.4172
amadyun@davishre.com

Jill Rasmussen ccm, sior
612.341.3247
jrasmussen@davishre.com

davishre.com

Building owned and managed by
HEALTHCARE REALTY



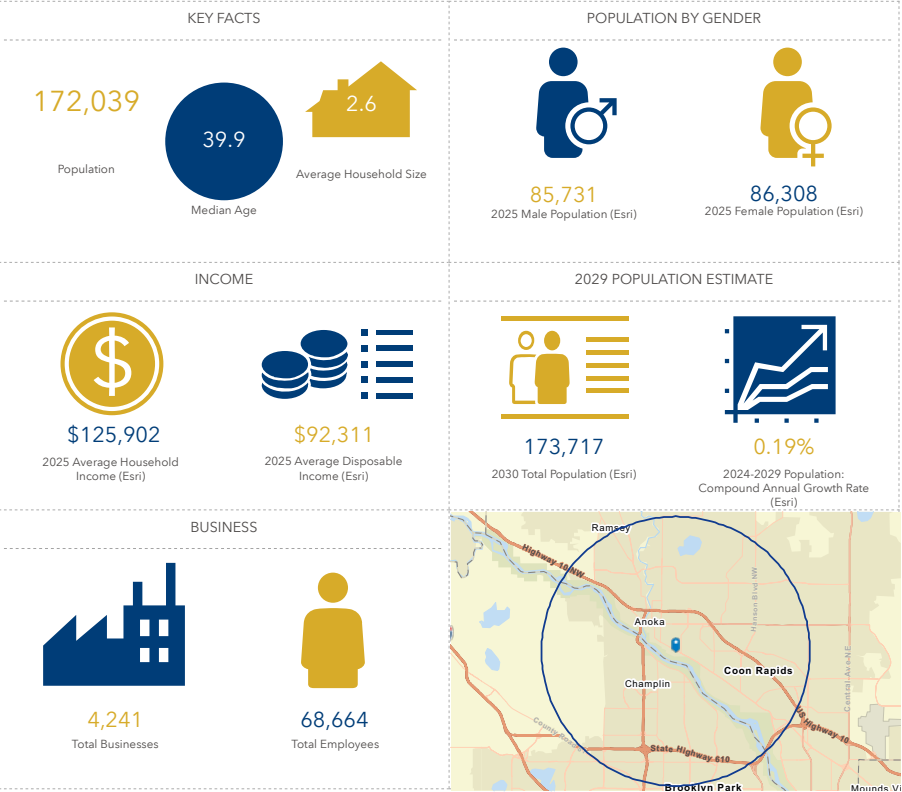
Medical Space For Lease

Mercy Healthcare Center | 3960 Coon Rapids Blvd NW, Coon Rapids, MN 55433

The Coon Rapids Market

Top Employers	# of Employees	Type
Mercy Health (Allina Health)	2,783	Healthcare
ISD #11	1,416	Education
RMS Company	1,075	Manufacturing
Target	600	Retail Trade
Ramsey Community College	450	Education
Honeywell Aerospace	400	Manufacturing
City of Coon Rapids	304	Government
HOM Furniture	300	Retail Trade
Cub	290	Retail Trade
Menards	220	Retail Trade
Walmart	200	Retail Trade

Key Facts



Anne Madyun CCIM
612.454.4172
amadyun@davishre.com

Jill Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

davishre.com

Building owned and managed by
HEALTHCARE REALTY