

8500 EVERGREEN BLVD NW

Coon Rapids, Minnesota



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► Property Overview

8500 EVERGREEN BLVD NW

Property Overview

8500 Evergreen Blvd NW, Coon Rapids, MN is a 38,980 SF, two-story office-tech building, built in 1985. The building includes office, clean-room production, and warehouse. It has an interior dock door. The main office entrance is at the upper level, and the office areas can be accessed from both the upper and lower levels.

The property is 100% leased to Cell Culture Company, also known as C3. C3 is a contract development and manufacturing organization (CDMO). The tenant uses the facility as a GMP production facility for the production of cell-based products.

The building sits on approximately 2.94 acres and is on the northwest corner of Evergreen Blvd NW and 85th Ave NW, with access from both streets. It is in a modern business park that continues to have quality development activity. It is close to many shopping, retail and restaurants.



► Property Description

8500 EVERGREEN BLVD NW

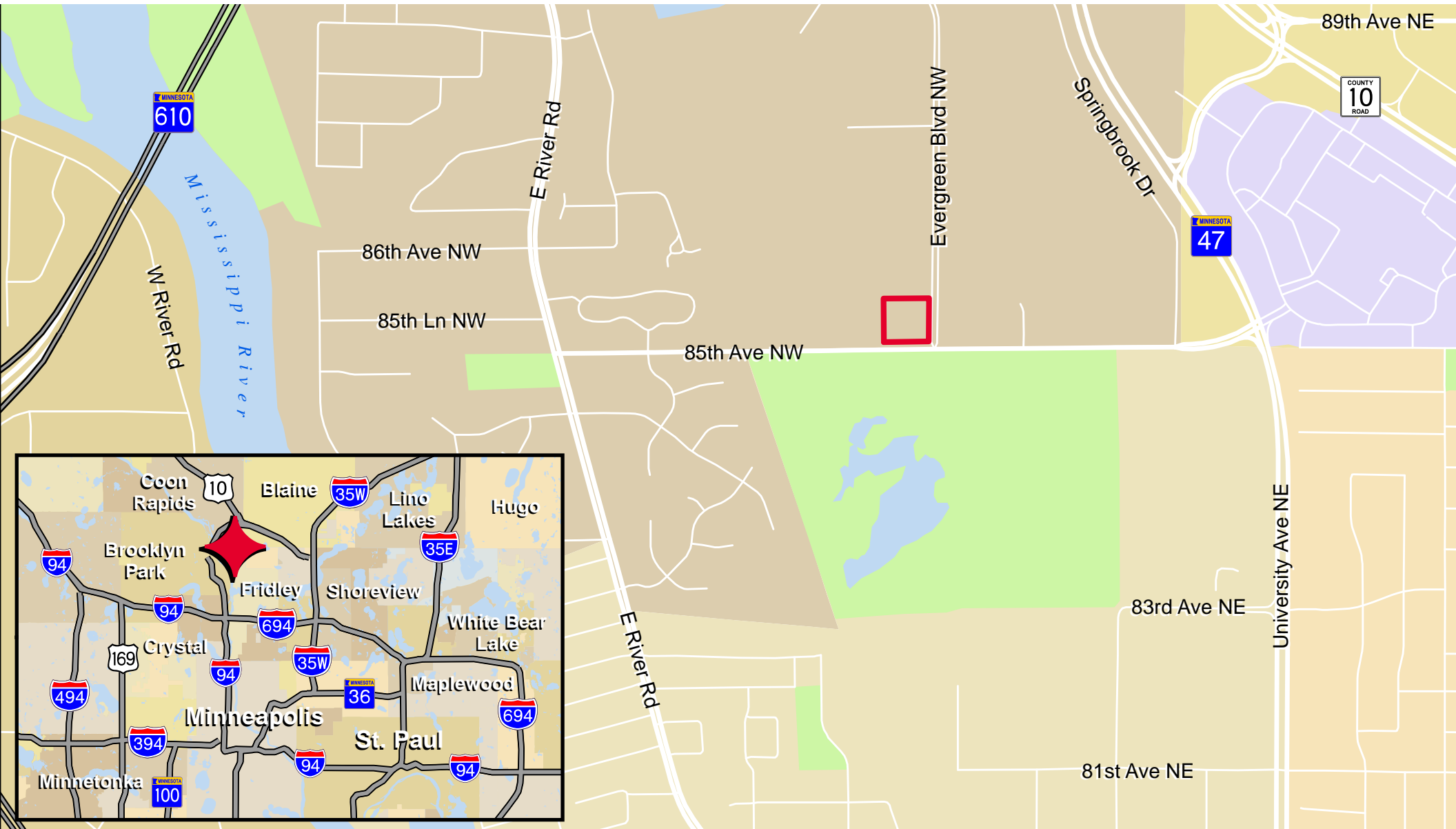
Property Basics

Address	8500 Evergreen Blvd NW Coon Rapids, MN
Parcel Number	36.31.24.43.0008
Building SF	38,980 SF
Parcel Size	2.94 Acres
HVAC	100% air conditioned
Parking	67 spaces
Loading	1 dock-high door / 1 drive-in
Power	Heavy power
Lighting	Fluorescent
County	Anoka
Year Built	1985
Zoning	Industrial

► **Property Description**

8500 EVERGREEN BLVD NW

Location Map



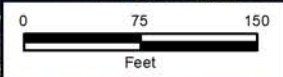
► Property Description

8500 EVERGREEN BLVD NW

Aerial



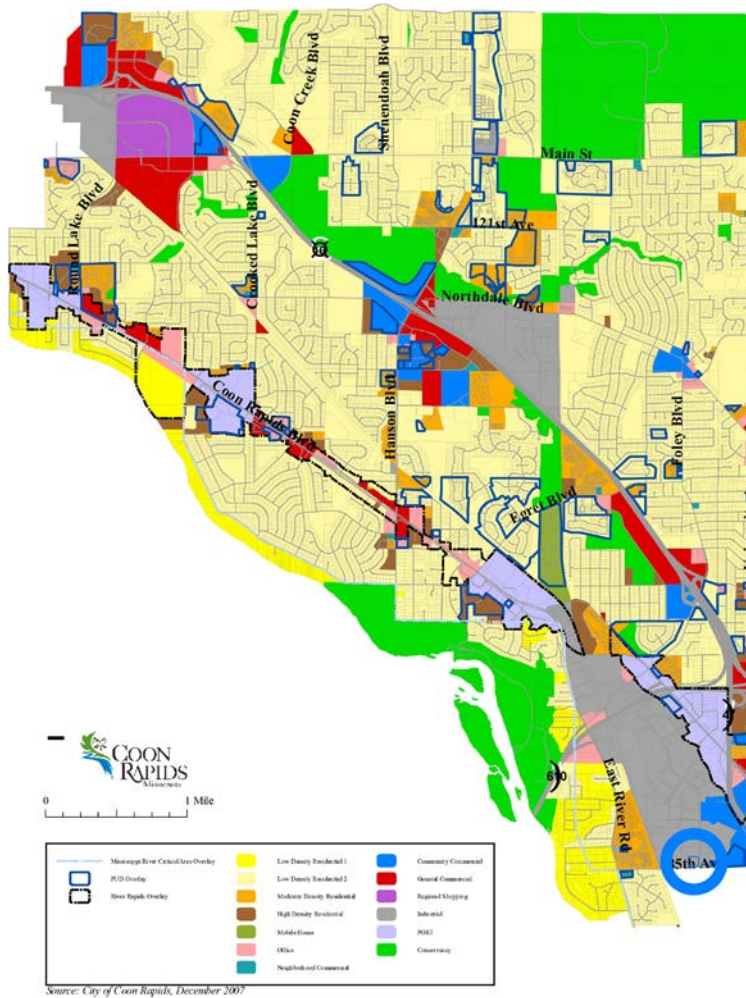
Basemap: Cushman & Wakefield ESRI, MDOIT, Realmap copyright 2017
UNFO: ArcMap Brokers Inc. final David Stokes Minneapolis 8500 Evergreen Blvd NW Workspace Minneapolis 8500 Evergreen Blvd NW_1110_5_AerialIN.mxd



Property Description

8500 EVERGREEN BLVD NW

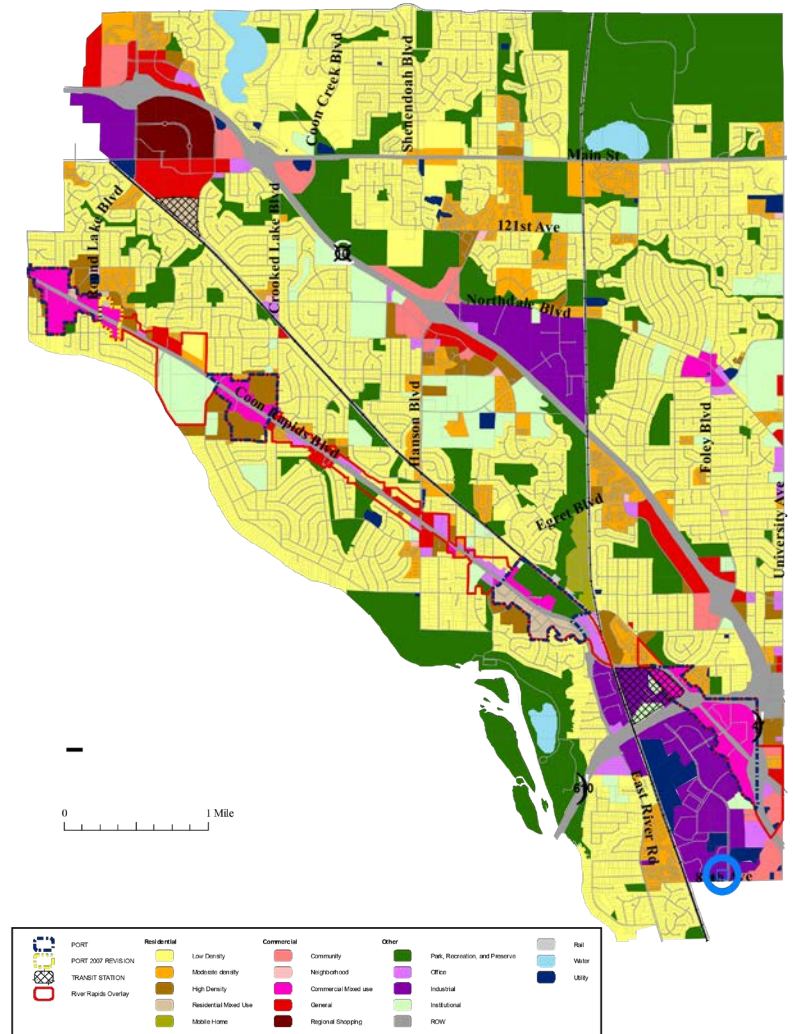
Zoning Map



Map L-13: Existing Zoning

City of Coon Rapids Comprehensive Plan

Land Use Map



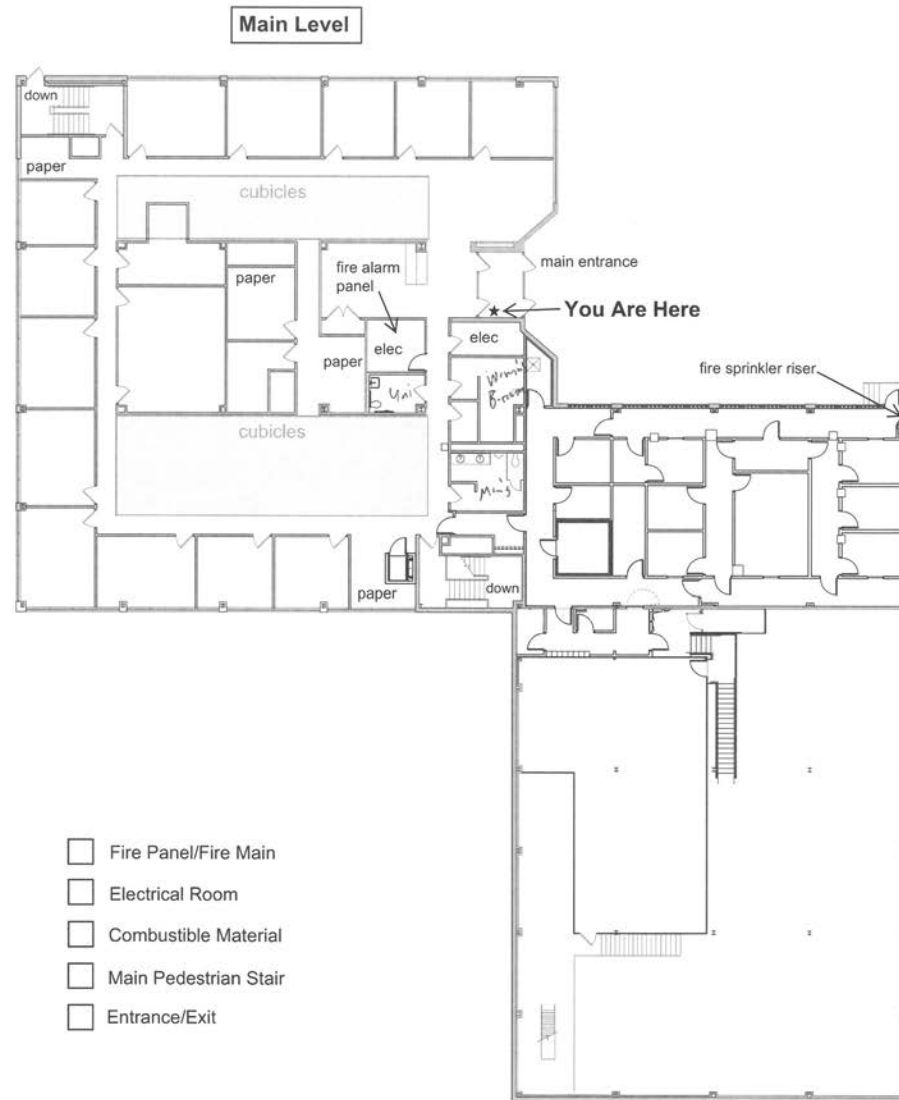
Map L-5: Future Land Use

City of Coon Rapids Comprehensive Plan

► Property Description

8500 EVERGREEN BLVD NW

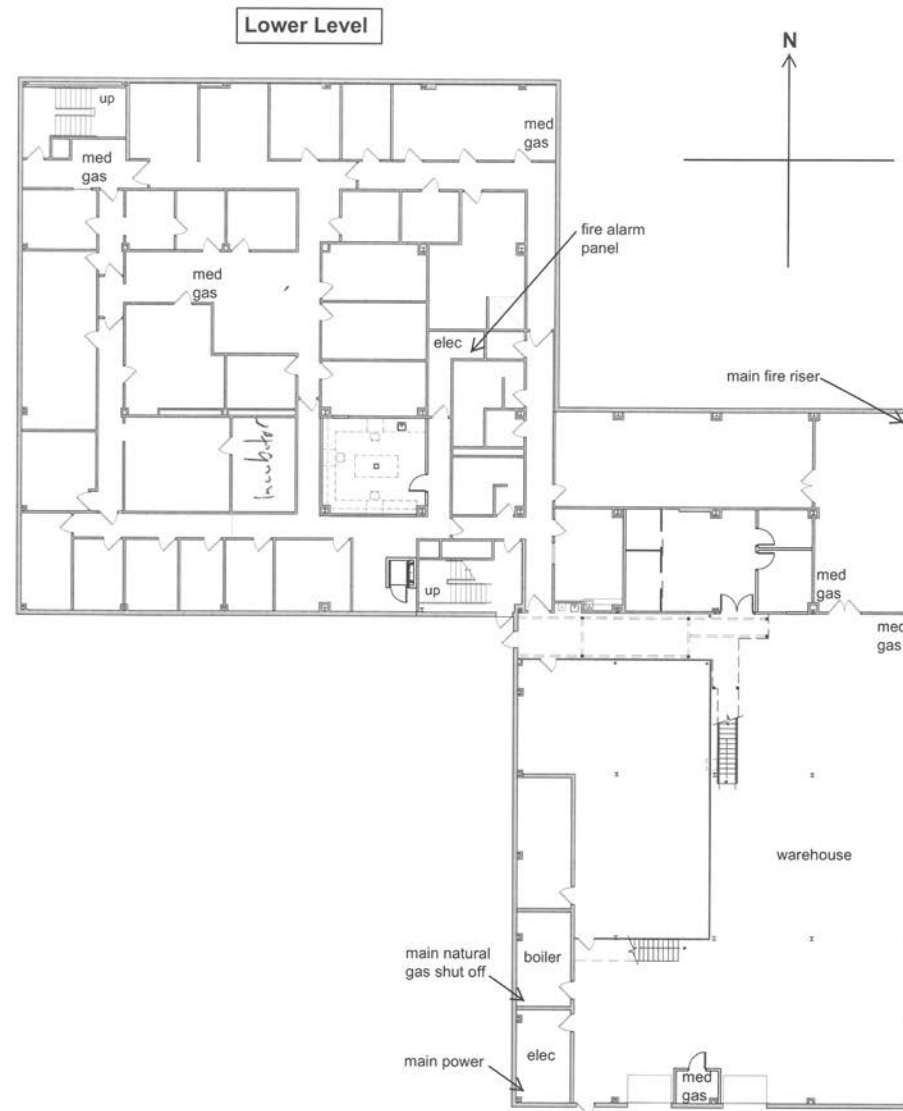
Main Level Floor Plan



Property Description

8500 EVERGREEN BLVD NW

Lower Level Floor Plan



► Property Description

8500 EVERGREEN BLVD NW

Property Photographs



Lower Level Entrance



Loading Docks



West Office Area

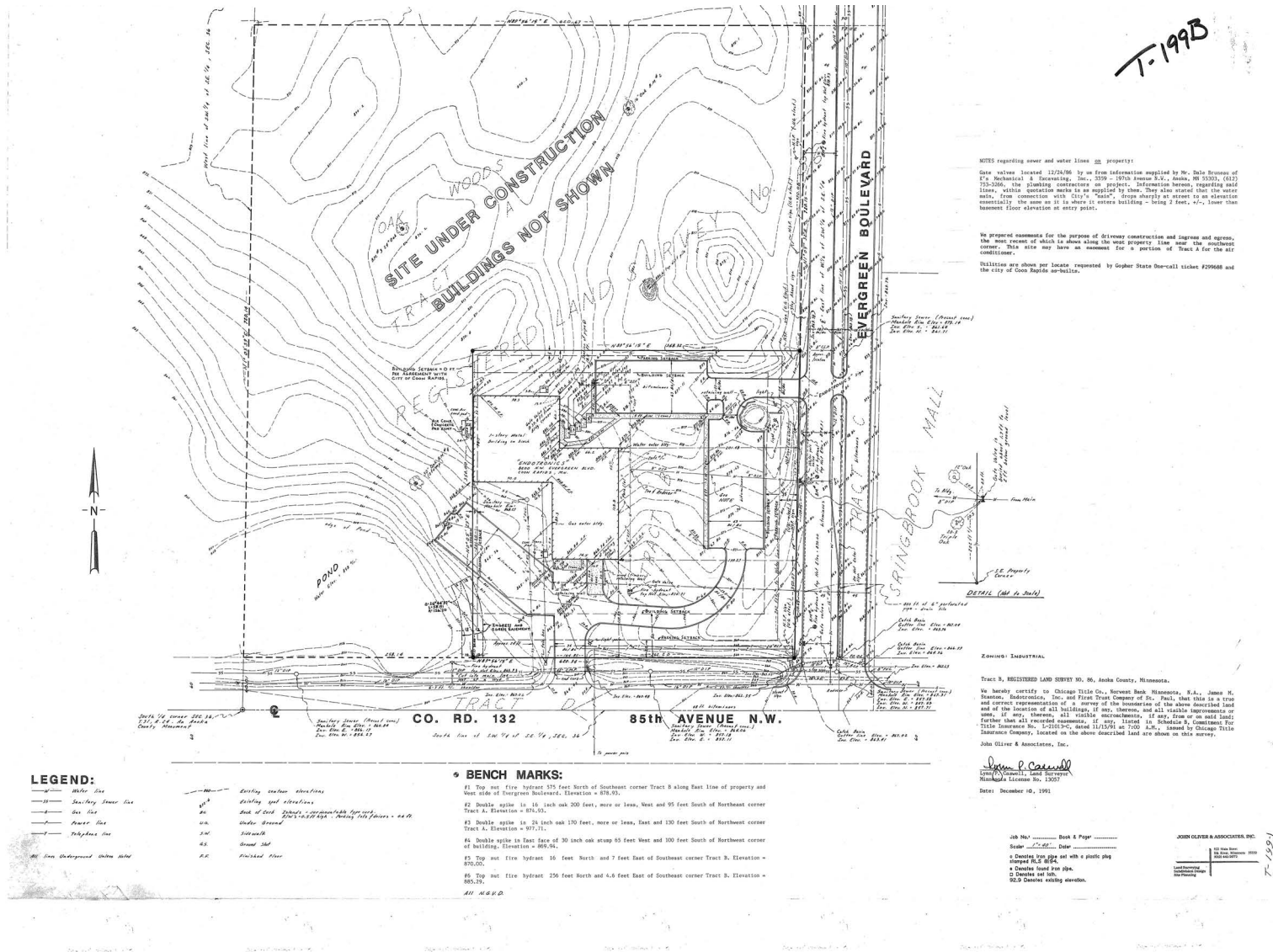


North Side

Property Description

8500 EVERGREEN BLVD NW

Survey



LEASE SUMMARY

Lease Summary	
Tenant:	Cell Culture (a.k.a. C3), successor to Biovest International, Inc.
Lease Term:	10 years
Lease Commencement:	April 1, 2011 (to be confirmed)
Net Rent:	Years 1-5: \$18,059.38/mo. Years 6-10: \$23,891.12/mo
Option to Expand	Tenant option to extend term of lease for two additional five (5) year periods. Tenant must provide twelve (12) months notice. Renewal rates are at market.
Guarantor:	Accentia Biopharmaceuticals, Inc.

► Financial Data

8500 EVERGREEN BLVD NW

TENANT DESCRIPTION



The tenant is Cell Culture Company (www.cellculturecompany.com), also known as C3. C3 is a contract development and manufacturing organization (CDMO). The tenant uses the facility as a GMP production facility for the production of cell-based products. C3 is successor to Biovest.

Property Tax Information



Property Account Summary

Current General Information			
Property ID	36-31-24-43-0008		
Situs Address	8500 EVERGREEN BLVD NW , COON RAPIDS, MN 55433-0000		
Property Description	TRACT B R.L.S.NO 86 SUBJ TO EASE OF REC		
Last Sale Price			
Last Sale Date			
Last Sale Document Type			
Linked Property Group Position			
Status	Active		
Abstract/Torrens	All Torrens		
Parties			
Role	Name		
Owner	JMS HOLDINGS LLC		
Document Recording Process Dates			
Abstract Documents Have Been Recorded Through	11/08/2017		
Abstract Documents Have Been Mailed Through	11/08/2017		
Torrens Documents Have Been Recorded Through	11/03/2017		
Torrens Documents Have Been Mailed Through	11/03/2017		
Active Certificates Of Title			
Type	Certificate Number	Certificate Date	
CRTST CERTIFICATE OF TITLE - STANDARD	118476	12/03/2010	
CRTST CERTIFICATE OF TITLE - STANDARD	117211	05/10/2010	
CRTST CERTIFICATE OF TITLE - STANDARD	70369	01/29/1992	
Documents Recorded Within 30 Days Of "Recorded Through" Dates Above			
Type	Abstract/Torrens	Recorded Number	Recorded Date
No Documents Found			
Property Characteristics			
Lot Size	E350*362*350*368		
Year Built	1984		
* Lot Size: Approximate lot size in feet, dockwise beginning with the direction the lot faces			
Tax District Information			
City Name	COON RAPIDS		
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11		
Watershed	COON CREEK WATERSHED		
Property Classification			
Tax Year	Classification		
2017	3A-Commercial/Industrial/Public Utility		
2016	3A-Commercial/Industrial/Public Utility		
Property Values			
Tax Year	Description	Amount	
2018	Est Market Land (MKLND)	272,300	
2018	Est Market Improvement (MKIMP)	1,462,500	
2018	Market Value Prior to Hstd Excl. (TMVP)	1,734,800	
2018	Taxable Market (TMTV)	1,734,800	
2018	Est Market (MKTL)	1,734,800	
2017	Taxable Market (TMTV)	1,714,300	
2017	Est Market (MKTL)	1,714,300	
2017	Market Value Prior to Hstd Excl. (TMVP)	1,714,300	
2016	Taxable Market (TMTV)	1,783,900	
2016	Est Market (MKTL)	1,783,900	
2016	Market Value Prior to Hstd Excl. (TMVP)	1,783,900	
Tax Amounts for M1PR			
Tax Year	Description	Amount	

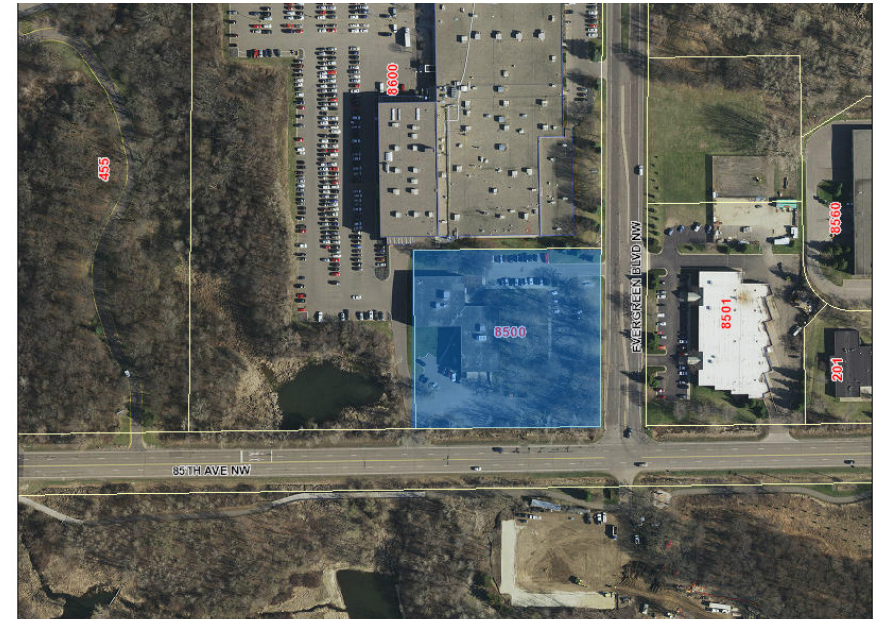
2017	Total Tax Amounts - Before Payments	63,954.80
2017	Special Assessments (Included in Total)	3,870.65

Payment History for Past Three Years

Date Paid	Tax Year	Principal	Interests, Penalties and Costs	Amount Paid
10/11/2017	2017	31,977.40	0.00	31,977.40
05/12/2017	2017	31,977.40	0.00	31,977.40
10/05/2016	2016	33,098.97	0.00	33,098.97
05/13/2016	2016	33,098.96	0.00	33,098.96
10/09/2015	2015	32,189.70	0.00	32,189.70
05/07/2015	2015	32,189.70	0.00	32,189.70

No Charges are currently due.

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