



UNIVERSITY AVENUE MEDICAL OFFICE CENTER

7201-7245 University Avenue NE | Fridley, MN 55432

Up To 5,443 SF MEDICAL/OFFICE/WAREHOUSE SPACE FOR LEASE!

Space Available:

- Suite 7229: 2,557 sf
- Suite 7233: 2,886 sf
- Suite 7229 and Suite 7233 contiguous to 5,443 sf
- 2018 CAM: \$2.47 psf and Tax: \$2.25 psf
- Lease Rate: Negotiable



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com

Highlights and Features:

- One-story facility occupied primarily by medical or health-related clients
- High visibility on University Avenue and the property is located approximately one mile from Mercy Hospital
- Access is exceptional with I-694 to the south and I-35W to the east
- Area amenities include Northtown Mall just to the north
- 1 drive-in door
- 14' clear ceiling height
- Zoning: M-2 Heavy Industrial District
- Co-tenants: Associated Skin Care Specialists, KCI, Total Care Pharmacy, Courage Kenny Rehabilitation Institute, Metro Therapy, Protégé Fitness

Demographics and Traffic Counts:

- 2017 Average Household Population: 1 mile - 3,649, 3 miles - 45,497 and 5 miles - 120,888
- 2017 Average Household Income: 1 mile - \$69,339, 3 miles - \$67,895 and 5 miles \$69,154
- 32,500 vpd on University Avenue NE and 8,700 vpd on 73rd Avenue NE

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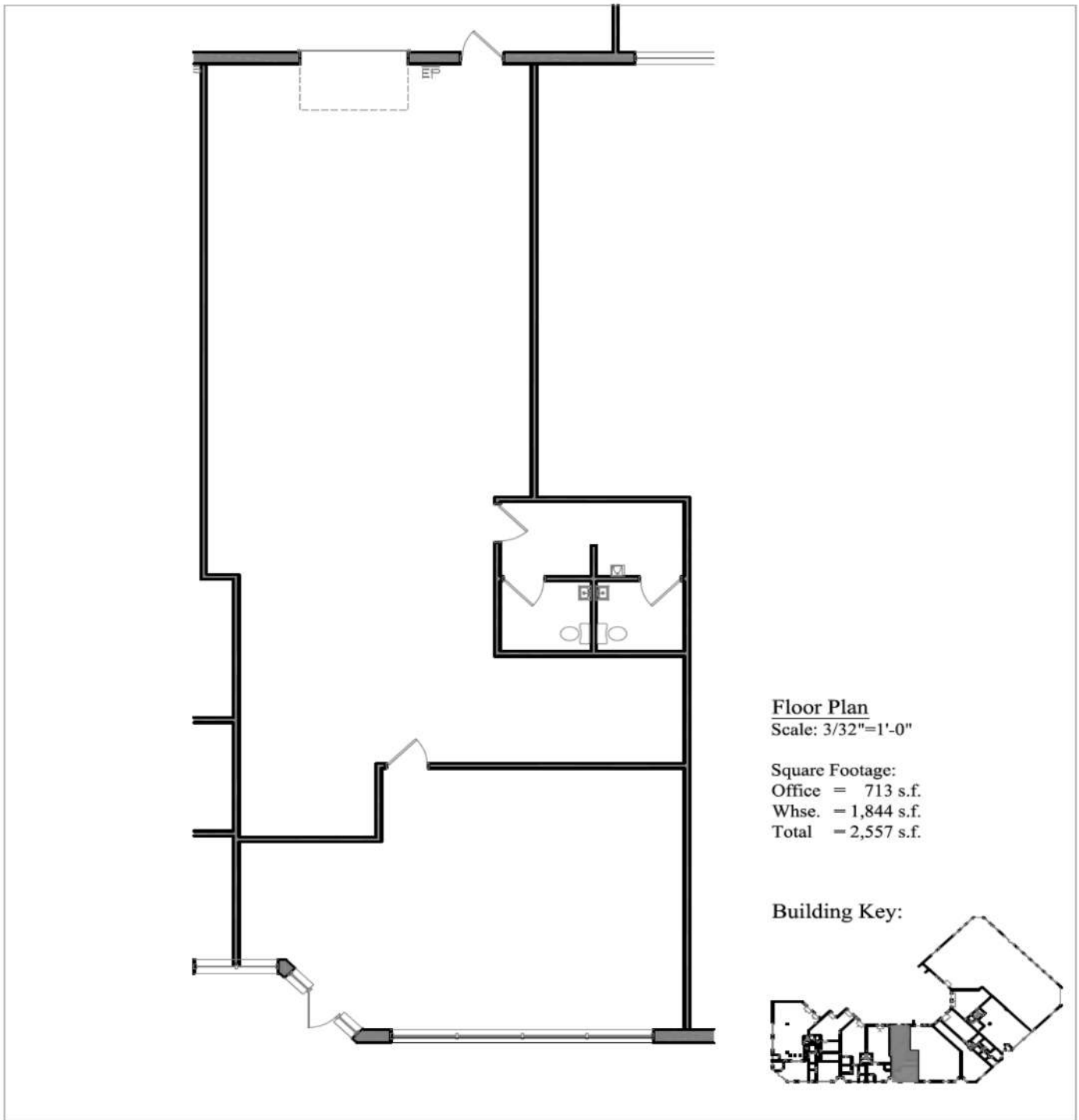
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Space Plan – Suite 7229



GENESIS
ARCHITECTURE

4305 Baker Road, Suite 400
Minnetonka, MN 55434
952.897.7874 Fax: 952.897.7740

Suite 7229
2,557 sq.ft.
University Avenue
Business Center
Fridley, MN 55432

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Interior Photo – Suite 7229

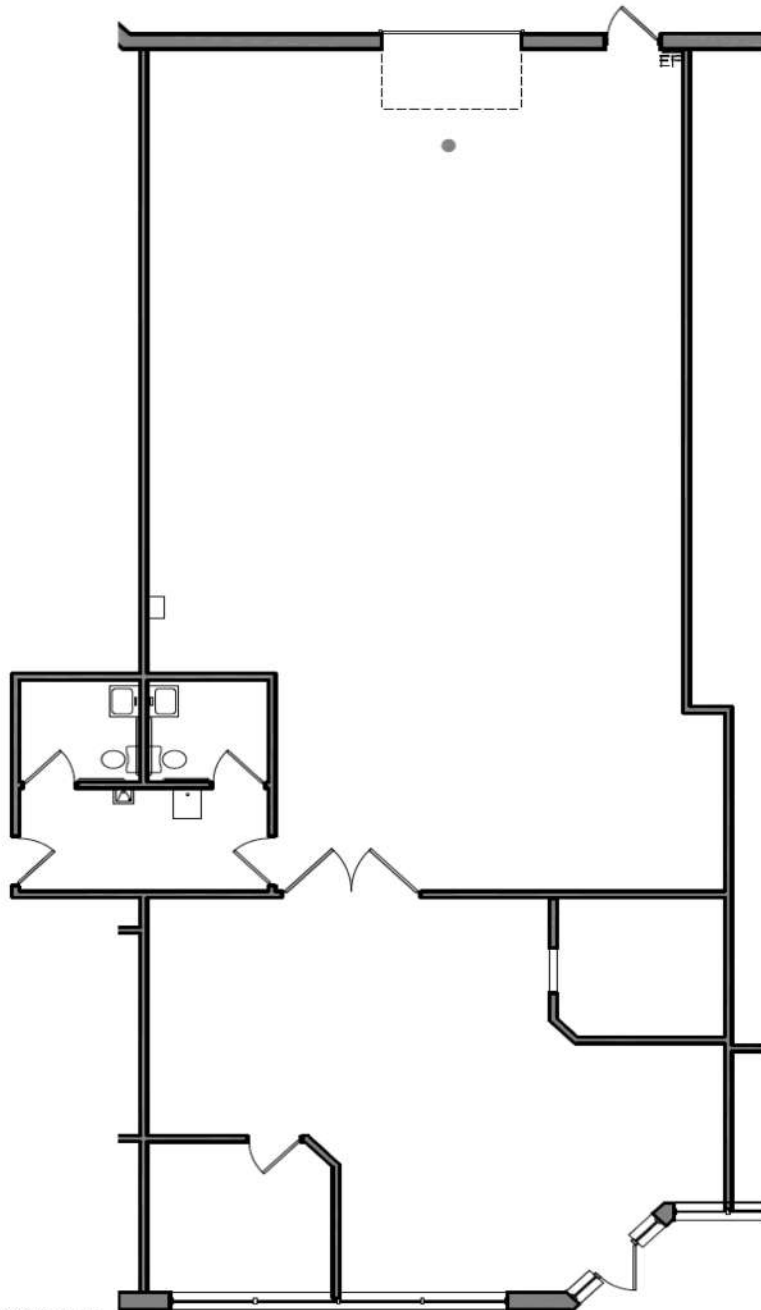


Interior Photo – Suite 7229

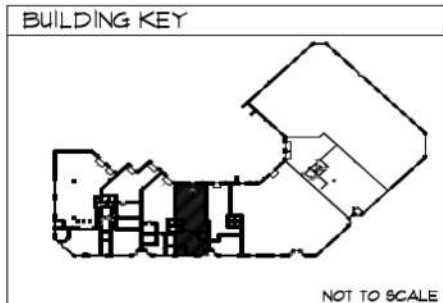


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Space Plan – Suite 7233



SQUARE FOOTAGES:
OFFICE = 926 SF
WHSE. = 1,960 SF
TOTAL = 2,886 SF



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SUITE 7233 - 2,886 S.F.

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BUSINESS CENTER

FRIDLEY, MN 55432

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Interior Photo – Suite 7233

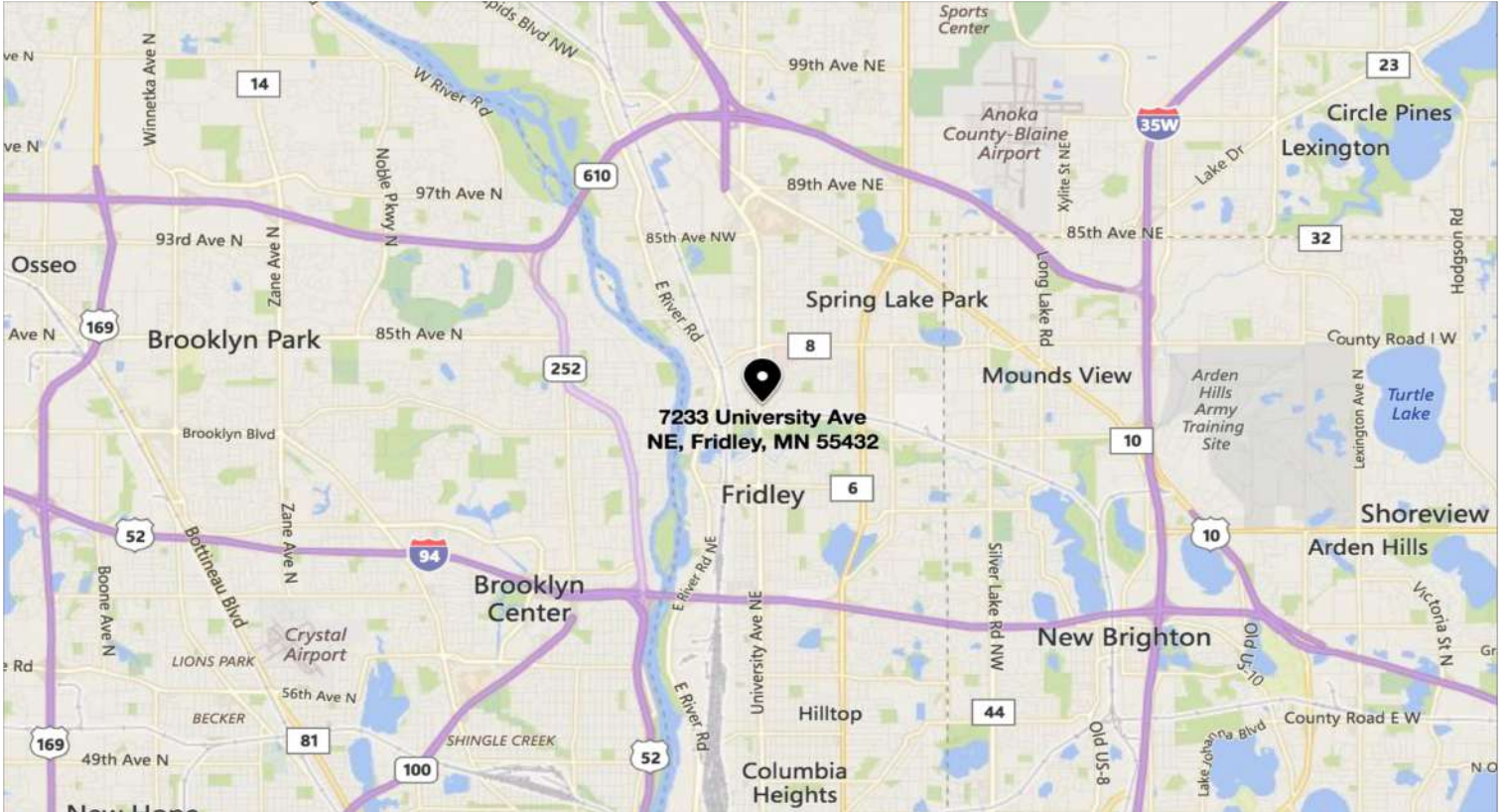


Interior Photo – Suite 7233



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Map



Aerial



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