

University Business Center

8000-8090 University Ave NE
Fridley, MN 55432

FOR LEASE

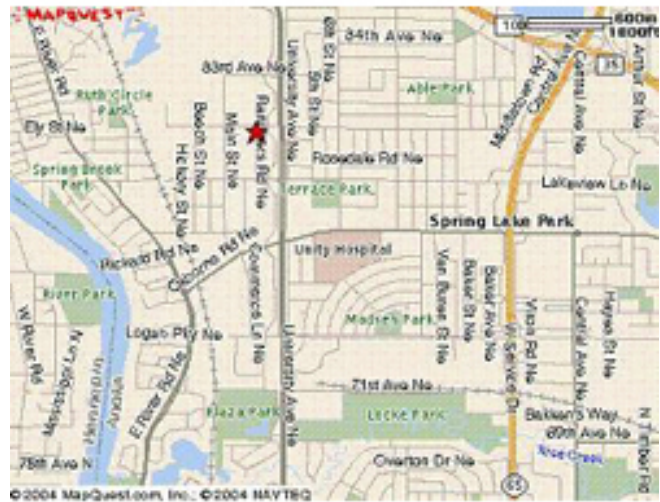


Property Features

Great multi-tenant building with excellent visibility from University Avenue NE. Could have some quasi-retail potential.

Building Sq. Ft. : 83,952

- Docks and Drive-in Doors
- University Avenue Exposure



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8086 University Ave NE
Fridley MN 55432

Office Sq. Ft. : 1,609

Warehouse Sq. Ft. : 231

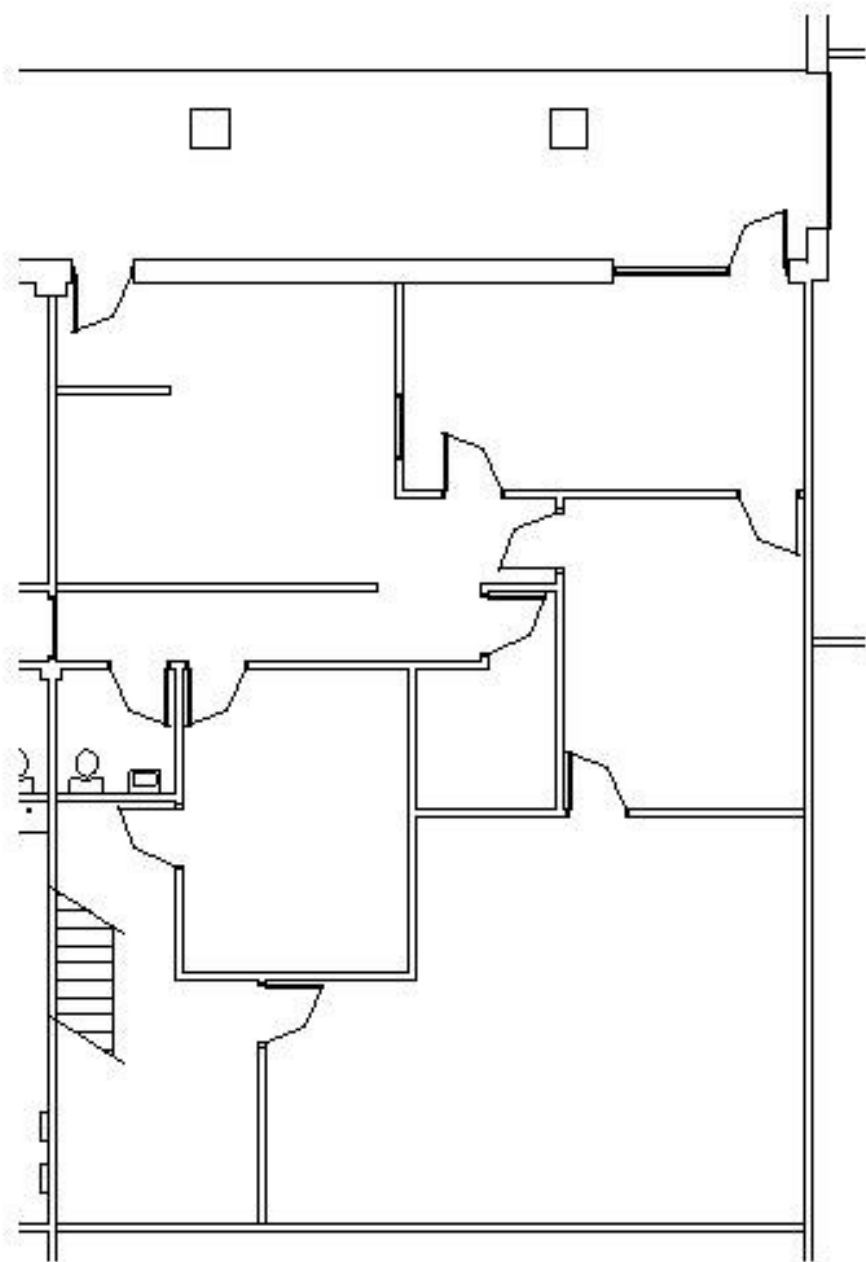
Clear Height : 14

Office Rate : \$8.25

Warehouse Rate : \$4.25

Tax & Cam (est.): \$2.19

- University Avenue exposure.
- Potential for retail space.



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