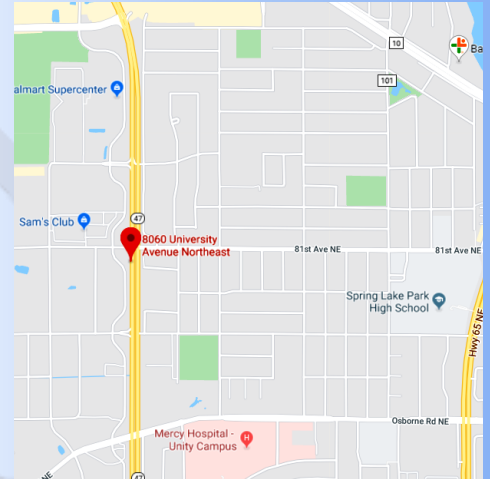


FOR LEASE OFFICE, FLEX, SHOWROOM, QUASI-RETAIL

University Business Center
8086 University Avenue NE, Fridley, MN 55432



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

8086 University Ave NE:	1,247 SF Office, Flex, Showroom, Quasi-Retail
Net Rental Rates:	\$10.50 PSF Office
Estimated CAM & Taxes:	\$2.88 PSF

FEATURES:

- Visibility and signage on University Avenue NE.
- Office, flex, showroom, quasi-retail uses.
- Economical space.
- Will remodel to suit requirement.
- Minutes north of I-694 and south of Hwy. 610.
- Close to amenities and Northtown Mall.
- Local, responsive property management.

**All information in this brochure is deemed reliable, but not guaranteed.*



CONTACT:

Joe Smith

jsmith@summerhillcommercial.com
952-475-5122

Summerhill Commercial Real Estate LLC

6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

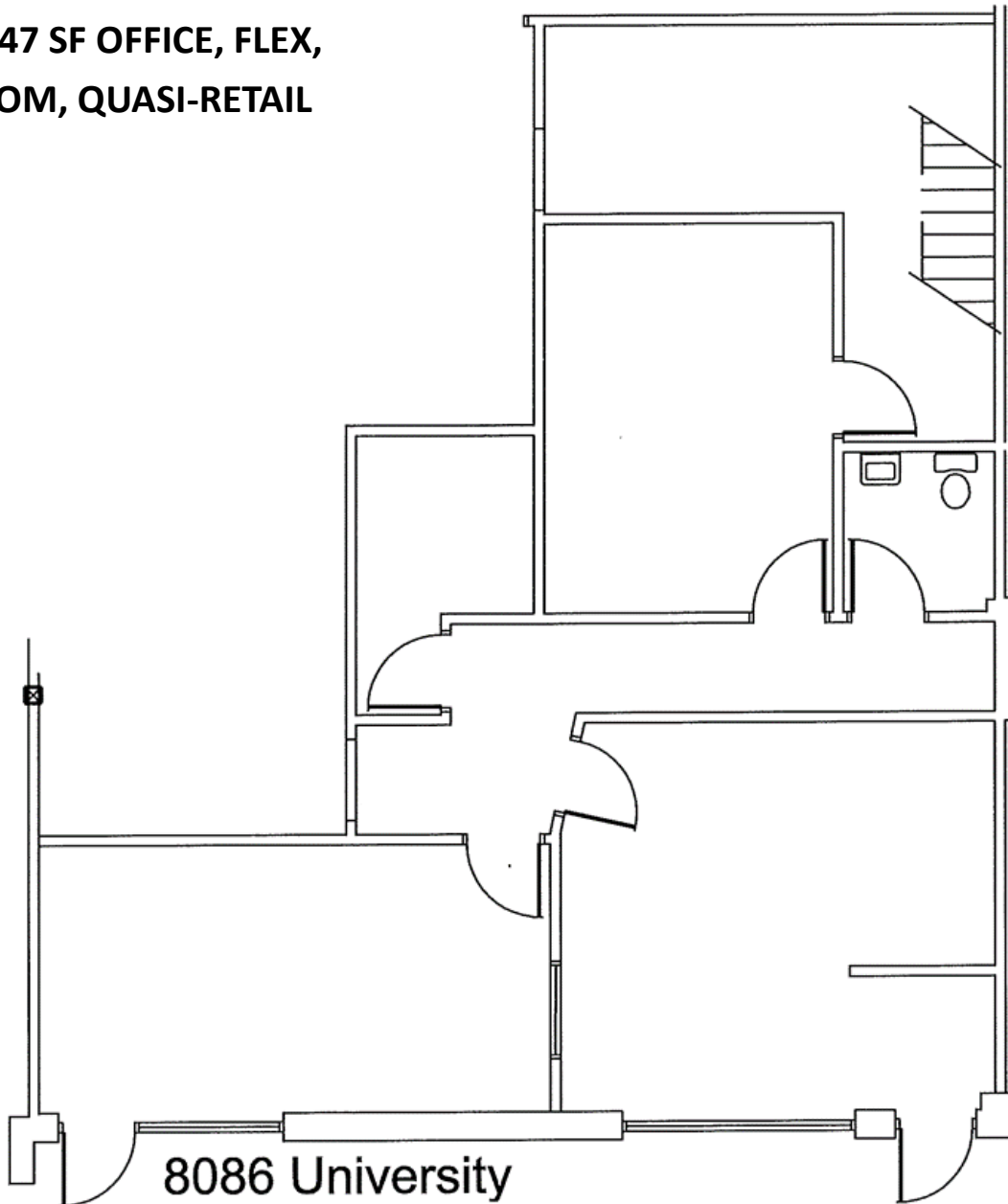
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**PLAN: 1,247 SF OFFICE, FLEX,
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