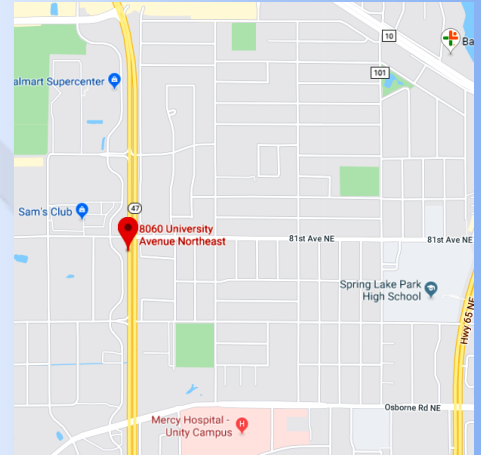


# FOR LEASE

UNIVERSITY BUSINESS CENTER  
8020-8035 University Ave NE  
Fridley, MN 55432



**SUMMERHILL**  
Commercial Real Estate, LLC



## LEASE DETAILS:

**8020-8035 University Ave NE:** 4,977 SF Office (Demo to Warehouse to Suit)  
(All (3) Contiguous Spaces) 14,639 SF Warehouse  
19,616 SF Total (Divisible)

**8020 University Ave NE:** 1,580 SF Office  
4,851 SF Warehouse  
6,431 SF Total

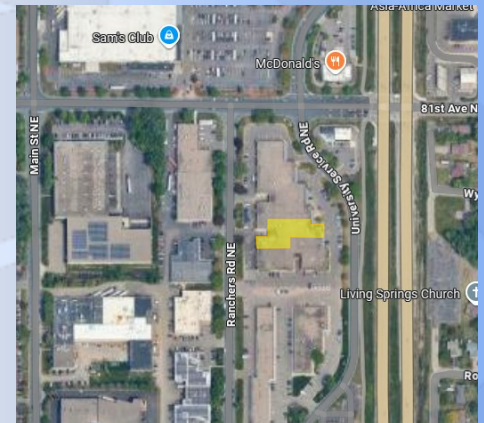
**8030 University Ave NE:** 1,505 SF Office  
5,780 SF Warehouse  
7,285 SF Total

**8035 University Ave NE:** 1,892 SF Office (Demo to Warehouse to Suit)  
4,008 SF Warehouse  
5,900 SF Total (Expandable)

**Rental Rates/Est. Tax & CAM:** \$11.00 PSF Office  
\$6.00 PSF Warehouse  
\$4.33 PSF (\$1.77 PSF CAM, \$2.56 PSF RE Taxes)

## FEATURES:

- Great office/warehouse/flex space available 10/1/25 in University Business Center.
- Flexible square footage options available from 5,900 sf to 19,616 sf.
- Potential to demo a portion of the office into warehouse to suit for term type deal.
- (4) truck high dock doors and (1) drive in door. Potential for additional drive-in.
- 14' clear height.
- Visibility and signage on University Avenue NE.
- Office, flex, showroom, quasi-retail uses.
- 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:

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952-475-5121

**Summerhill Commercial Real Estate**

6495 City West Parkway  
Eden Prairie, MN 55344

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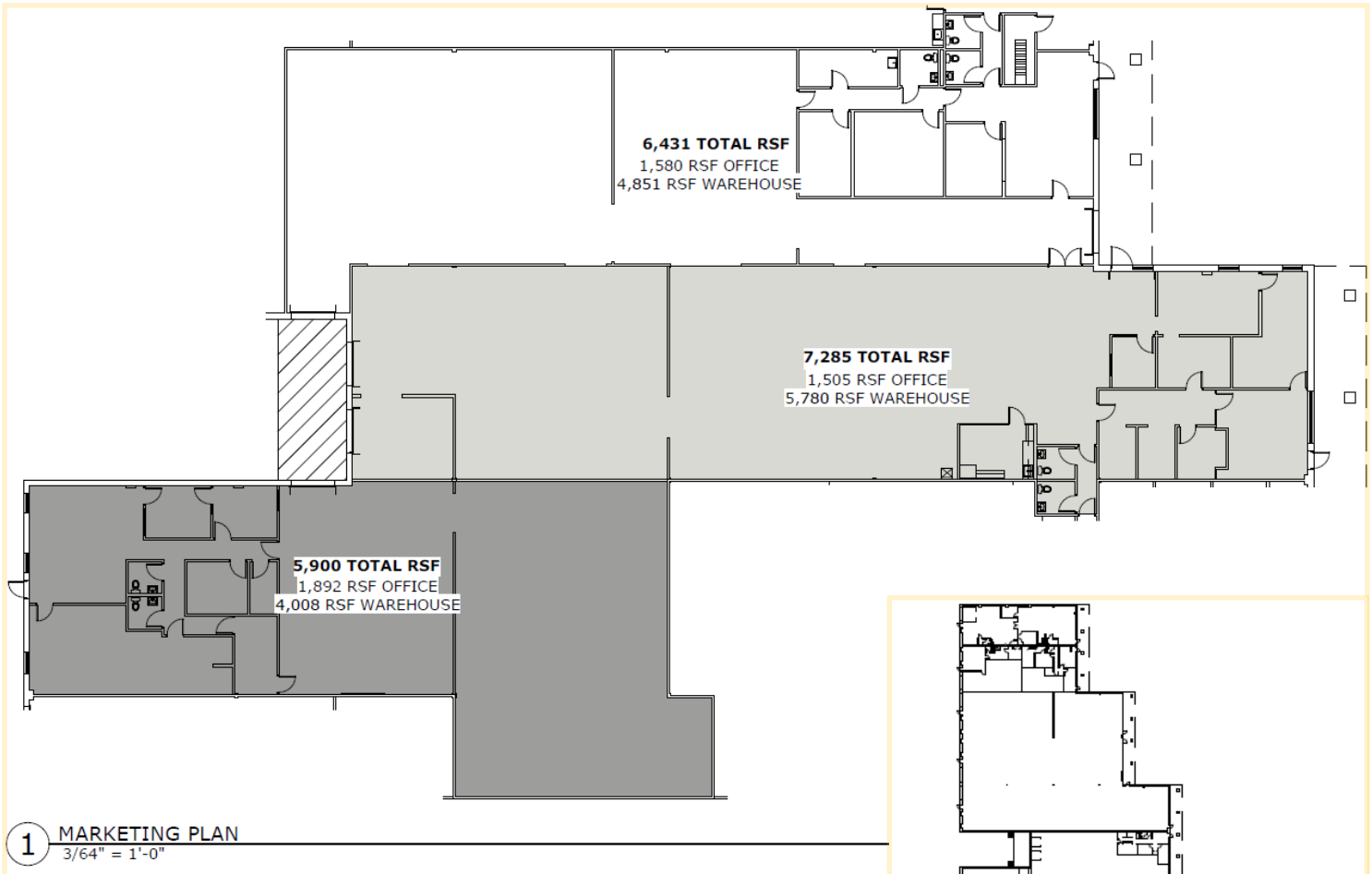
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UNIVERSITY BUSINESS CENTER  
8020-8035 University Ave NE



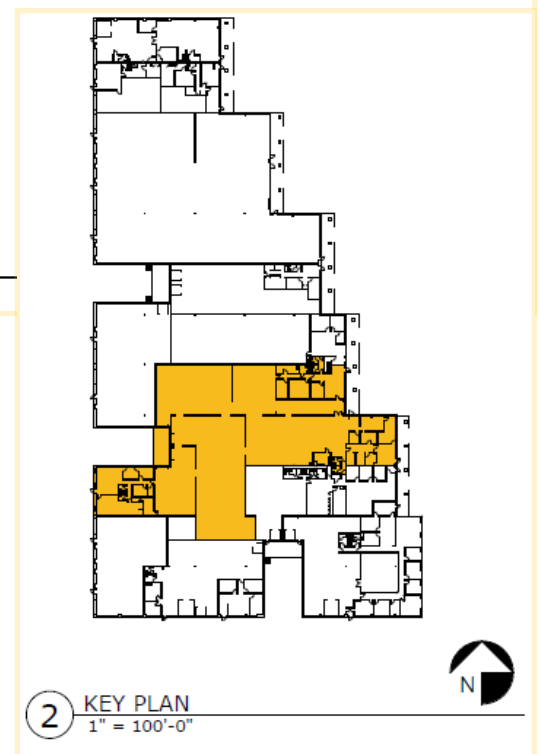
## SUMMERHILL

Commercial Real Estate, LLC



**FLOOR PLAN: Office/Warehouse/Flex**

4,977 SF Office  
14,639 SF Warehouse  
19,616 SF Total (Divisible)



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