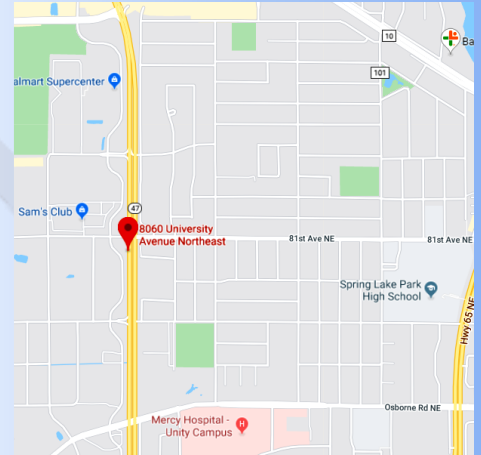


FOR LEASE

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



SUMMERHILL
Commercial Real Estate, LLC

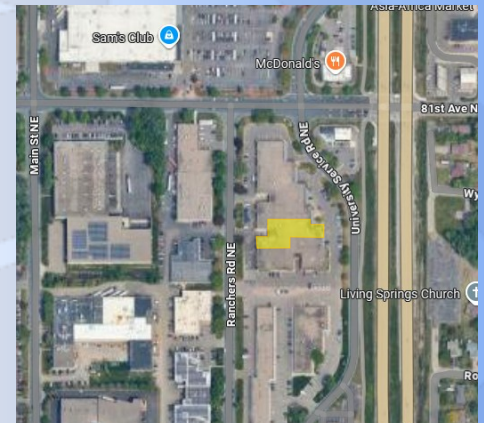


LEASE DETAILS:

8020-8035 University Ave NE: (All (3) Contiguous Spaces)	5,020 SF Office 14,596 SF Warehouse 19,616 SF Total (Divisible)
8020 University Ave NE:	1,558 SF Office 4,801 SF Warehouse 6,359 SF Total
8030 University Ave NE:	1,671 SF Office 5,380 SF Warehouse 7,051 SF Total
8035 University Ave NE:	1,791 SF Office (Demo to Warehouse to Suit) 4,415 SF Warehouse 6,206 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 6,206 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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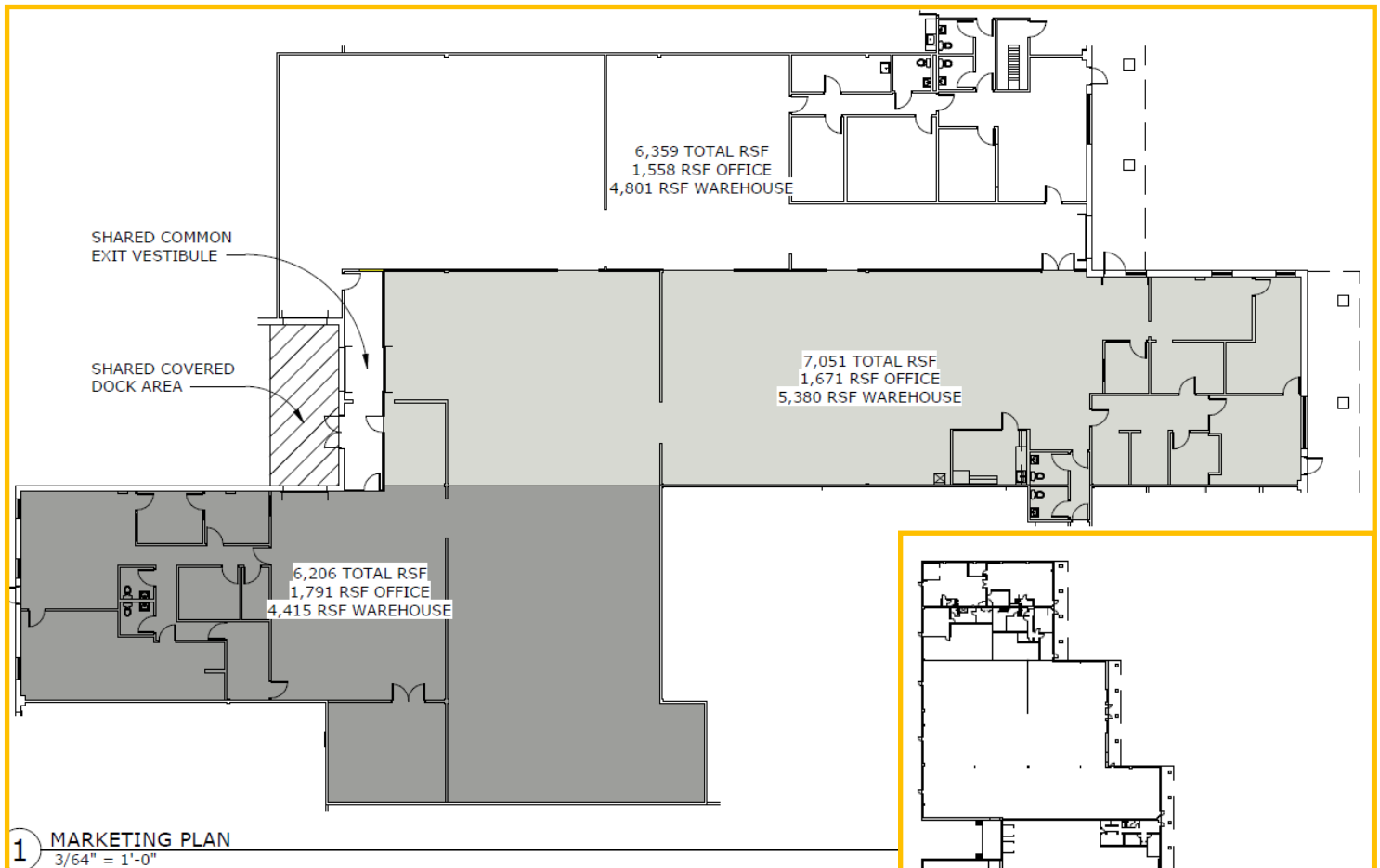
FOR LEASE

UNIVERSITY BUSINESS CENTER
8020-8035 University Ave NE



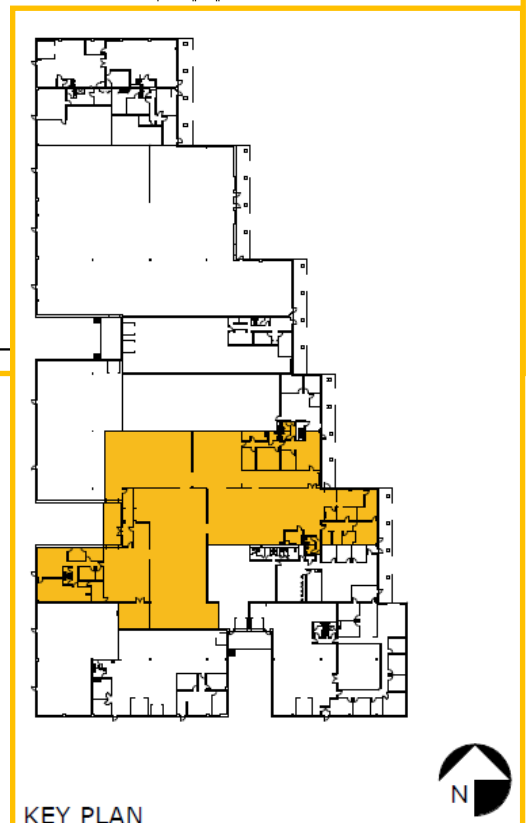
SUMMERHILL

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FLOOR PLAN: Office/Warehouse/Flex

5,020 SF Office
14,596 SF Warehouse
19,616 SF Total (Divisible)



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