

**FOR LEASE**

**University Business Center**  
8000-8090 University Ave NE  
Fridley, MN 55432

## 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

## Contact

**Joe Smith**

Tel 952-475-5122

E-mail: [jsmith@steiner-cr.com](mailto:jsmith@steiner-cr.com)

# For Lease

## University Business Center

8050 University Avenue NE  
Fridley, MN 55432

### Details

Office Sq. Ft. : 1,200

Warehouse Sq. Ft. : 3,600

Loading : DH, DI

Clear Height : 14

Office Rate : \$8.25

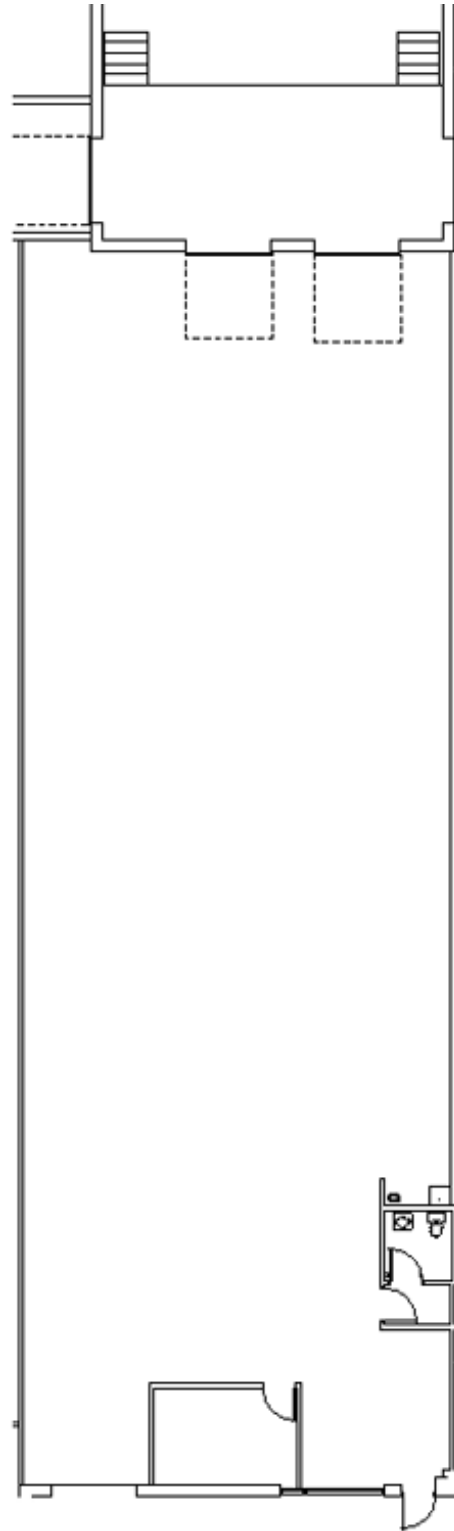
Warehouse Rate : \$4.25

Tax & Cam (est.): \$2.04

### Features

Good visibility

Dock and drive-in potential



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3610 County Road 101 | Wayzata, MN 55391  
Tel (952) 473-5650 | Fax (952) 473-7058

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Commercial Realty, Inc.