

**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

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## University Business Center

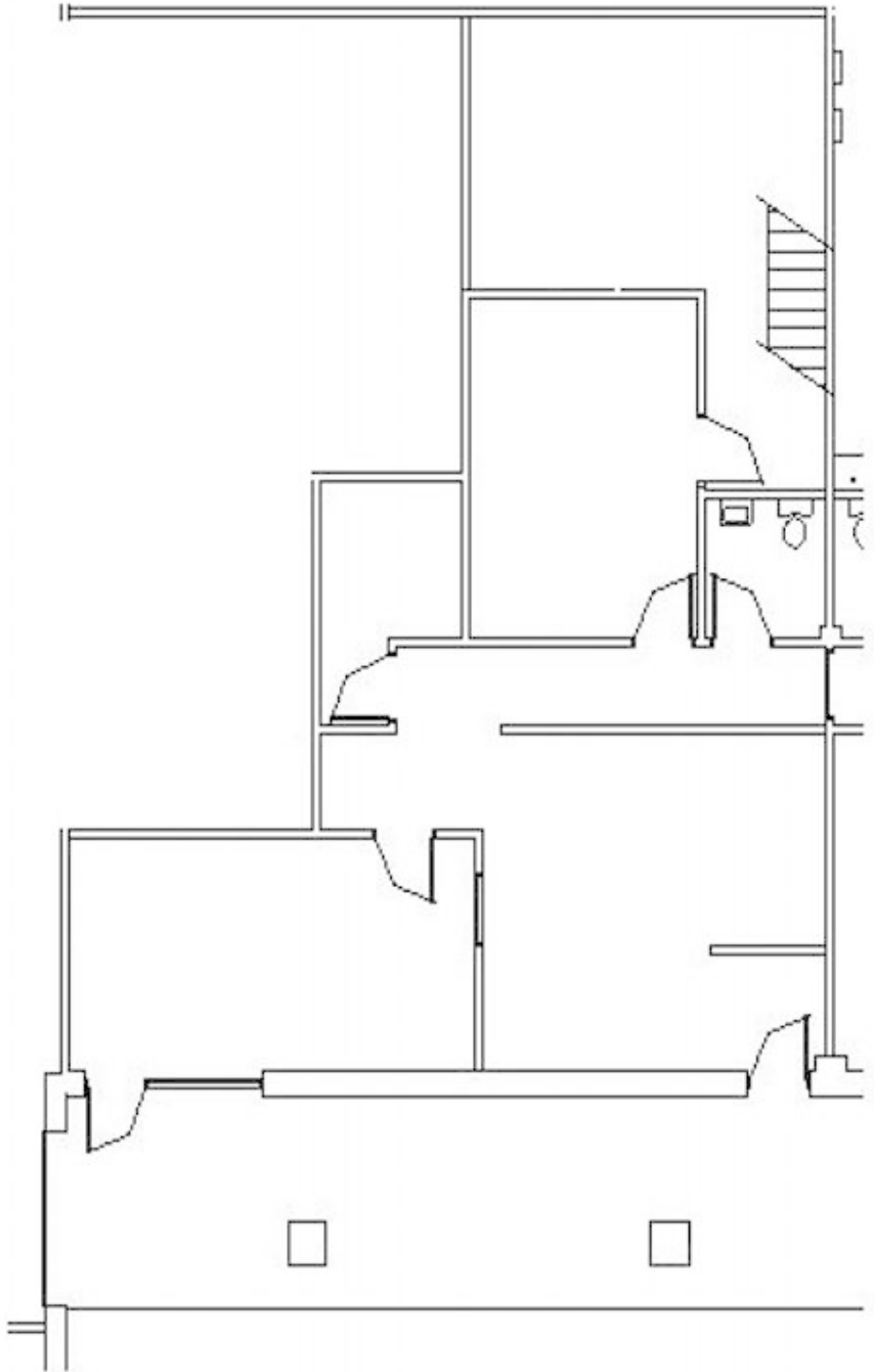
8086 University Ave NE  
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### Details

Office Sq. Ft. : 1,032  
Warehouse Sq. Ft. : 215  
Loading : n/a  
Clear Height : 14  
Office Rate : \$8.50  
Warehouse Rate : \$4.50  
Tax & Cam (est.): \$2.42

### Features

University Avenue exposure.  
Potential for retail space.



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