



UNIVERSITY AVENUE MEDICAL OFFICE CENTER

7201-7245 University Avenue NE | Fridley, MN 55432

4,769 SF - 12,783 SF Of MEDICAL/OFFICE SPACE FOR LEASE!

Space Available:

- Suite 7205: 12,783 sf
- Suite 7225: 4,769 sf (100% Office)
- 2020 CAM: \$2.70 psf and Tax: \$2.24 psf
- Lease Rate: Negotiable



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
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Highlights and Features:

- Single story office/medical space
- Occupied primarily by medical or health-related clients
- High visibility on University Avenue and the property is located approximately one mile from Mercy Hospital - Unity Campus
- Access is exceptional with I-694 to the south and I-35W to the east
- Area amenities include Northtown Mall just to the north
- 1 drive-in door
- 14' clear ceiling height
- Zoning: M-2 Heavy Industrial District
- Co-tenants: Lynn's Cake and Candy Supplies, KCI, Total Care Pharmacy, Metro Therapy, Protégé Fitness, Blue Sky Vitamin, Masterson Personnel, and Amy's Classic Confections

Demographics and Traffic Counts:

- 2018 Average Household Population: 1 mile - 3,716, 3 miles - 46,730 and 5 miles - 124,587
- 2018 Average Household Income: 1 mile - \$68,172, 3 miles - \$67,248 and 5 miles \$68,519
- 34,000 vpd on University Avenue NE and 8,800 vpd on 73rd Avenue NE

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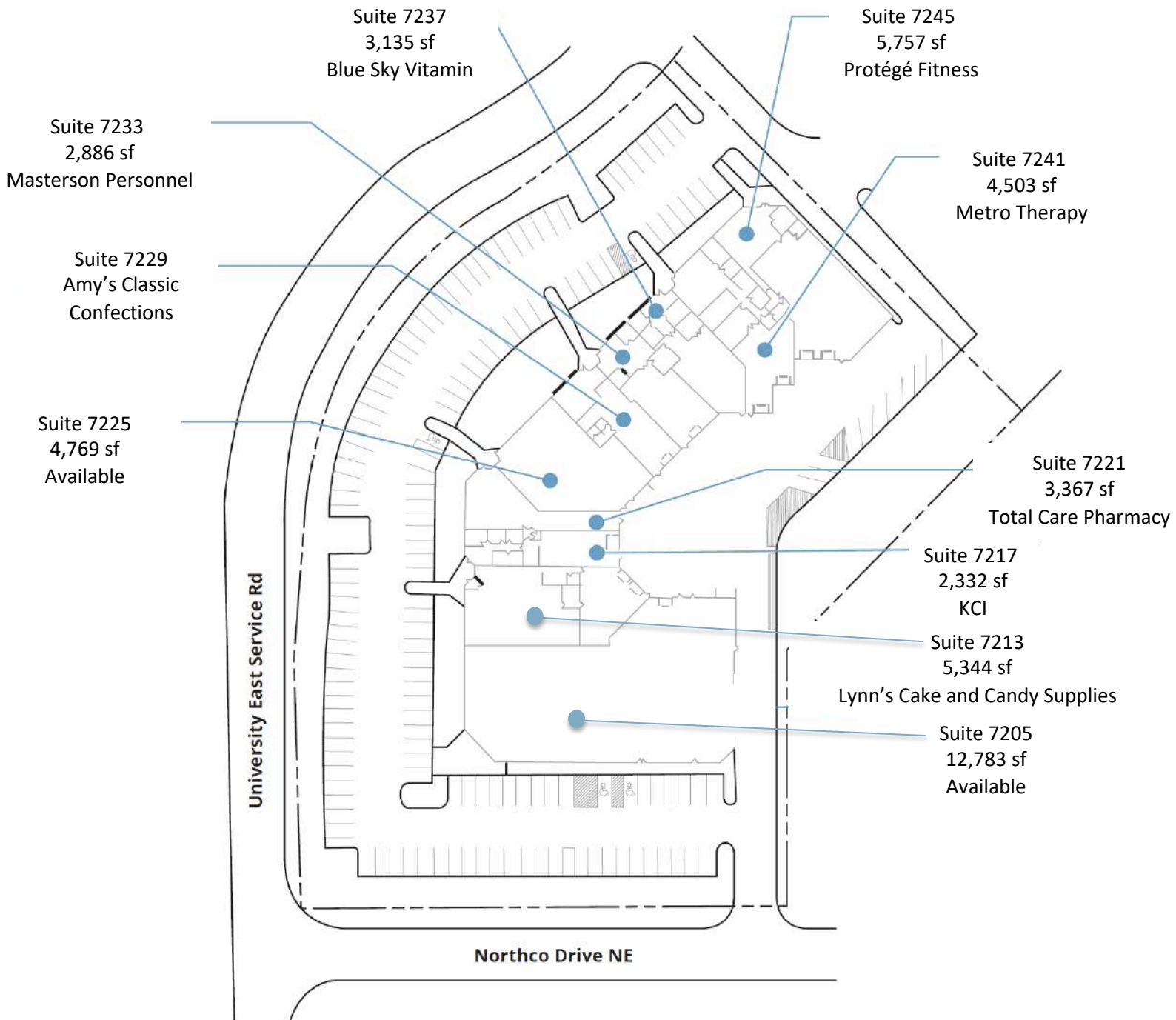
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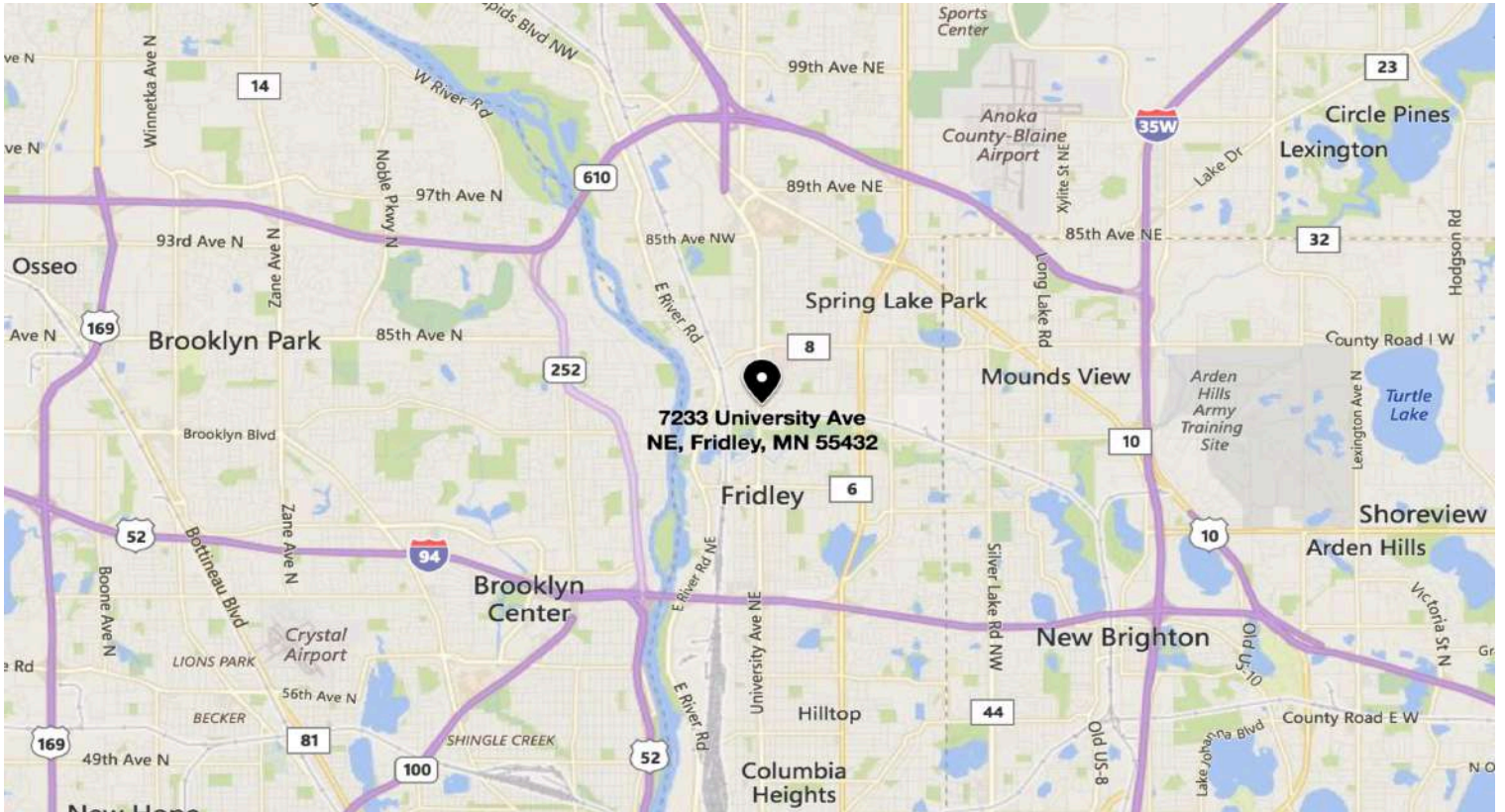
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Site Plan



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Map



Aerial



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