



UNIVERSITY AVENUE MEDICAL OFFICE CENTER

7201-7245 University Avenue NE | Fridley, MN 55432

3,000 SF - 9,076 SF Of MEDICAL/OFFICE SPACE FOR LEASE!

Space Available:

- Suite 7209: 3,000 sf - 9,076 sf
- 2021 CAM: \$2.66 psf and Tax: \$2.40 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, Amy's Classic Confections and Child, Teen Medical Center, and Mental Health Resources

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 3,716, 3 miles - 46,730 and 5 miles - 124,587
- 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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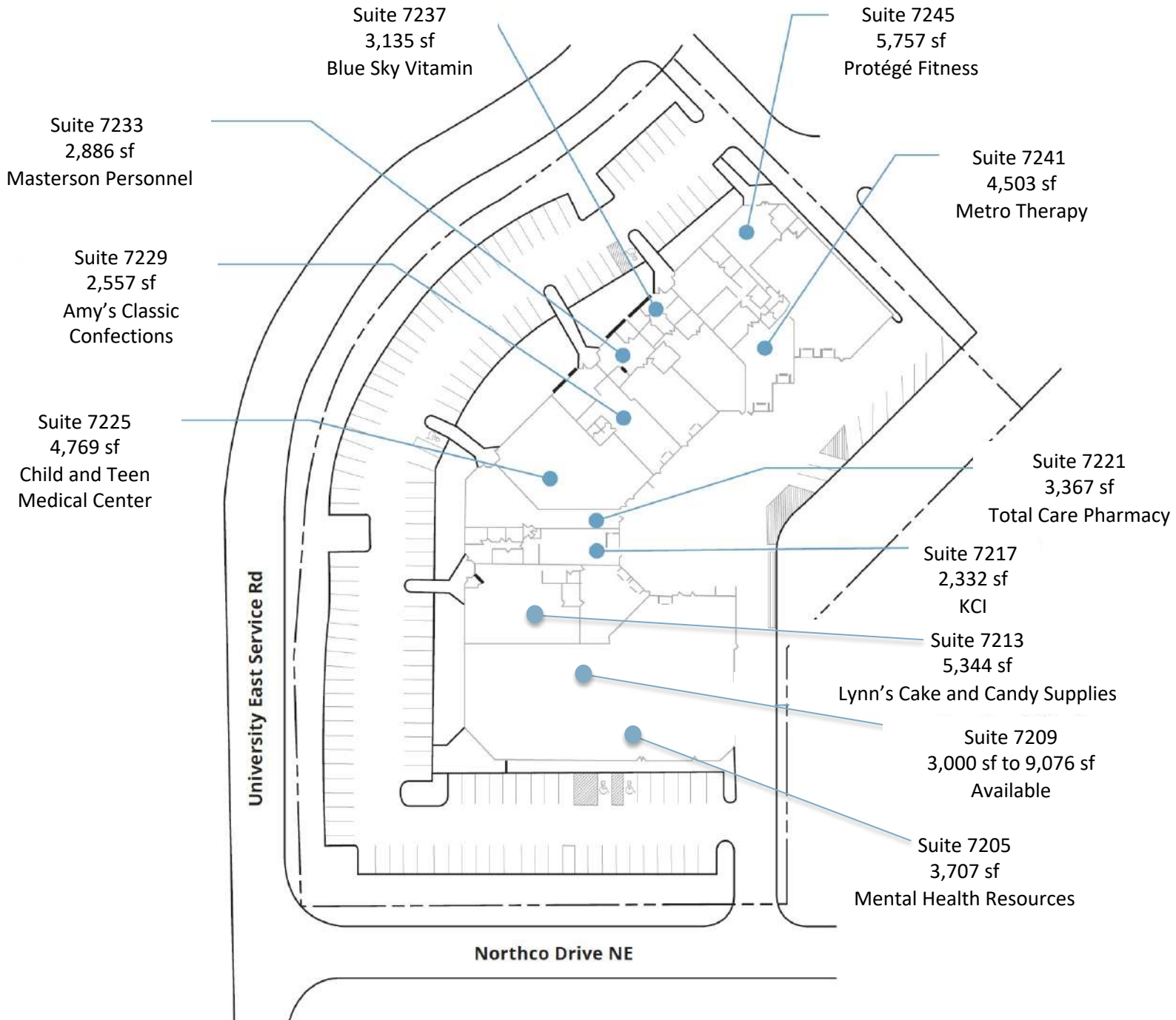
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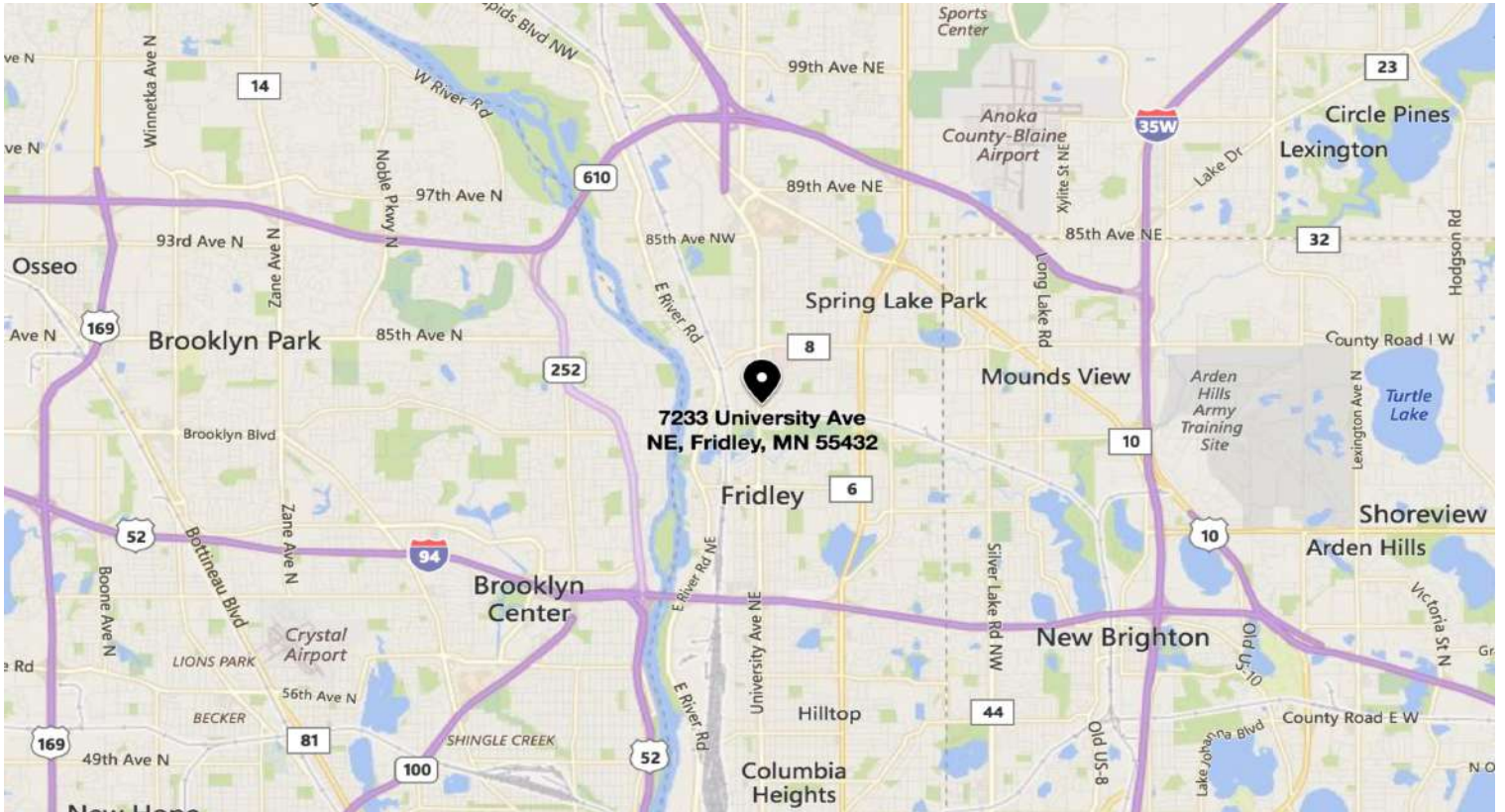
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Site Plan



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Map



Aerial



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