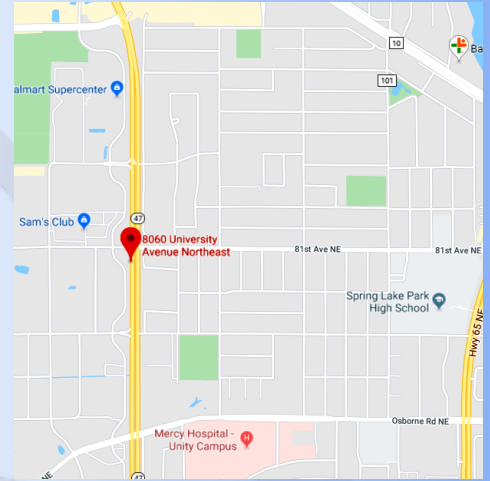


FOR LEASE WAREHOUSE

University Business Center
8086 University Avenue NE
Fridley, Minnesota 55432



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

8086 University Ave NE:	Office: 1,247 SF
Net Rental Rates:	\$8.65 PSF Office
Estimated CAM & Taxes:	\$2.64 PSF

FEATURES:

- Visibility and signage on University Avenue NE.
- Office, flex, showroom, quasi-retail uses.
- Economical space.
- Will remodel to suit requirement.
- Minutes north of I-694 and south of Hwy. 610.
- Close to amenities and Northtown Mall.
- Local, responsive property management.



CONTACT:

Joe Smith
jsmith@summerhillcommercial.com
952-475-5122

www.summerhillcommercial.com

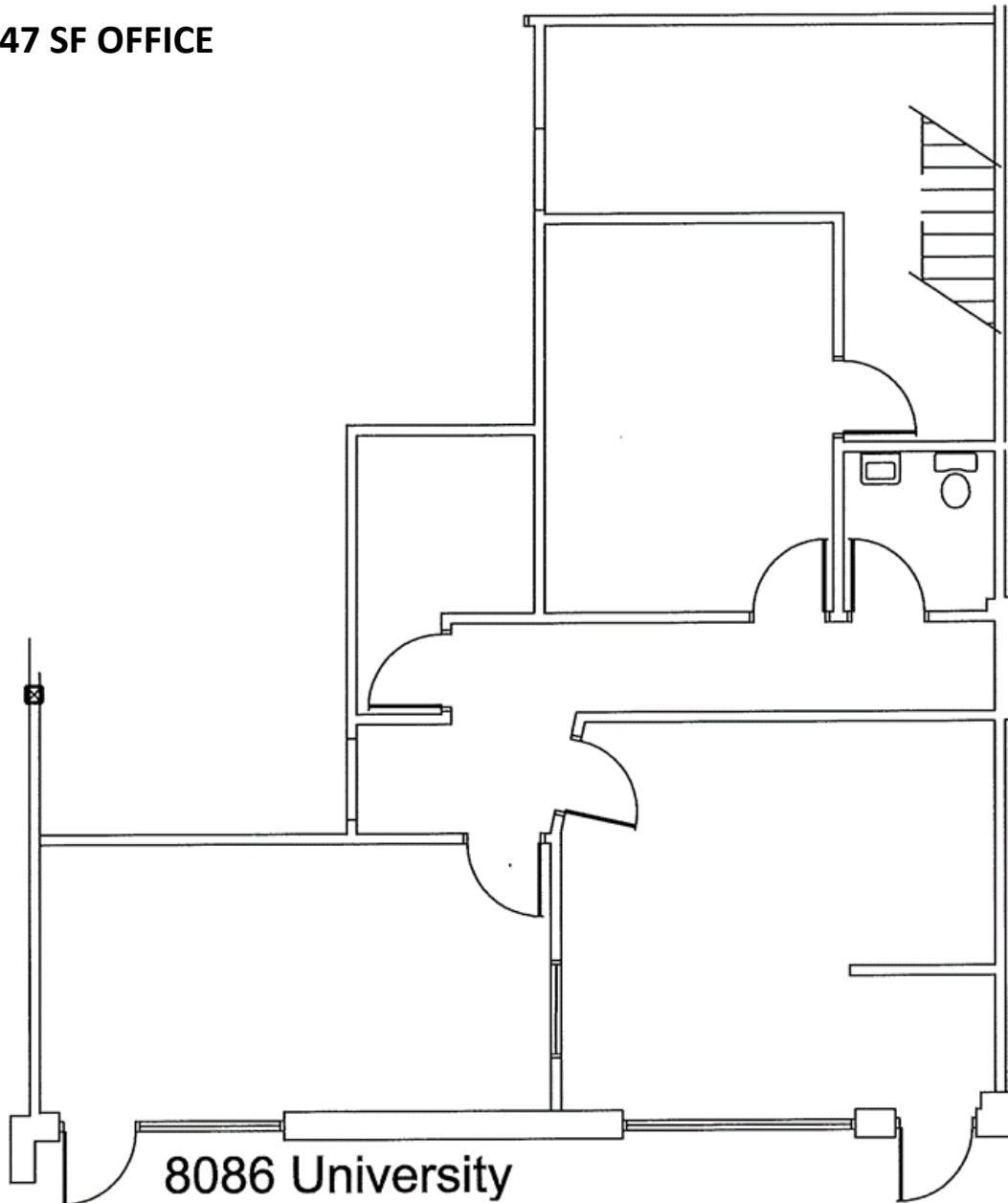
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