

# FOR LEASE

## UNIVERSITY AVENUE MEDICAL OFFICE CENTER

7245 University Avenue NE | Fridley, MN



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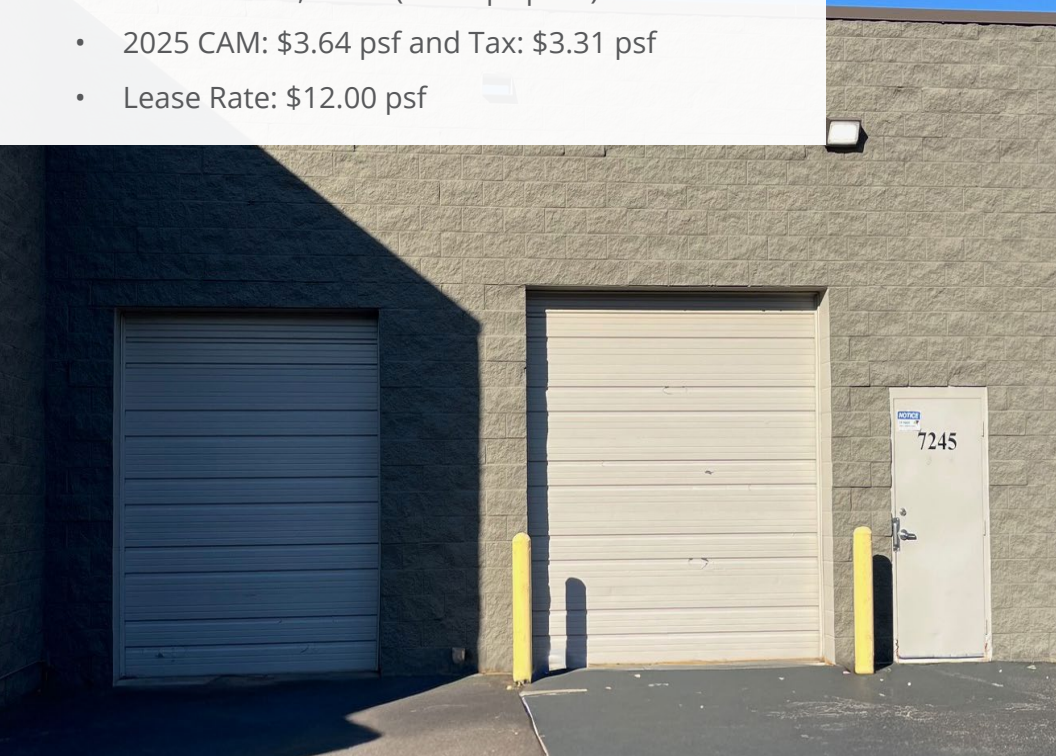
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## 5,757 SF MEDICAL/OFFICE ENDCAP SPACE

- Suite 7245: 5,757 sf (endcap space)
- 2025 CAM: \$3.64 psf and Tax: \$3.31 psf
- Lease Rate: \$12.00 psf



## DEMOGRAPHIC

Radius	1 MILE	3 MILE	5 MILE
Population	3,662	46,587	124,283
Average HH Income	\$68,172	\$67,248	\$68,519

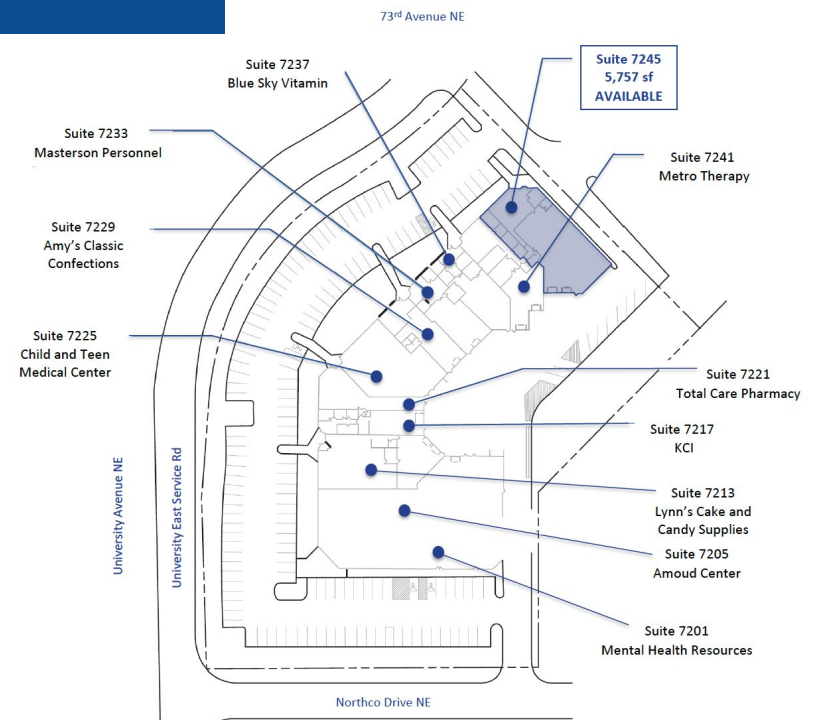
## TRAFFIC COUNTS

University Avenue NE	32,500 VPD
73rd Avenue NE	7,551 VPD

## HIGHLIGHTS and FEATURES

- Large windows, 4 offices, 2 ADA restrooms
- Single story office/medical space
- Occupied primarily by medical or health-related clients
- High visibility on University Avenue
- 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 and many restaurants and retailers just to the north
- 2 drive-in doors (10' x 10' and 8' x 9')
- 14' clear ceiling height
- Zoning: M-2 Heavy Industrial District
- Co-tenants: Total Care Pharmacy, Metro Therapy, Blue Sky Vitamin, Masterson Personnel, Amy's Classic Confections and Child Teen Medical Center, and Mental Health Resources, Amoud Center, Lynn's Cake and Candy Supplies, and KCI

## Site Plan

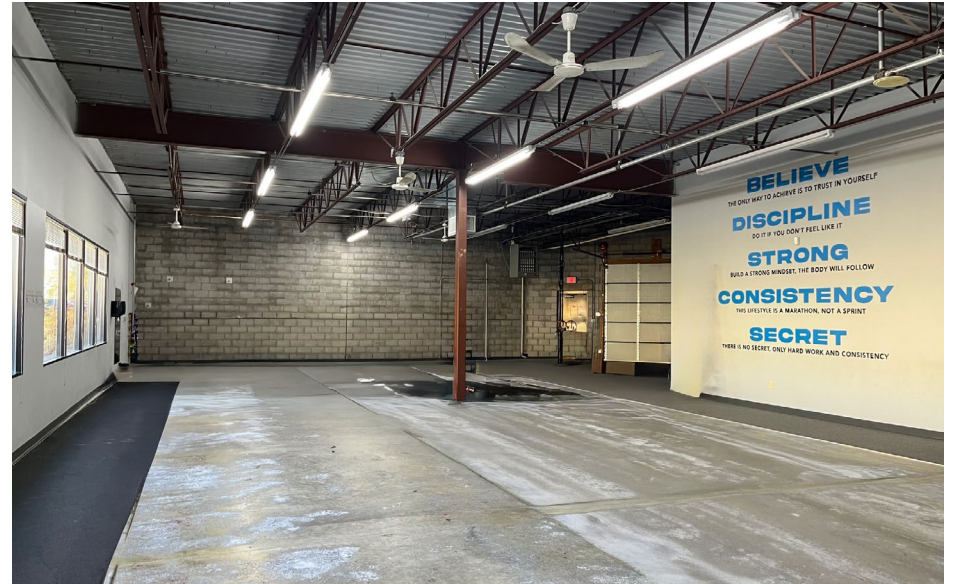




## Interior Images



Accelerating success.







73rd Avenue NE

University East Service Rd

Northco Drive NE

University Avenue NE