

OFFICE/INDUSTRIAL FOR LEASE

RICE CREEK BUSINESS CENTER

7110-7190 University Ave NE, Fridley, MN 55432



OFFERING SUMMARY

AVAILABLE SF:	4,808 SF up to 11,782 SF Contiguous
LEASE RATE:	\$5.50-10.00 SF/yr (Net)
2022 TAX/CAM:	\$4.52 PSF
BUILDING SIZE:	58,839 SF
CEILING HEIGHT:	14.0 FT
ZONING	C-2
CROSS STREETS:	University Avenue NE & 73rd Avenue NE

PROPERTY OVERVIEW

Easily accessible and great visibility along University Avenue NE. Close proximity to Interstate 694, Highway 610 and Highway 65.

Suite 7136 Available: 4,808 SF of Office/Medical

Suite 7142 Available: 6,528 SF (2,868 SF Office / 3,660 SF Warehouse)

Suites 7136 & 7142 can be combined for 11,782 SF Contiguous Space

Fridley is approximately 10 minutes north of downtown Minneapolis and 5 minutes to Fridley Station-Metro Transit which offers Northstar Line connection.

PROPERTY HIGHLIGHTS

- Excellent Visibility on University Avenue NE
- 175 Parking Stalls
- Great Signage Opportunity
- High Traffic Counts (32,500 VPD)
- Zoned C-2, General Business
- Professionally Landscaped
- Local, Responsive Ownership and Management

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

MATTHEW KLEIN, CCIM
Senior Director Investment Services
O: 651.262.1002
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matt@amkprop.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/

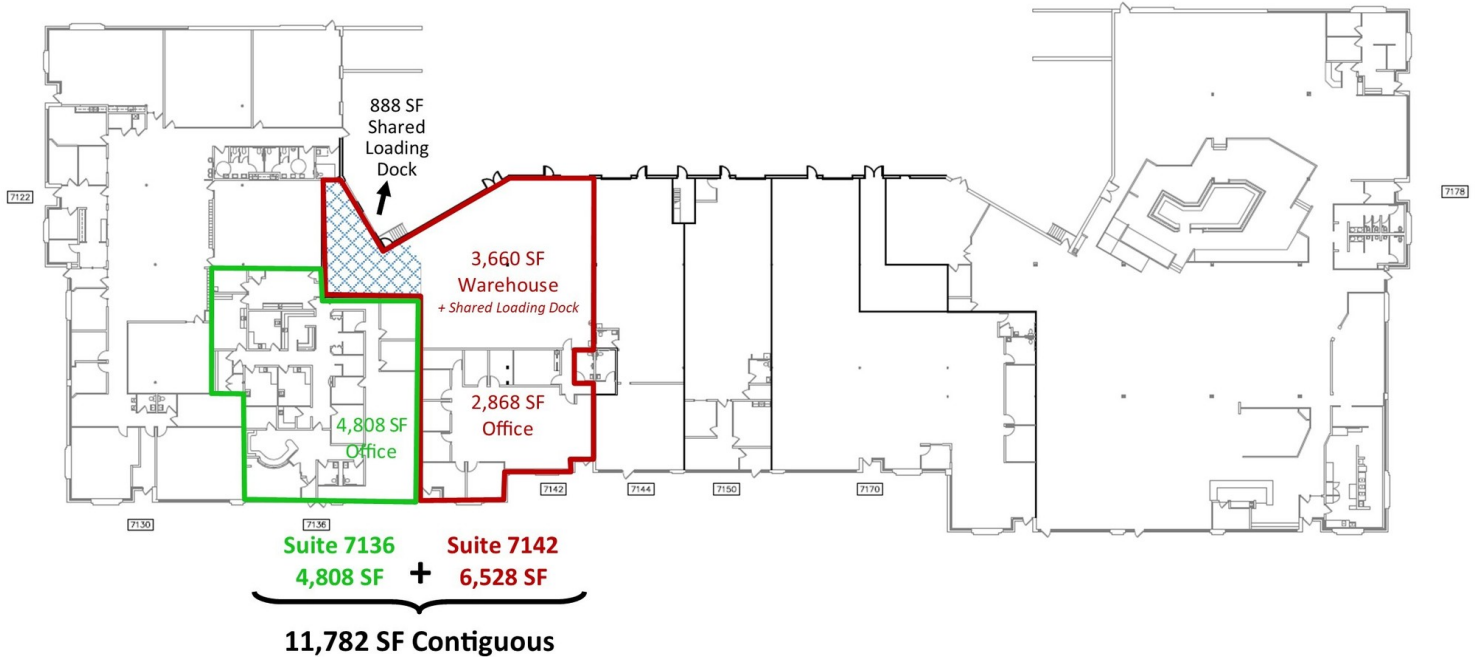
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Suite 7136: 4,808 SF Available | 4,808 SF Office

Suite 7142: 6,528 SF Available | 3,660 SF Warehouse, 2,868 SF Office

Can Combine For 11,782 SF Contiguous



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 7136	4,808 - 11,782 SF	Net	\$10.00 SF/yr	All OFC Can Combine w/Ste 7142
Suite 7142	6,528 - 11,782 SF	Net	\$5.50 - \$10.00 SF/yr	OFC & WHS Can Combine w/Ste 7136

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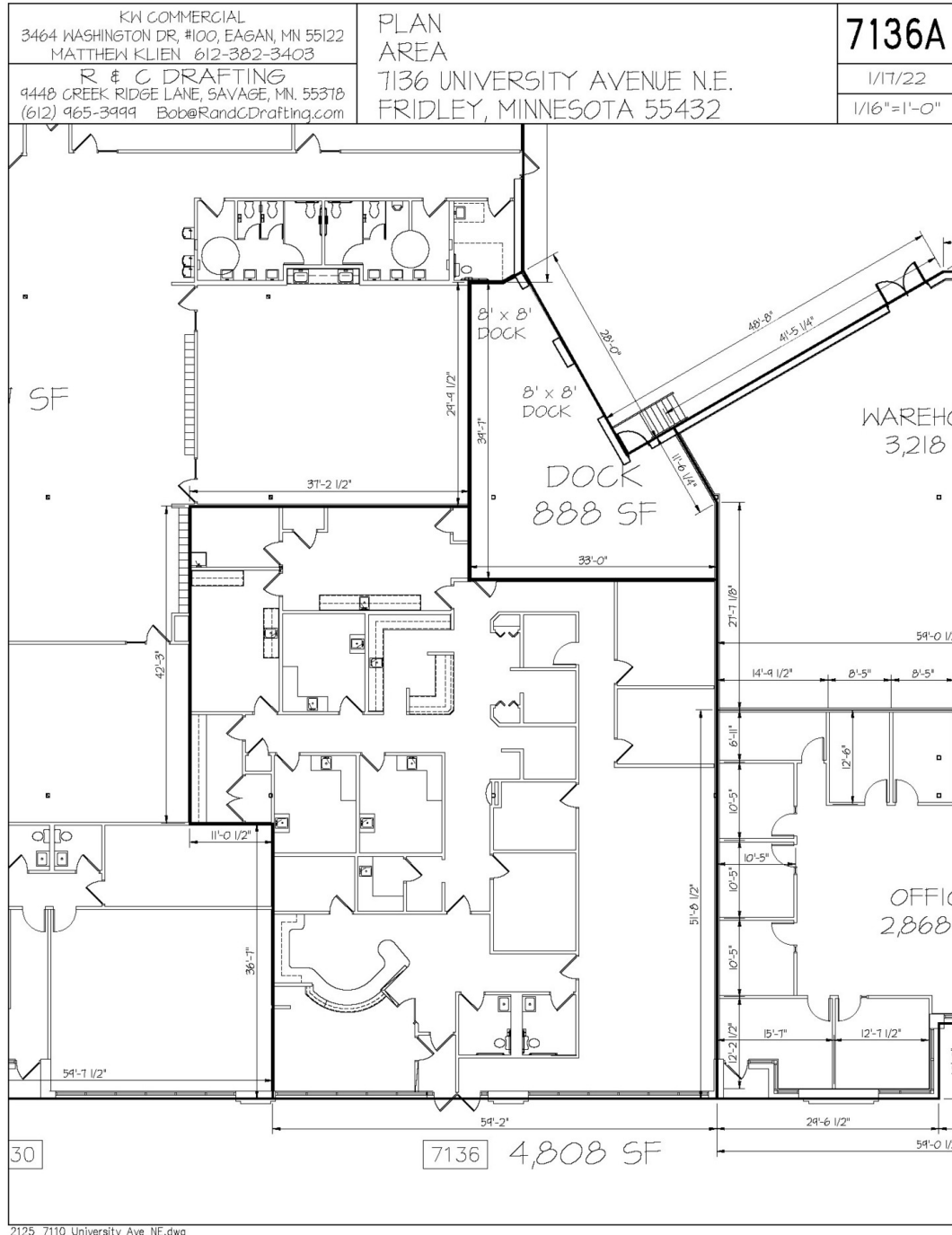
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SUITE 7136: 4,808 SF

4,808 SF Office | Dental Office Build Out



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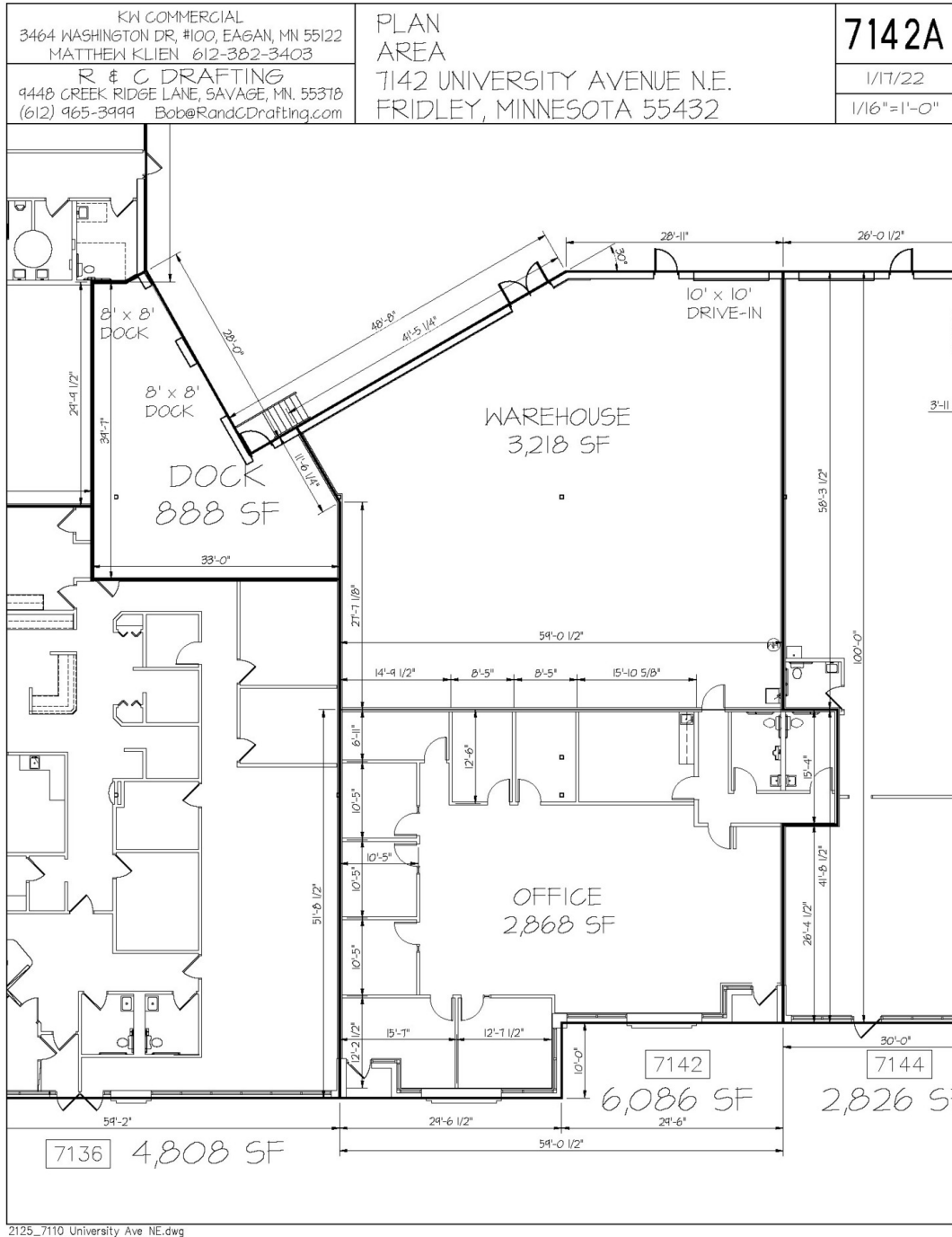
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SUITE 7142: 6,528 SF

2,868 SF Office, 3,218 SF Warehouse + 444 SF Shared Dock



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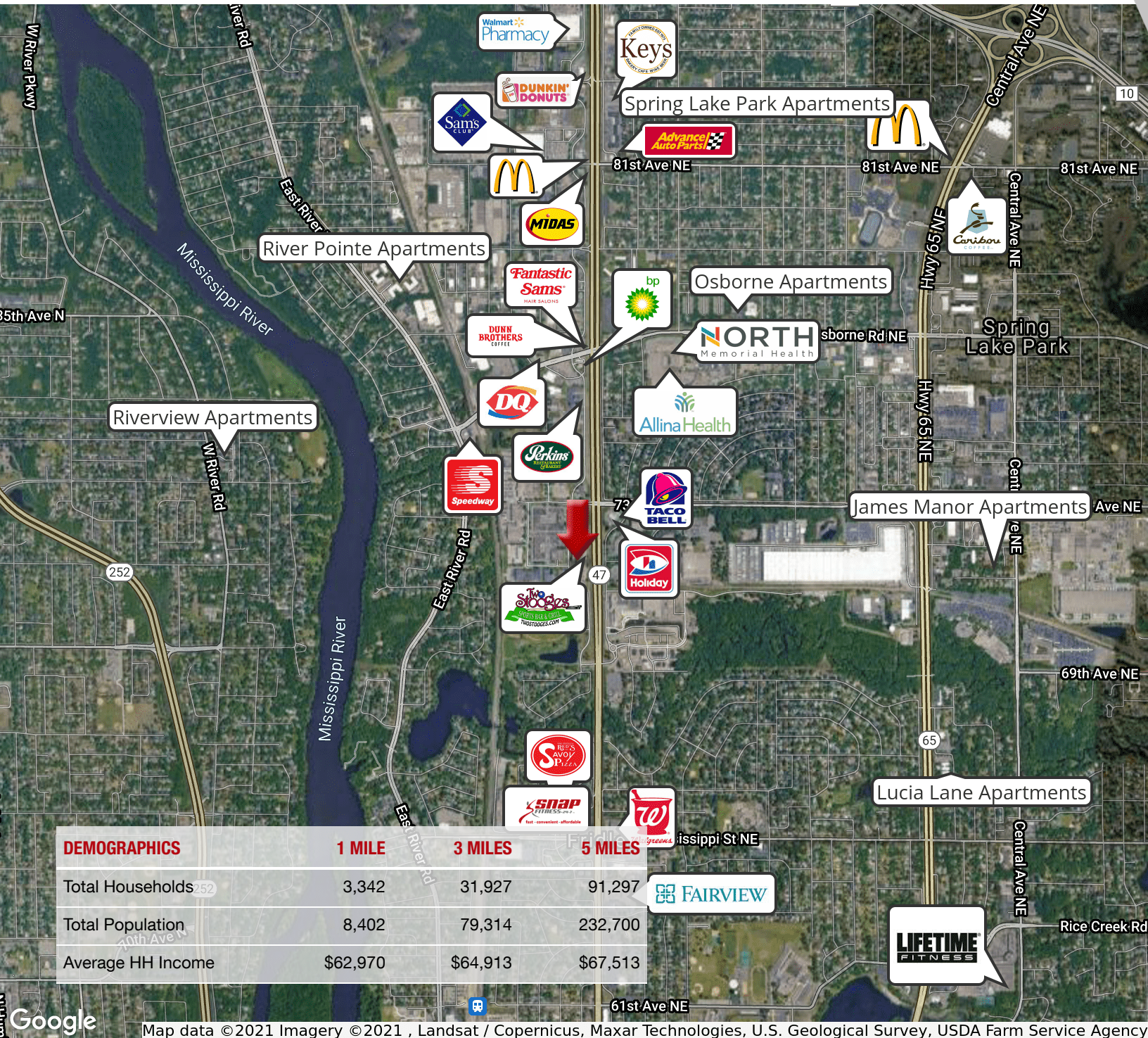
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