

# University Business Center

8000-8090 University Ave NE  
Fridley, MN 55432

FOR LEASE

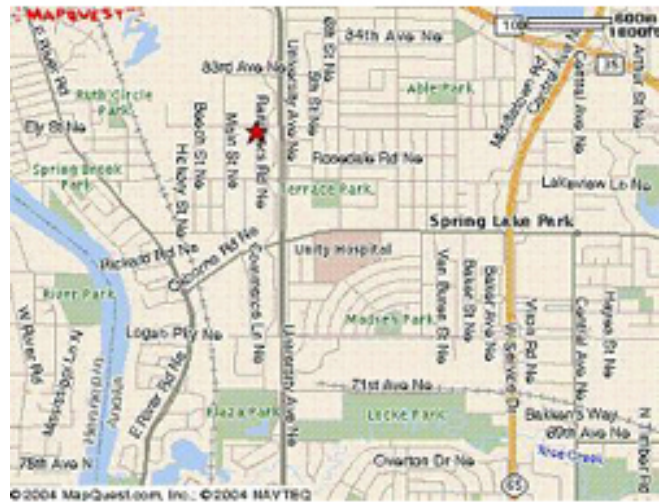


## Property Features

Great multi-tenant building with excellent visibility from University Avenue NE. Could have some quasi-retail potential.

Building Sq. Ft. : 83,952

- Docks and Drive-in Doors
- University Avenue Exposure
- 



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Steiner Development, Inc.  
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Development, Inc.



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8035 Ranchers Rd  
Fridley MN 55432

Office Sq. Ft. : 1,880

Warehouse Sq. Ft. : 5,376

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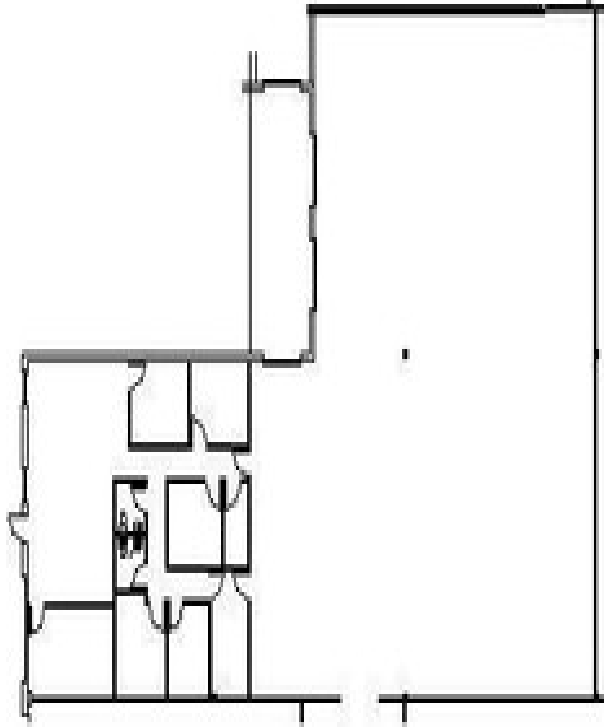
Clear Height : 14

Office Rate : \$7.50

Warehouse Rate : \$3.50

Tax & Cam (est.): \$1.99

- A/C warehouse for production!



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The logo for Steiner Development, Inc. features the company name in a serif font, with a stylized graphic of a building or structure composed of several horizontal lines of varying lengths, creating a sense of depth and perspective.