



# Azure Professional Building

8290 University Ave NE, Fridley, MN 55432



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# For Sale or Lease

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- Medical/professional space - opportunity to occupy entire building
- Located near Mercy Hospital – Unity Campus
- Ample surface parking and 2-story parking ramp
- Easy access to and from Highway 47/University Ave
- Exterior and common area updates underway!
- Adjacent to Walmart, Sam’s Club, and Bachman’s
- Premier monument and building signage opportunity on HWY 47

<b>Building Size:</b>	<b>Space Available:</b>
25,494 sq. ft.	2,000 - 25,494 sq. ft.
Net Rental Rate:	\$20.00/sq. ft.
Operating Expenses:	\$10.00/sq. ft.
Real Estate Taxes:	\$ 5.00/sq. ft.
<b>Sale Price:</b>	Negotiable

## T

### NEARBY TENANTS:



### TRAFFIC COUNT

31,500 vehicles on University Ave NE A.A.D.T. (average annual daily traffic)  
7,600 on 83rd Ave NE



### 2024 ESTIMATED POPULATION

1 mile: 8,783  
3 miles: 82,229  
5 miles: 242,853



### 2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$90,258  
3 miles: \$100,280  
5 miles: \$104,513

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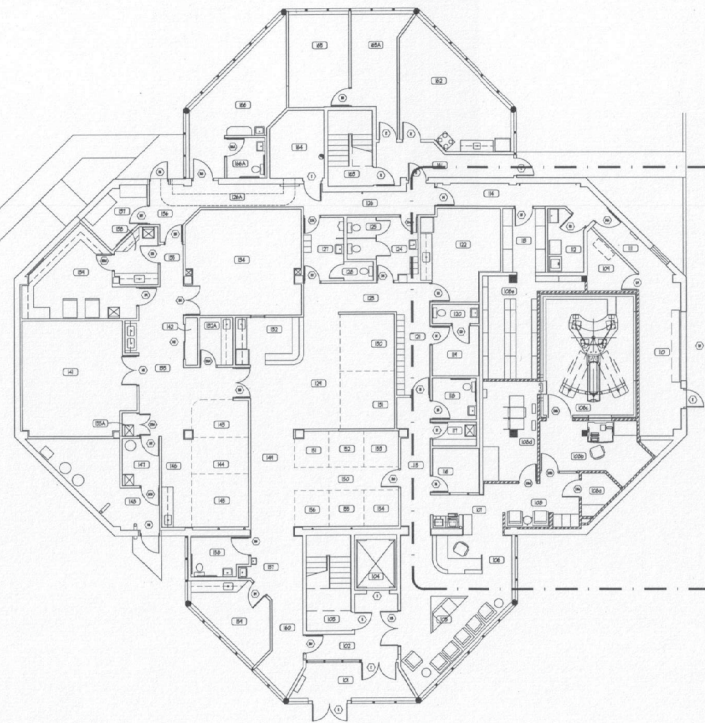
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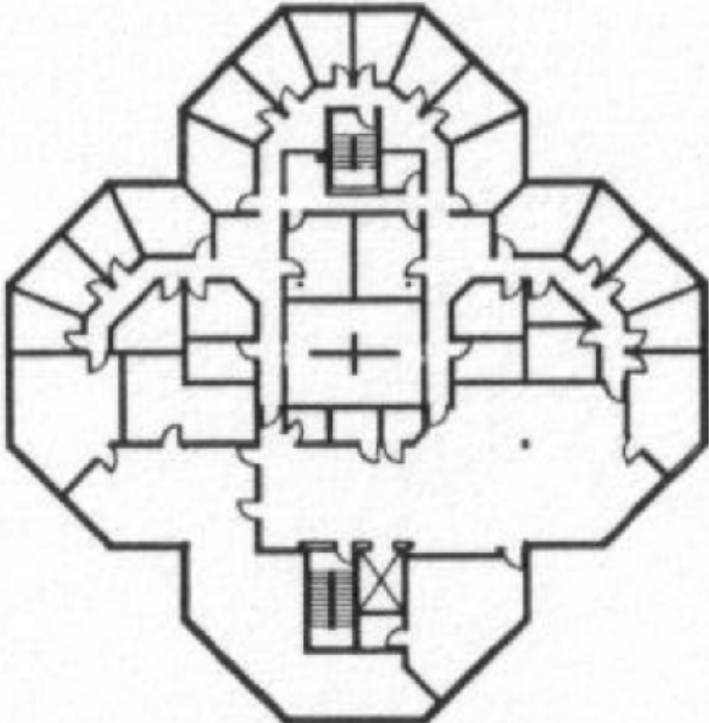
## Floor Plans

Entire building available of 25,494 RSF

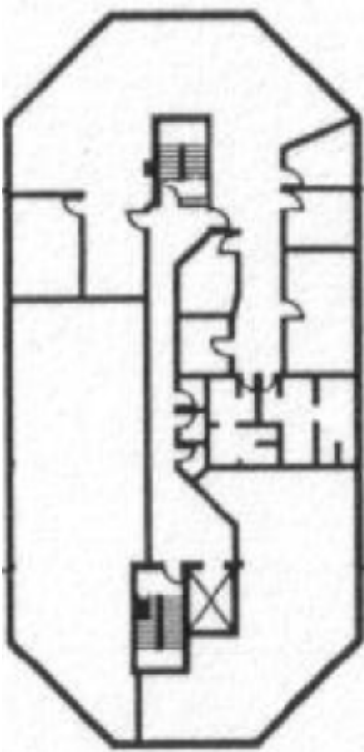
First Floor  
9,432 Sq. Ft.



Second Floor  
9,432 Sq. Ft.



Third Floor  
6,630 Sq. Ft.



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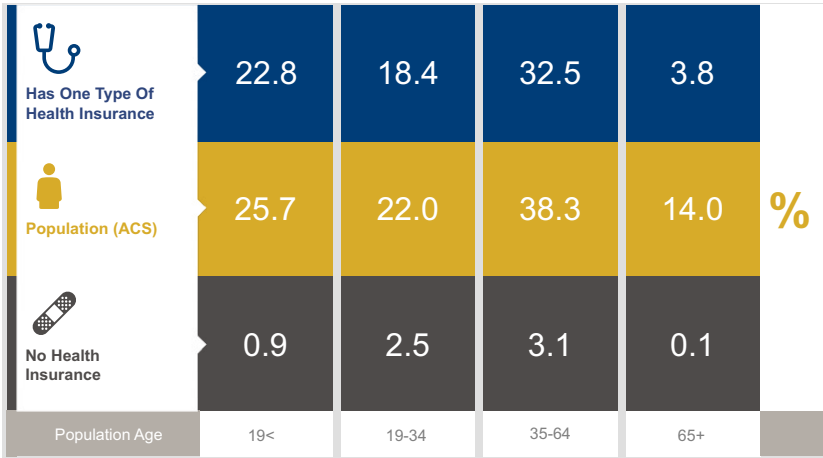
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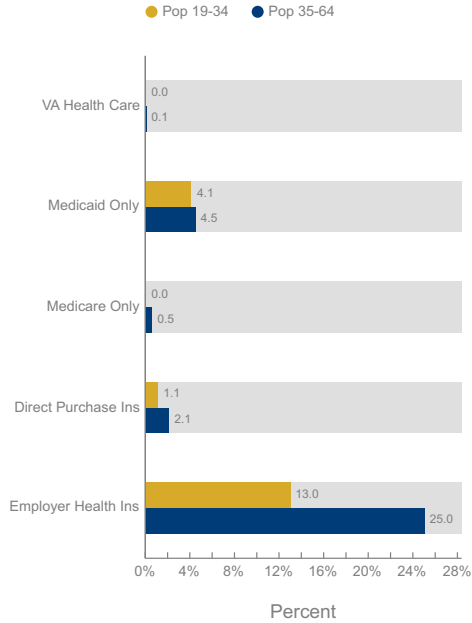
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,004.8
Physician Services	\$316.6
Dental Services	\$455.2
Eyecare Services	\$88.3
Lab Tests/X-rays	\$80.9
Hospital Room & Hospital Service	\$269.4



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## Aerial Map



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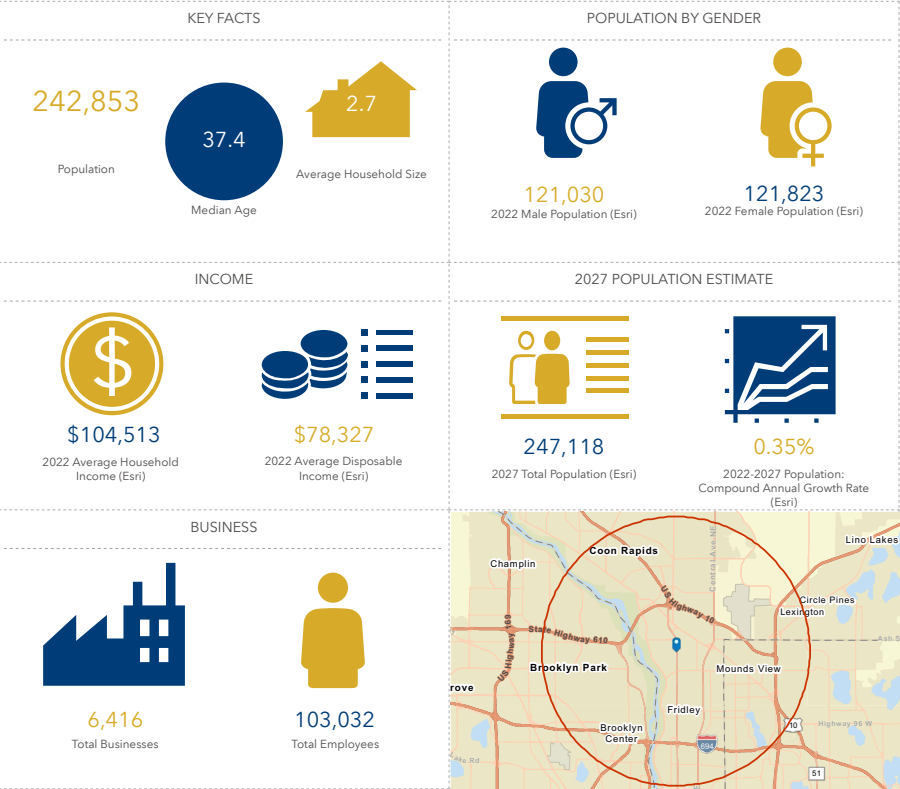
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## The Fridley Market

Top Employers	# of Employees	Type
Medtronic	3,464	Manufacturing
Cummins Power	1,210	Utility
<b>Unity Medical Center</b>	<b>1,138</b>	<b>Healthcare</b>
Target	696	Retail Trade
BAE Systems	600	Manufacturing
IDS #14	580	Education
Minco Products	515	Manufacturing
Conagra Brands Inc.	375	Wholesale Trade
Walmart	312	Retail Trade
Kurt Manufacturing	295	Manufacturing
Treehouse Foods	206	Retail Trade

### Key Facts



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