



Azure Professional Building

8290 University Ave NE, Fridley, MN 55432



Anne Madyun CCIM
612.454.4172
amadyun@davishre.com

Jill Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

davishre.com



For Sale or Lease

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- Medical/professional space - opportunity to occupy entire building
- Located near Mercy Hospital – Unity Campus
- Former surgery center on 1st Floor
- Ample surface parking and 2-story parking ramp
- Easy access to and from University Ave
- Exterior and common area updates planned!
- Premier monument and building signage opportunity on University Avenue

Building Size:	Space Available:
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.
Sale Price:	Negotiable

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AREA SERVICES:

Allina Health



HyVee

BACHMAN'S

Walmart



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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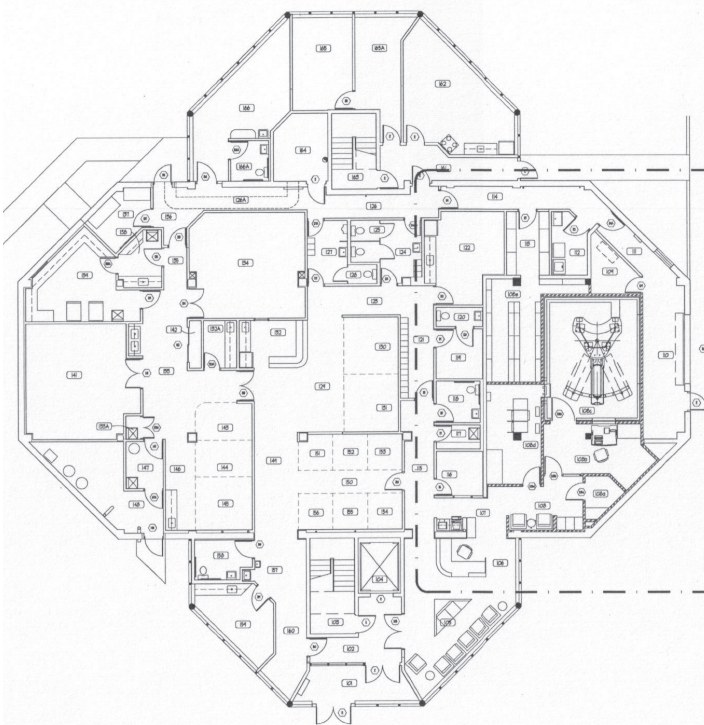
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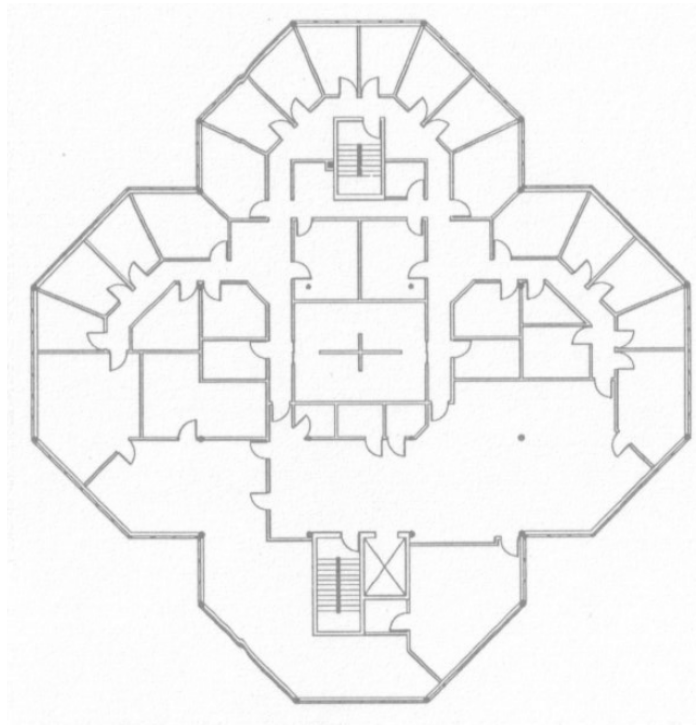
Floor Plans

Entire building available of 25,494 RSF

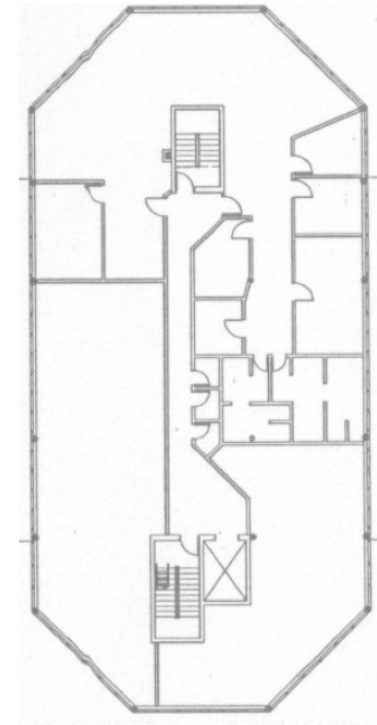
First Floor
9,432 Sq. Ft.
ASC and Imaging



Second Floor
9,432 Sq. Ft.
Orthopedic Clinic



Third Floor
6,630 Sq. Ft.



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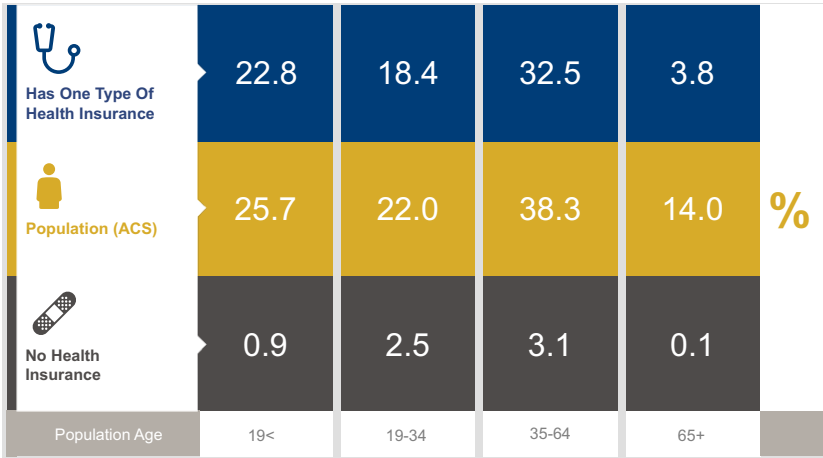
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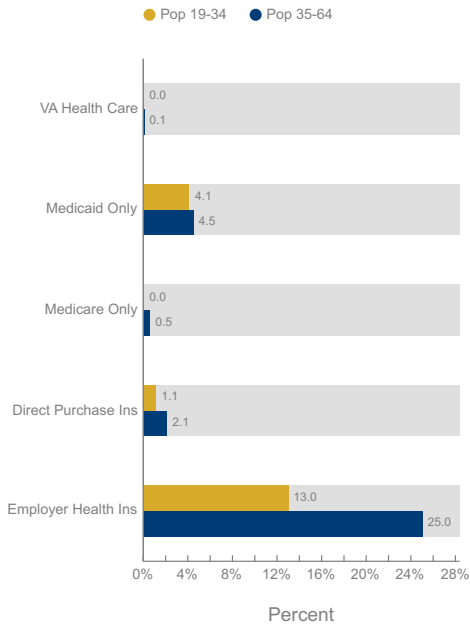
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



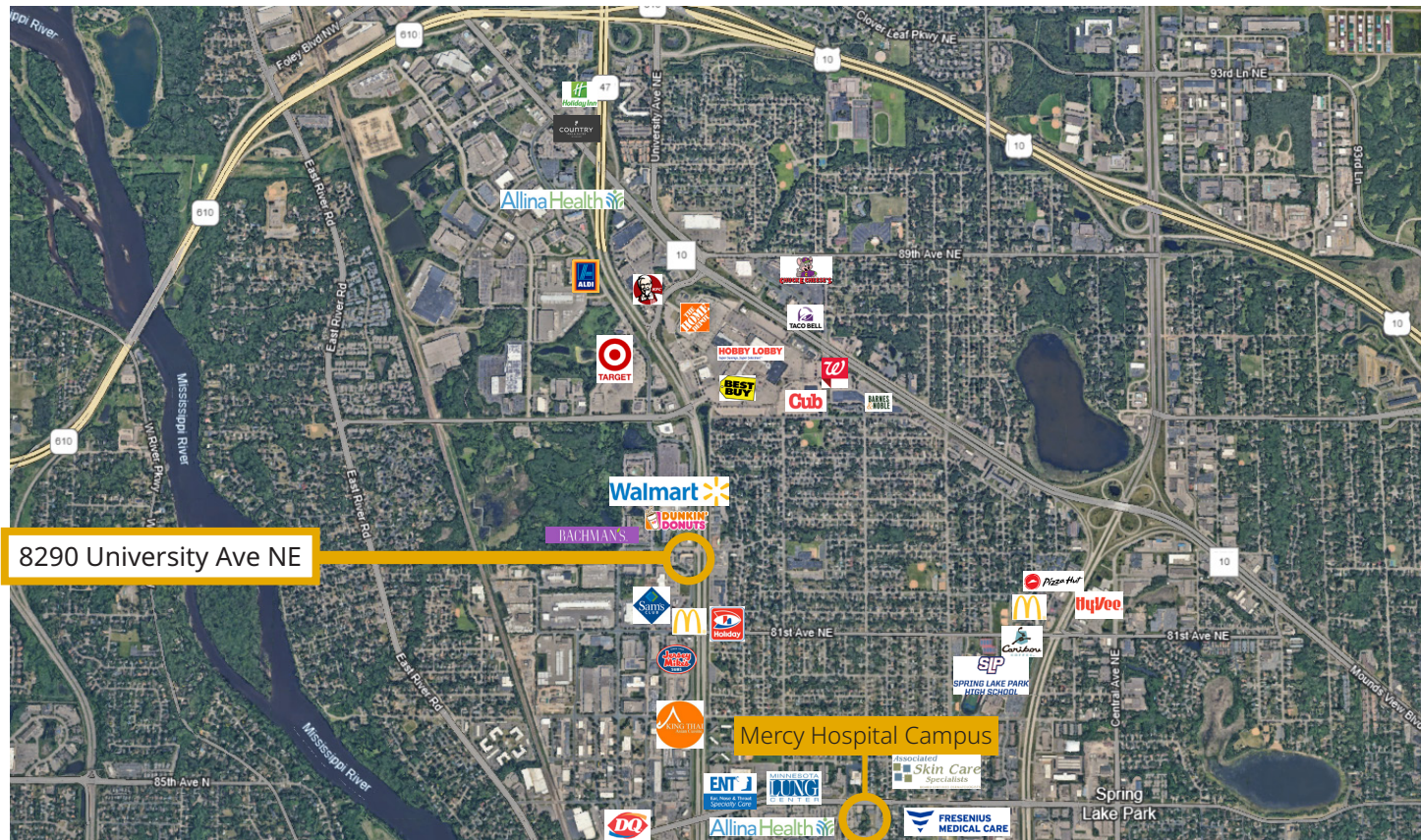
Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,004.8
Physician Services	\$316.6
Dental Services	\$455.2
Eyecare Services	\$88.3
Lab Tests/X-rays	\$80.9
Hospital Room & Hospital Service	\$269.4

Davis

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Aerial Map



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The Fridley Market

Top Employers	# of Employees	Type
Medtronic	3,464	Manufacturing
Cummins Power	1,210	Utility
Unity Medical Center	1,138	Healthcare
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

