



COMMERCIAL REALTY SOLUTIONS

Blaine - Commercial Space

**FOR LEASE**

10141 University Ave. NE, Blaine, MN 55434



**Newly Constructed  
Building!**

### **PROPERTY INFORMATION**

- \* Lease Rate **\$15.00/psf**
- \* Operating Expenses \$7.94/psf
- \* Building is 9,715/sf
- \* **3,000/sf or (2) 1,500/sf Suites Available**
- \* Anoka County PID 19-31-23-33-0115
- \* Zoned: B-2 Community Commercial
- \* Beautiful New Construction
- \* Businesses in the area include:  
Taco Bell, Burger King, CorTrust Bank,  
Holiday Station, Rasmussen & Assoc. CPA's,  
State Farm, Dental Clinic, Lutheran Church,  
Funeral Home, and more . . .



**Contact:**

**WAYNE ELAM**

**(763) 229-4982**

**WElam@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

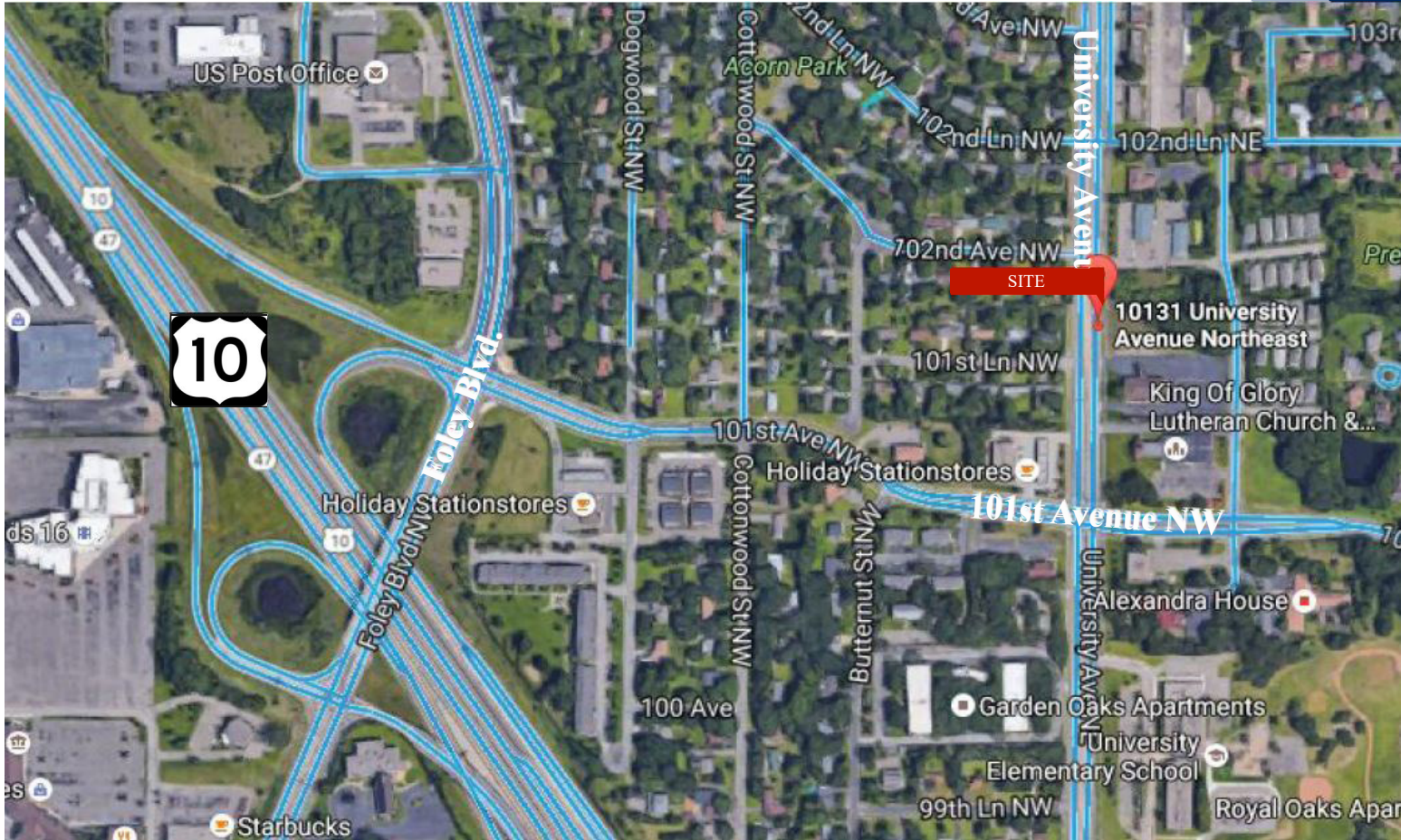
[www.commrealtysolutions.com](http://www.commrealtysolutions.com)

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10141 University Ave. NE, Blaine, MN 55434

Excellent High  
Traffic Area!



## PROPERTY INFORMATION

- \* Located East of Highway 10
- \* North of 101st Avenue NW
- \* 20 Minutes from Minneapolis

## TRAFFIC COUNTS - 2017

- \* University Ave. - 23,700 VPD
- \* Highway 10 - 97,000 VPD
- \* 101st Avenue - 6,900 VPD



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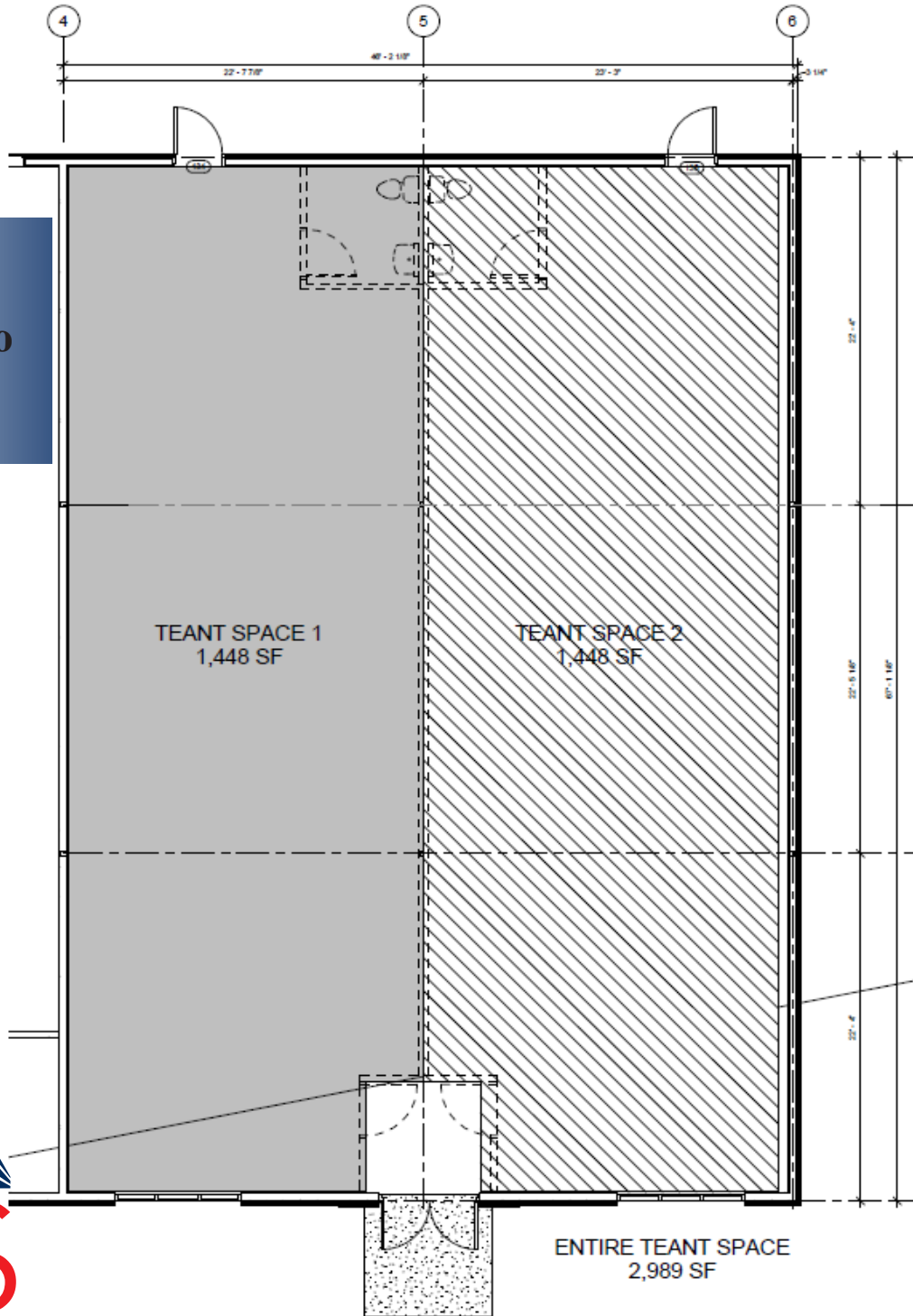
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3,000/sf  
(Divisible to  
1,500/sf)



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10141 University Ave. NE, Blaine, MN 55434



South Side of Building

## PROPERTY INFORMATION

- \* Ready for Build-Out
- \* Building Sprinkled
- \* Plumbing Roughed-In
- \* HVAC & Electric Roughed -In



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