



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Blaine - Commercial Space

FOR LEASE

10141 University Ave. NE, Blaine, MN 55434



**Newly Constructed
Building!**

PROPERTY INFORMATION

- * Lease Rate **\$15.00/psf**
- * Operating Expenses \$6.00/psf (Estimated)
- * 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

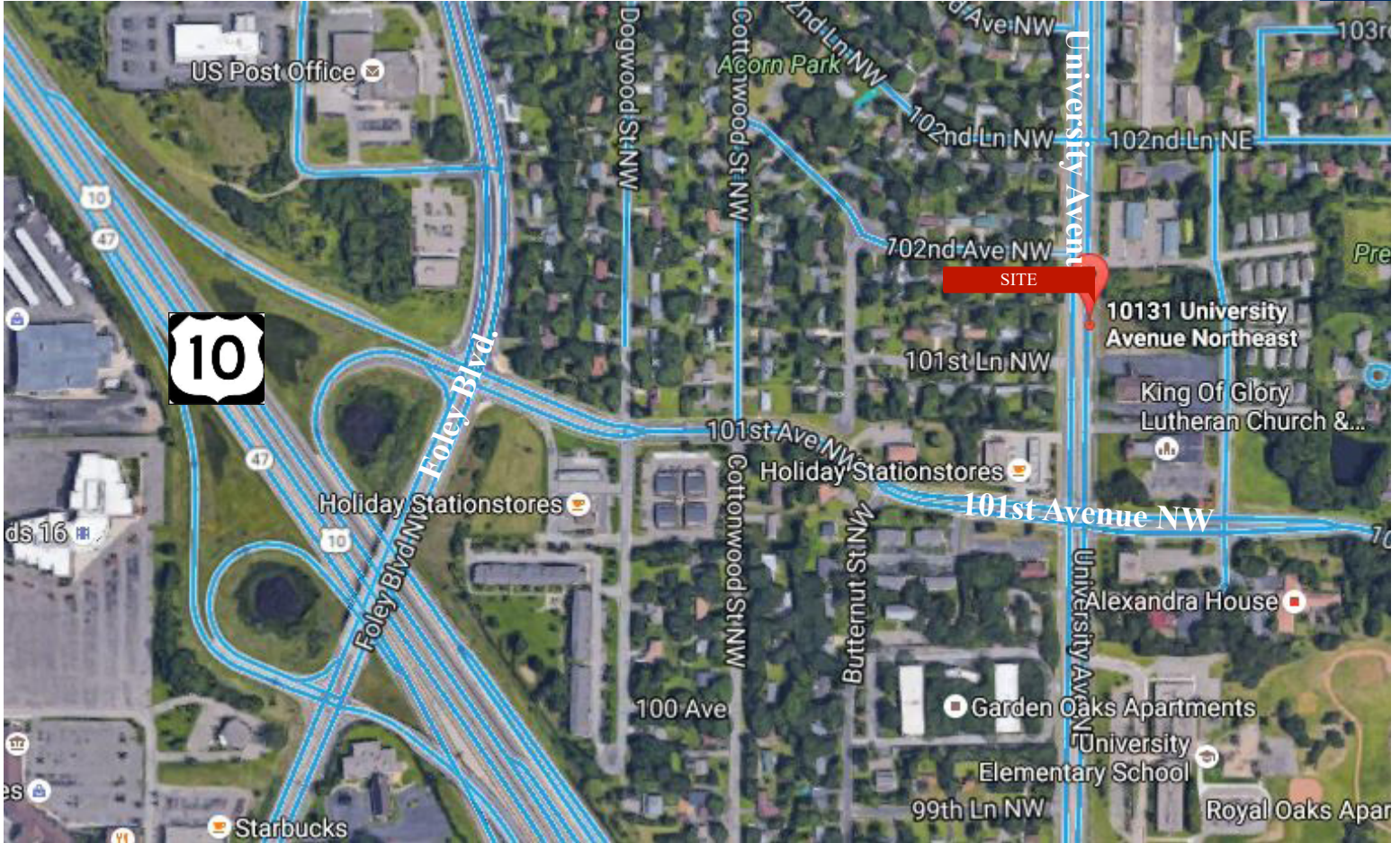
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10141 University Ave. NE, Blaine, MN 55434

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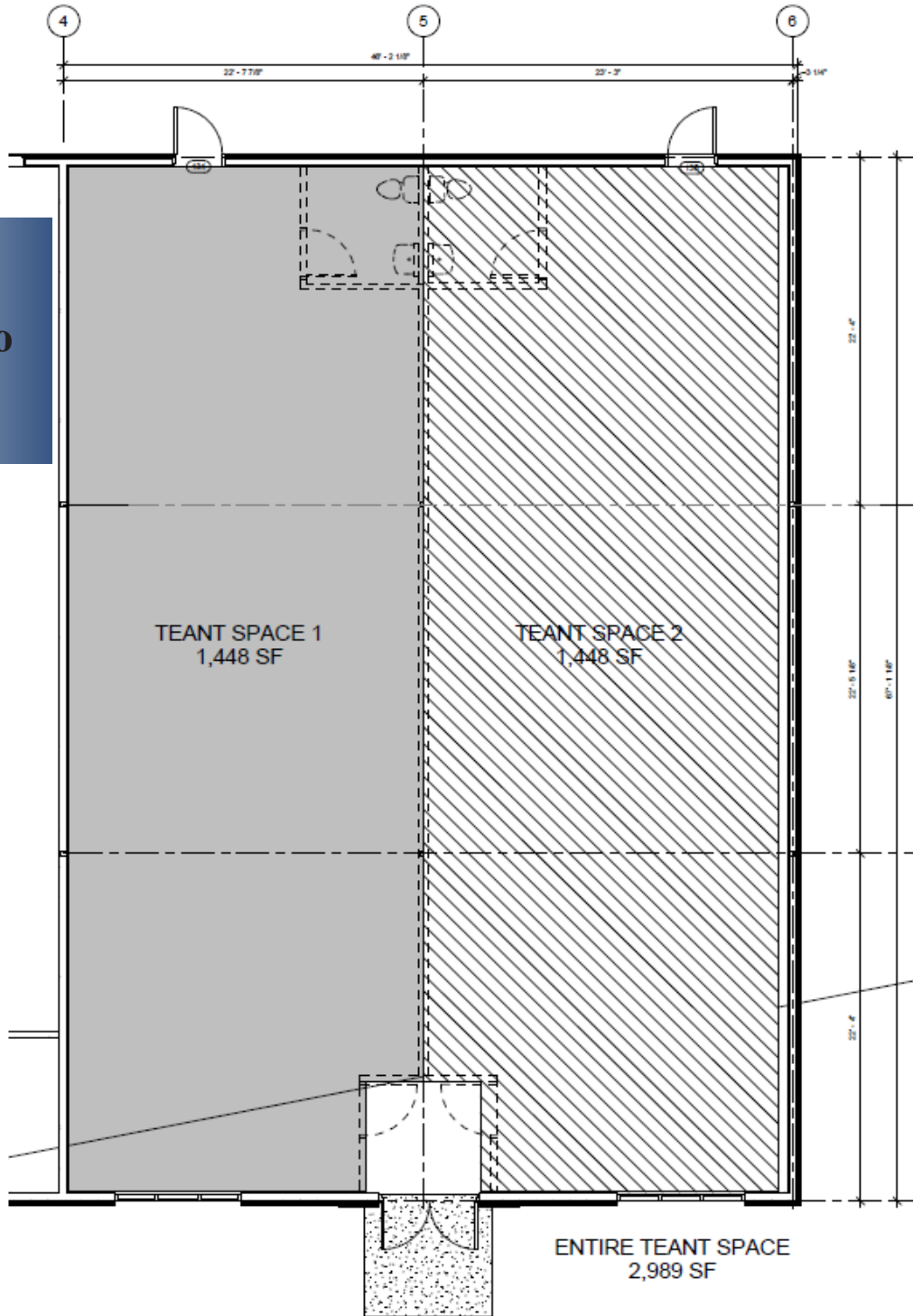
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3,000/sf
(Divisible to
1,500/sf)



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South Side of Building

PROPERTY INFORMATION

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



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