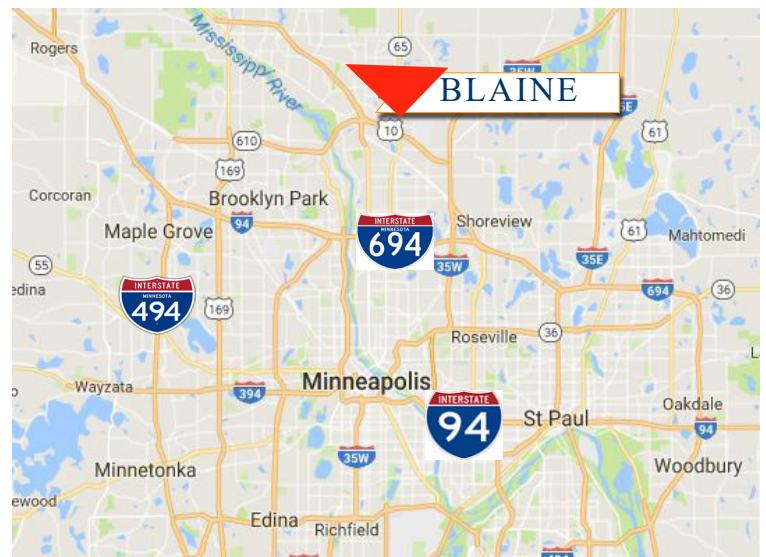




**Great Location for  
Professional Office!**

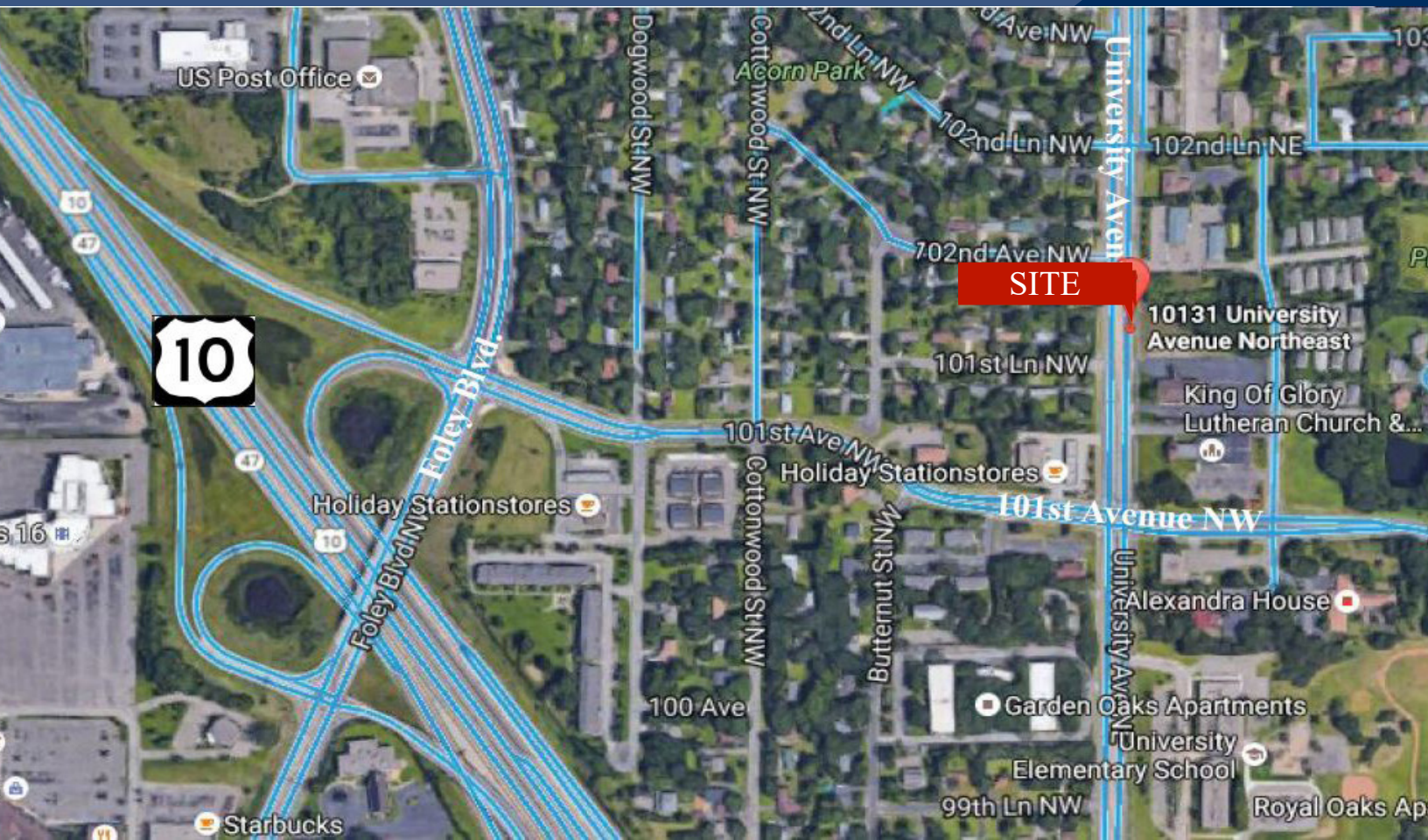
## **PROPERTY INFORMATION**

- \* 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
- \* Space Ready for Build-Out
- \* 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@crs-mn.com**

# For Lease Commercial Space 10141 University Ave NE, Blaine 55434



## PROPERTY INFORMATION

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

**Excellent High  
Traffic Area!**

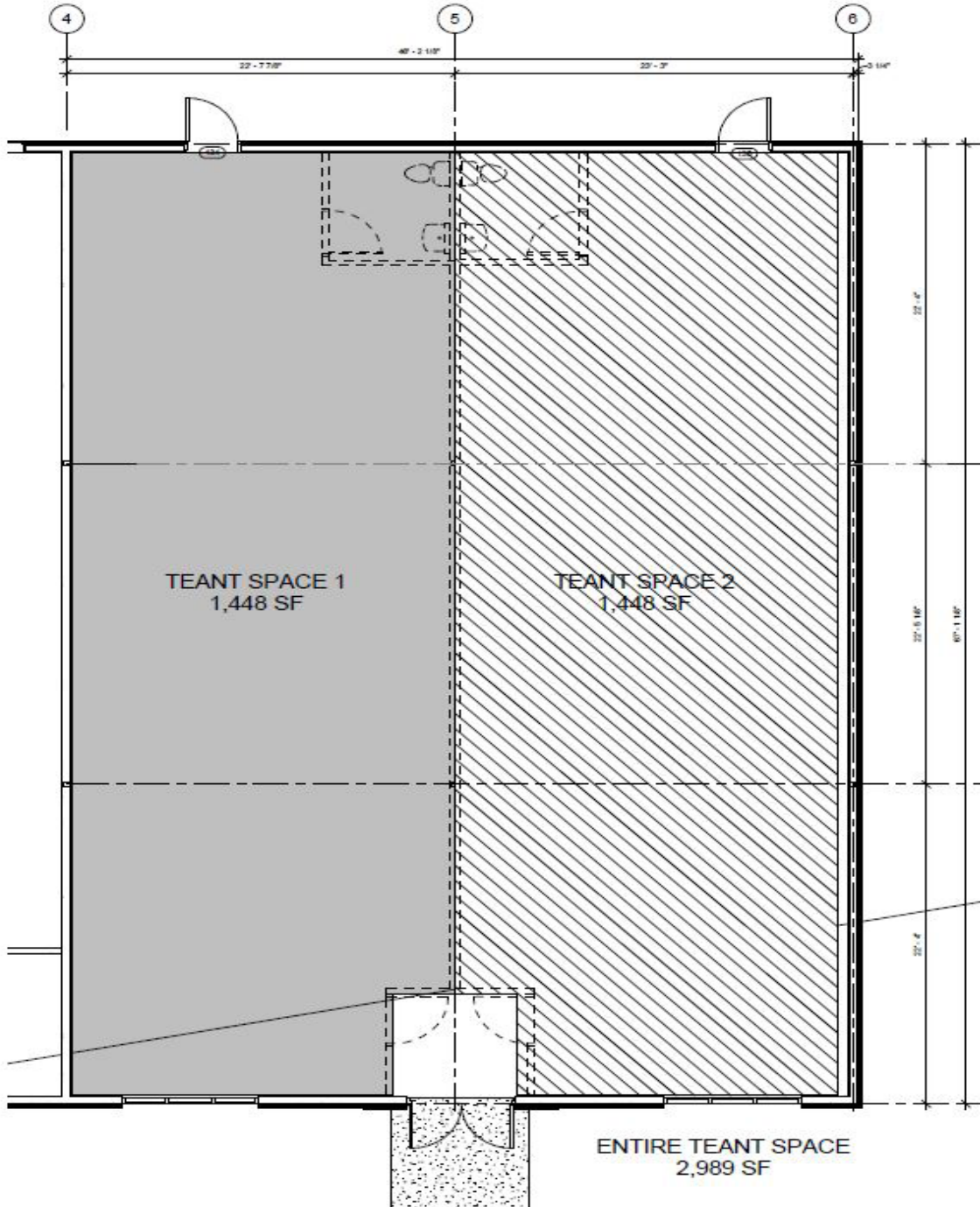
## TRAFFIC COUNTS - 2022

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

**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
[WElam@crs-mn.com](mailto:WElam@crs-mn.com)

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | [info@crs-mn.com](mailto:info@crs-mn.com)

For Lease  
Commercial Space  
10141 University Ave NE, Blaine 55434



**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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