



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE



## Office Sublease

7201 University Ave, NE  
Fridley, MN

### AVAILABLE SPACE

- 9 Private offices, break room, two private bathrooms, and a large conference room
- 3,707 square feet
- Lease term runs until 4/30/2029
- Move in ready for mental health therapy or other professional office like users
- Ample parking
- Great access and visibility to University Ave



### PROPERTY DETAILS

Base rent: \$15.12/sf NNN

### FOR MORE INFORMATION, CONTACT

**Mike Fisher**

763-486-8247

[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



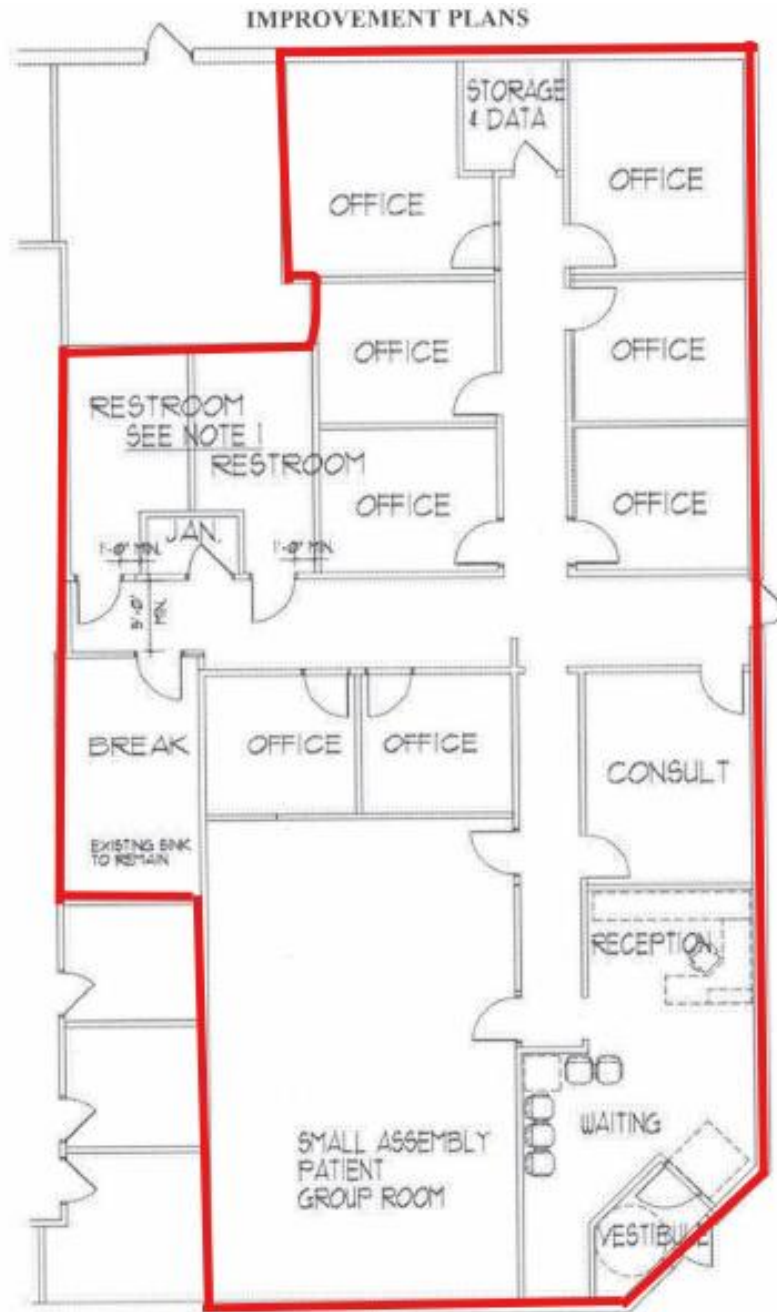
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MENTAL HEALTH RESOURCES  
NEW CONSTRUCTION - FIT PLAN

12/16/2021 APPROX. 3701 SF

KROEGER ARCHITECTS, LTD.

NOTE 1 - AT EXISTING RESTROOMS, REDUCE TO SINGLE USE, UNISEX ROOMS.



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Scan for video tour



<https://youtube.com/shorts/lr35lrag9NM?feature=share>



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## IDEAL USERS

- Mental health and behavioral health providers
- Counseling and therapy practices
- Medical and healthcare professionals
- Insurance and financial services
- Attorneys and legal professionals
- Accounting firms
- Real estate and property management companies
- Professional consulting firms
- Nonprofit organizations
- Training and education providers
- Other professional office users requiring multiple private offices

## WHY THIS PROPERTY?

**Move-in-ready office configuration** — Start with an existing professional layout rather than building from an open shell.

**9 private offices** — Ideal for organizations with multiple employees, providers, consultants, or client-facing professionals.

**Large conference room** — Dedicated space for meetings, presentations, staff gatherings, or group sessions.

**Privacy-focused layout** — Particularly well suited for healthcare, counseling, professional services, and other businesses where confidential conversations are important.

**Flexible professional use** — The existing configuration can accommodate a variety of office, healthcare, counseling, and service-oriented users.

**Established office environment** — Previously occupied by a mental health group, providing an existing layout well suited to professional and client-service businesses.



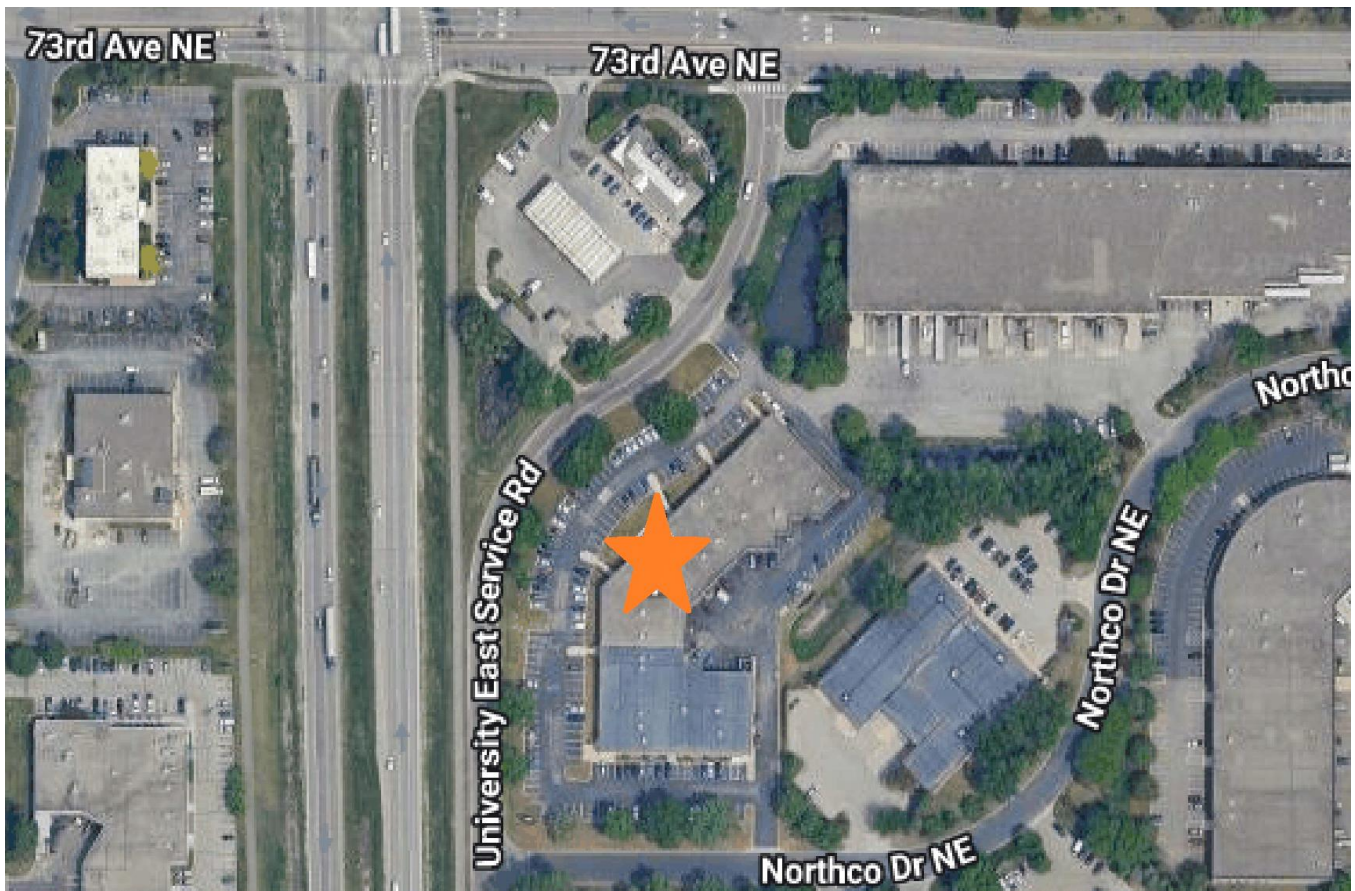
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