

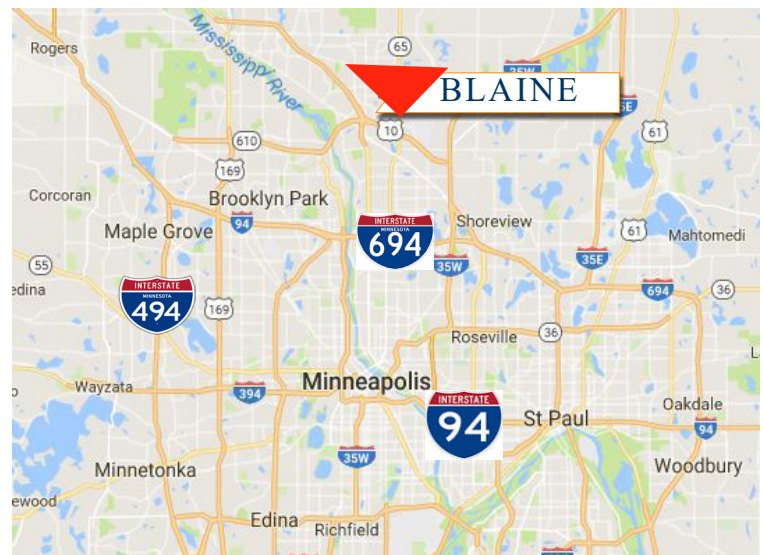
**For Lease
Commercial Space
10141 University Ave NE, Blaine 55434**



**Great Location for
Professional Office!**

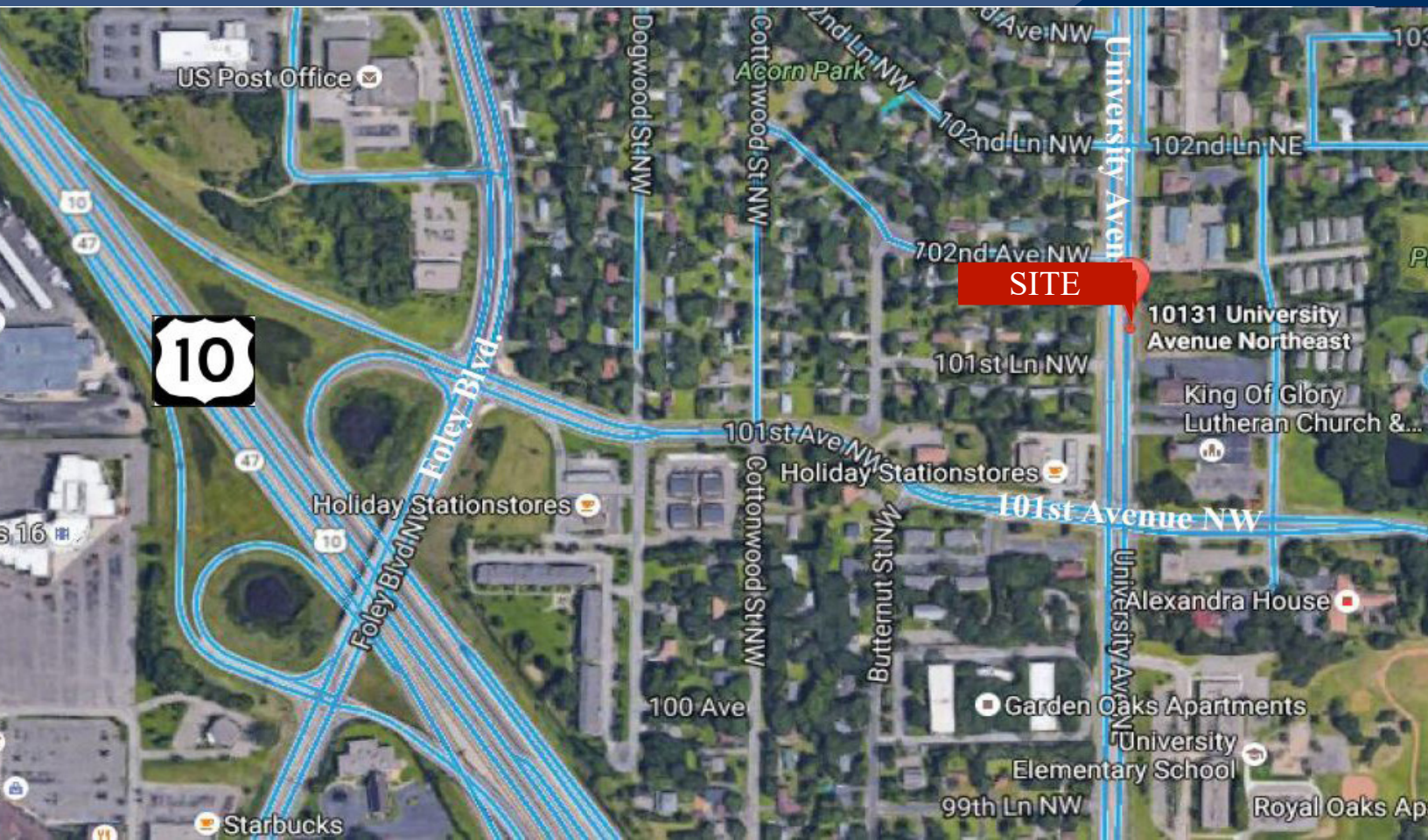
PROPERTY INFORMATION

- * 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
- * 2025 Taxes \$45,303.98 + Assessments \$1,362.90
- * 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

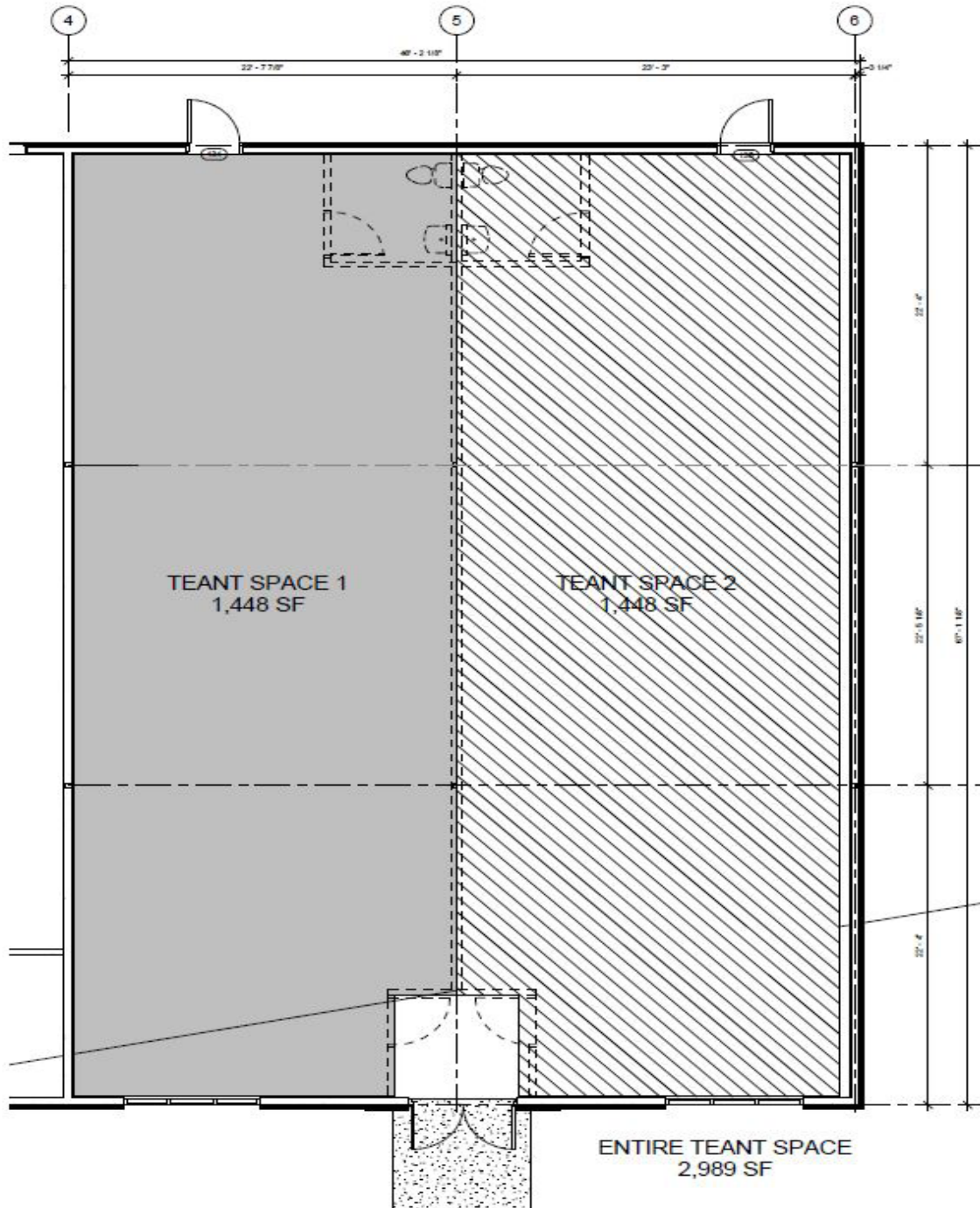
**Excellent High
Traffic Area!**

TRAFFIC COUNTS - 2024

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

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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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