



# FOR LEASE

SPACES RANGING FROM 1,500 - 5,000 SQ FT



**CHAD WEEKS**

612.619.9911  
cweeks@arrowcos.com  
**arrowcos.com**



**JEFF PENFIELD**

612.325.2067  
jpenfield@arrowcos.com  
**arrowcos.com**



**OFFICE BUILDING**

6499 University Ave NE  
Fridley, MN 55432



## 6499 CORPORATE CENTER

# HIGHLIGHTS

- **Prime Location & Accessibility:** Located in Fridley with close proximity to the Metro Transit Bus Line, ensuring easy access for commuting employees and clients.
- **Flexible & Spacious Office Options:** Offering executive offices and suites ranging from 1,500 to 5,000 sq ft, with open floor plates to accommodate diverse workspace configurations.



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# AMENITIES

- **Controlled Access:** Enhanced security for tenants with controlled building access.
- **Backup Power Generator:** Reliable power backup to maintain operations during outages.
- **Abundant Parking:** Large parking area with ample spaces for both tenants and visitors.
- **Professional Image:** A modern, well-maintained property ideal for businesses looking to project a professional presence.
- **Conference Room:** Large conference room available with AV hook-ups that seats 40 people.



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# FLOORPLAN

## MAIN FLOOR

Whether you're a small business seeking a single executive office or a company looking for 1,500 sf to 5,000 sf, this property offers unmatched flexibility!

### "AS-IS" LEASE RATES:

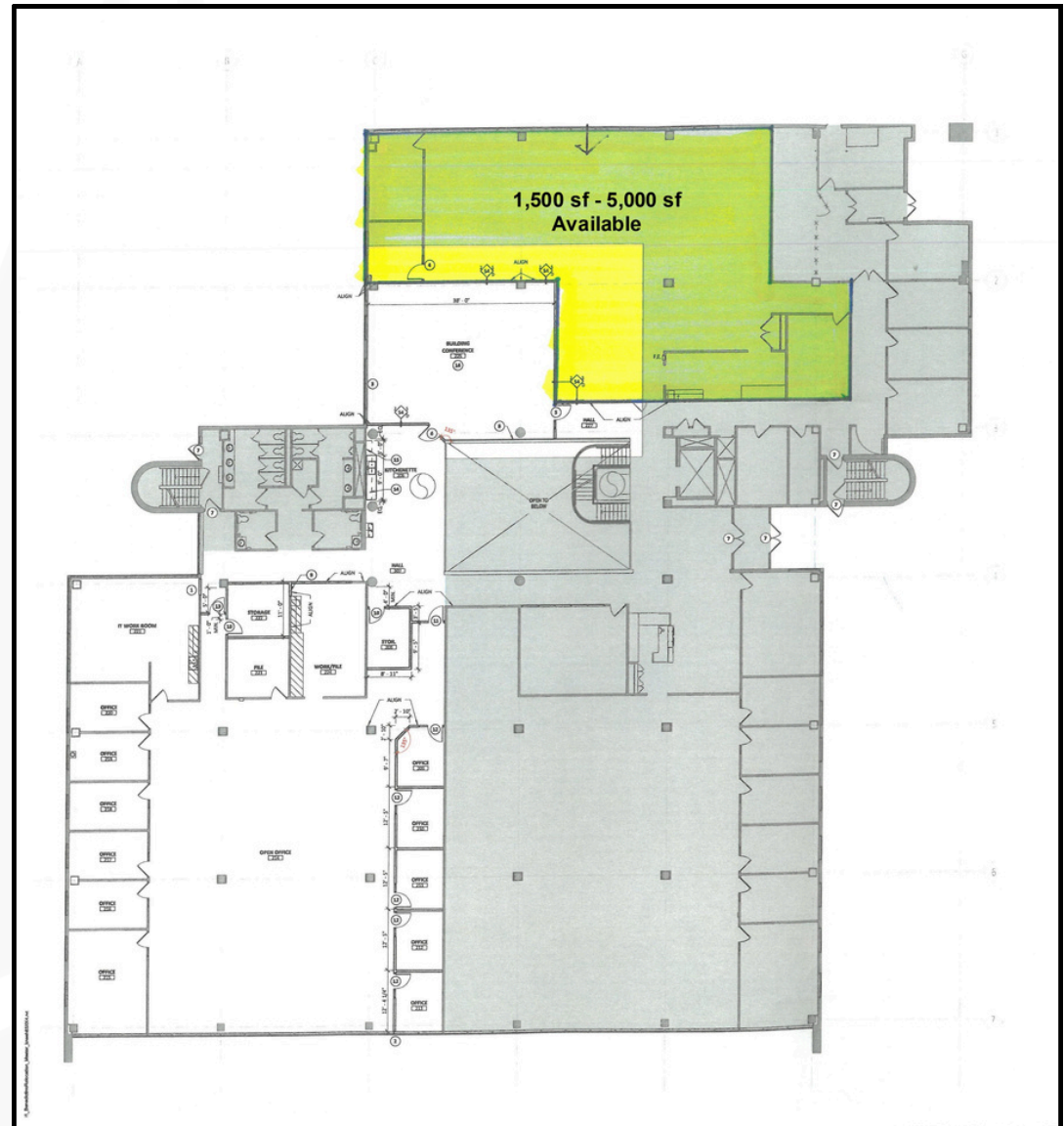
**BASE RENT - \$11.00 / PSF**

**TAXES - \$2.34 / PSF**

**CAM - \$6.50 / PSF**

### EXECUTIVE SUITES:

**\$450 PER MONTH / PER OFFICE**



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# 6499 CORPORATE CENTER PHOTOS



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