

6499 UNIVERSITY AVE NE

FRIDLEY, MN

 CUSHMAN &  
WAKEFIELD



74,377 SF  
BOUTIQUE OFFICE PROJECT



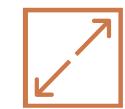
6.1  
YEAR WALT



100%  
LEASED



\$791,256  
YEAR 1 NOI



3.76  
ACRES

# INVESTMENT HIGHLIGHTS



## 100% LEASED OFFICE PROJECT

6499 University Ave's current 100% occupancy provides investors with a strong current return. The project was historically a single-tenant building that was occupied by Cummings until 2019. In 2019, previous ownership multi-tenanted the project which was brought to stabilization by current ownership in 2025.



## DURABLE CASH FLOW & FAVORABLE 6.1 YEAR WALT

The current occupancy provides investors with durable cash flow. The project boasts an attractive 6.1 year weighted average lease term (WALT) with no rollover until 2029.



## STRONG, COMMITTED ANCHOR TENANCY

Benedictine Health occupies 49% of the project and has been headquartered at 6499 University since 2019. All departments of Benedictine including their C-suite, Accounting, Human Resources, and Operations sit at this location. Benedictine continues to expand their operations, adding 407 employees since the start of 2024.

ISD No. 916 occupies 34% of the project and operates Metro Heights Academy out of this location.

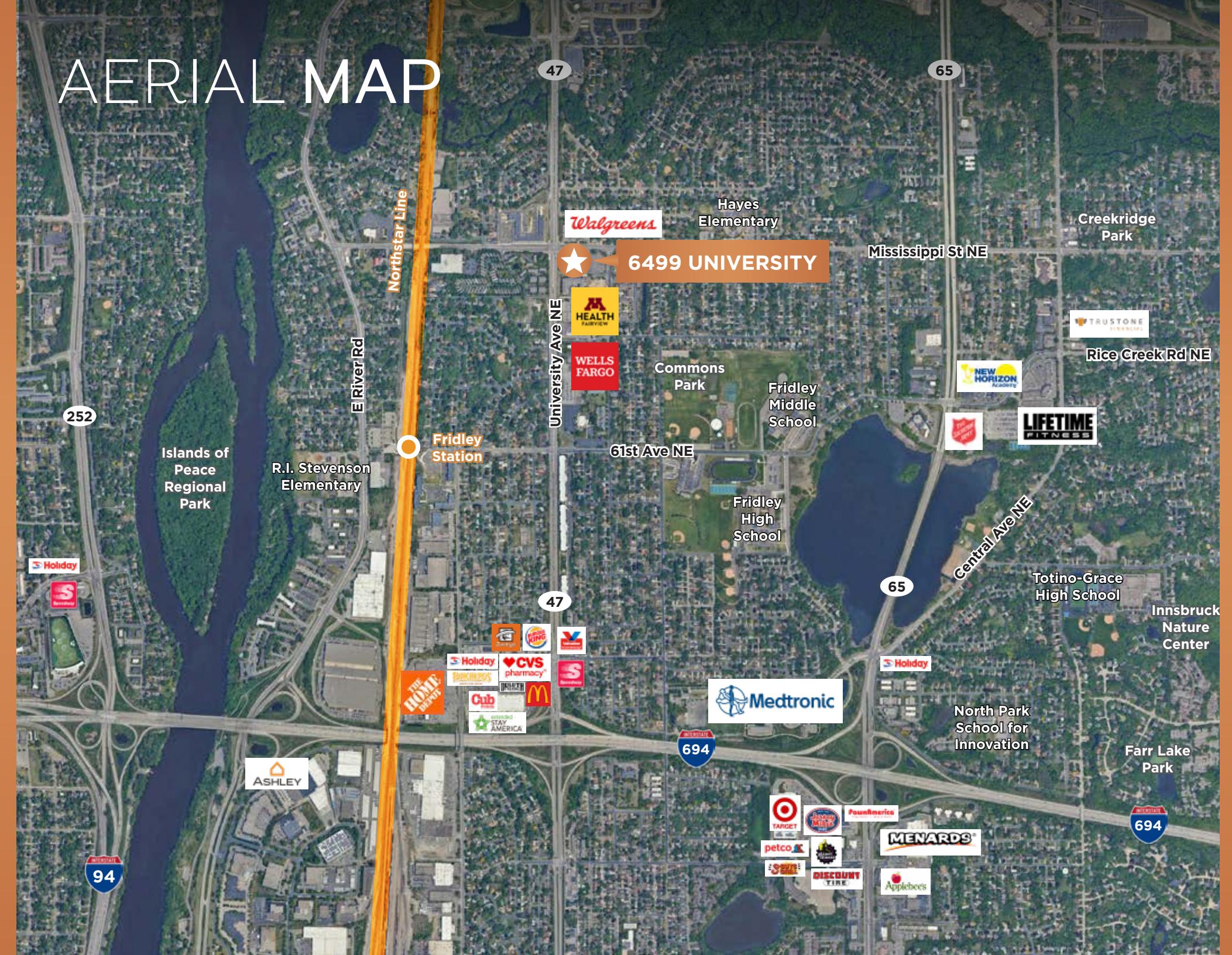
Rise, Inc. has occupied the project since 2019 and has lease term through August 2029 while Integrated Business Solutions recently signed a 5 year lease at the project with term into 2031.



**BENEDICTINE**  
Health System



# AERIAL MAP



# LOCATION OVERVIEW





6499

## CONTACTS

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