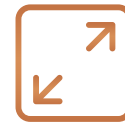




6499 UNIVERSITY AVE NE

FRIDLEY, MN





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

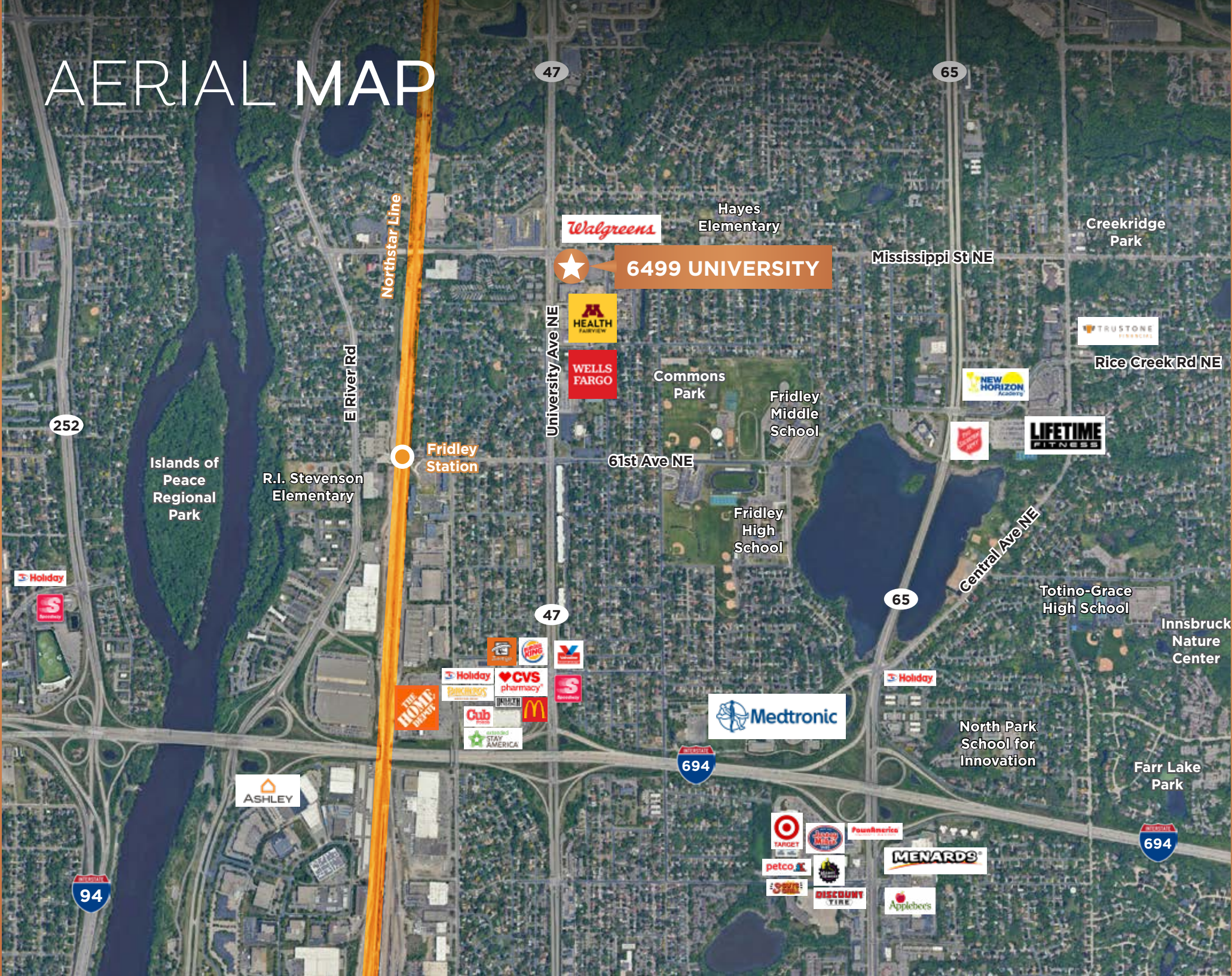
Benedictine Health occupies 49% of the project and has been headquartered at 6499 University since 2019. All departments of Benedictine including their C-suite, Accounting, Human Resources, and Operations sit at this location. Benedictine continues to expand their operations, adding 407 employees since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



47

65

252

47

65

94

694

Northstar Line

E River Rd

University Ave NE

Commons Park

Fridley Middle School

Fridley High School

61st Ave NE

Central Ave NE

Mississippi St NE

Creekridge Park

Rice Creek Rd NE

Totino-Grace High School

Innsbruck Nature Center

North Park School for Innovation

Farr Lake Park

Islands of Peace Regional Park

R.I. Stevenson Elementary

Hayes Elementary

Walgreens

6499 UNIVERSITY

HEALTH FAIRVIEW

WELLS FARGO

Fridley Station

NEW HORIZON Academy

LIFETIME FITNESS

Medtronic

THE HOME DEPOT

Holiday

CVS pharmacy

McDonald's

Cub

extended STAY AMERICA

Target

petco

DISCOUNT TIRE

MENARDS

Applebee's

ASHLEY

Holiday

CVS pharmacy

Holiday

Target

petco

DISCOUNT TIRE

MENARDS

Applebee's

LOCATION OVERVIEW

Walgreens

47

ALE

MISSISSIPPI ST NE

3.76 ACRES

6499 UNIVERSITY

MISSISSIPPI
LIBRARY

UNIVERSITY AVE NE


WILLOWS
— BEND —
SENIOR LIVING

5TH ST NE

VILLAGE GREEN
APARTMENTS





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