



Fridley Medical Center

480 Osborne Road NE | Fridley, MN 55432

Building Size: 60,476 sq. ft.
Space Available: 941 - 3,917 sq. ft.

- Medical office building available for lease
- Located on Mercy Hospital – Unity Campus
- Connected to Unity Professional Building and the Hospital via skyway
- Easy access to Highway 610 and Interstate 694
- Ample surface parking
- Just off University Avenue NE, with many retail amenities

Net Rental Rate: \$23.50 sq. ft.
Operating Expenses: \$12.82 sq. ft.
Real Estate Taxes: \$1.86 sq. ft.

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BUILDING TENANTS



TRAFFIC COUNT

31,000 vehicles on University Ave NE A.A.D.T.
(average annual daily traffic)
10,235 on Osborne Rd NE



2020 ESTIMATED POPULATION

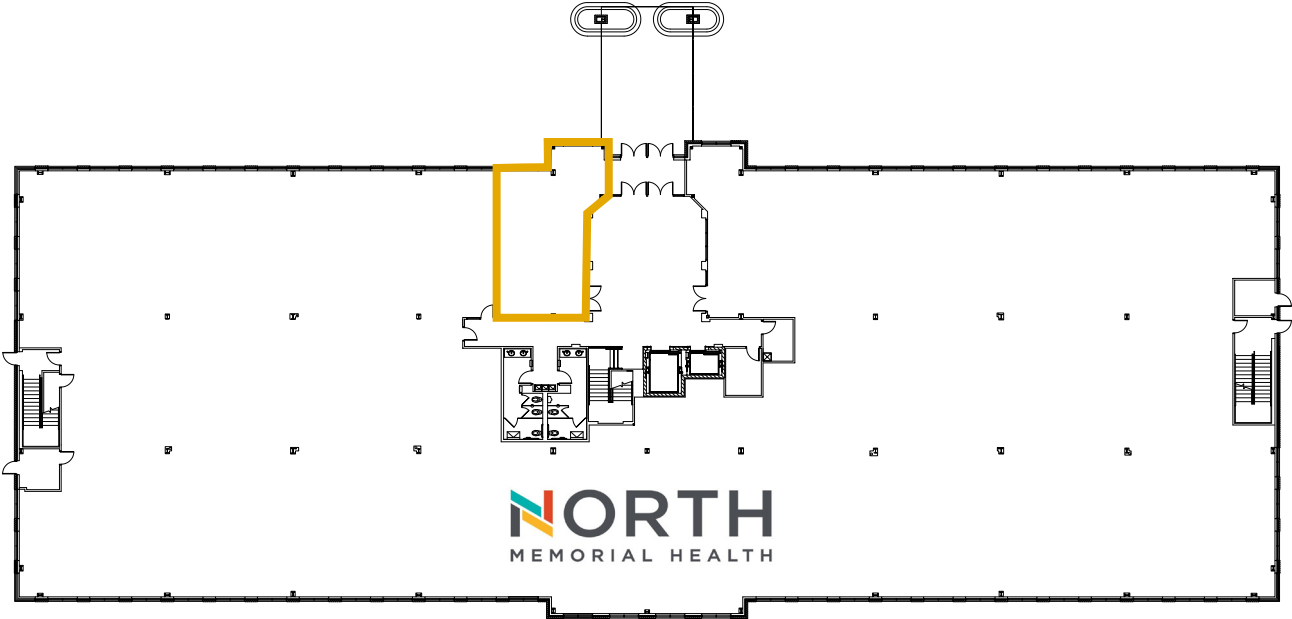
1 mile: 8,139
3 miles: 83,028
5 miles: 237,005



2020 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$66,590
3 miles: \$69,165
5 miles: \$67,406

1st Floor
941 RSF



2nd Floor
3,917 RSF





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