

FOR LEASE | OFFICE

# 6499 Corporate Center

EASY  
ACCESS  
TO I-694

High  
visibility

Corner location with high visibility



## ADDRESS

6499 University Avenue NE  
Fridley, MN

## DESCRIPTION

72,859 SF  
3-story building

## OFFERING SUMMARY

Net rent: Negotiable  
\$9.80 CAM RSF (estimated)

## AVAILABLE SPACE

1st floor N: 8,203 RSF  
1st floor SE: 5,751 RSF  
2nd floor N: 6,889 RSF  
2nd floor SW: 8,217 RSF

## PROPERTY FEATURES

- + Prominent corner location with high visibility
- + Furniture, fixtures & equipment included
- + Mature landscaping and outdoor patio area
- + Built in 1985, renovated in 2006 and 2020
- + Attractive interior finishes and abundant exterior glass
- + Fully-equipped training center
- + Shared employee lounge/kitchenette and mother's room
- + Security system/card access
- + Fiber internet
- + Elevator and exterior loading dock
- + Parking: 4.3/1,000 SF

Floor plans available upon request

Information deemed reliable but not guaranteed. All information should be independently verified. No guarantees or warranties are made as to the accuracy or timeliness of the information provided.

FOR LEASE | OFFICE

# 6499 Corporate Center 6499 University Avenue NE | Fridley, MN

## TRAFFIC COUNTS

University Ave NE	36,000 ADT
-------------------	------------

## INCOME

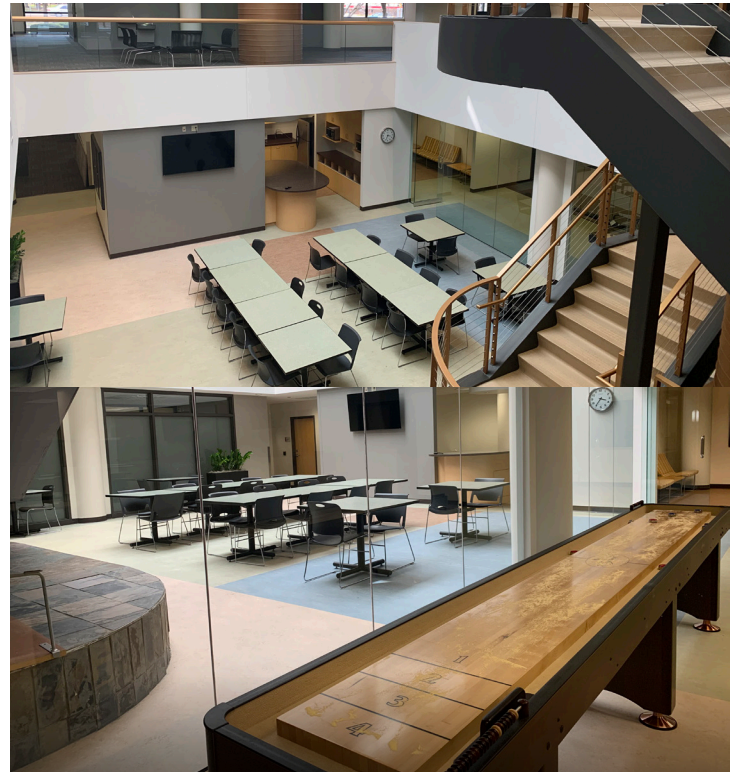
	1 Mile	3 Miles	5 Miles
Median HH Income	\$55,374	\$60,920	\$58,648
Average HH Income	\$68,377	\$79,869	\$77,620

## POPULATION

	1 Mile	3 Miles	5 Miles
Population	8,647	85,916	164,397
Households (2020 est.)	3,567	32,879	62,210
Businesses	284	2,467	3,932
Employees	6,270	39,775	62,806

## EDUCATION

	1 Mile	3 Miles	5 Miles
Pop > 25	3,847	32,383	87,901
High School Grad	1,336	10,621	27,126
Some College	991	8,294	22,458
Associates	240	2,376	6,852
Bachelors	605	5,280	14,500
Masters	157	1,309	3,769
Prof. Degree	28	435	1,266
Doctorate	6	108	389



**JULIE KIMBLE**  
612.670.8552  
juliekimble@kimbleconsult.com

**kimbleco**  
RELEVANT. RESULTS. REAL ESTATE.

see our results at [kimbleconsult.com](http://kimbleconsult.com)



Information deemed reliable but not guaranteed. All information should be independently verified. No guarantees or warranties are made as to the accuracy or timeliness of the information provided.