



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Office Sublease

7201 University Ave, NE
Fridley, MN

AVAILABLE SPACE

- 9 Private offices, break room, two private bathrooms, and a large conference room
- 3,707 square feet
- Lease term runs until 4/30/2029
- Move in ready for mental health therapy or other professional office like users
- Ample parking
- Great access and visibility to University Ave



PROPERTY DETAILS

Base rent: \$15.12/sf NNN

FOR MORE INFORMATION, CONTACT

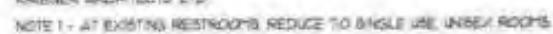
Mike Fisher

763-486-8247

mikefisher@premiercommercialproperties.com



EMAIL: mikefisher@premiercommercialproperties.com





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Scan for video tour



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IDEAL USERS

- Mental health and behavioral health providers
- Counseling and therapy practices
- Medical and healthcare professionals
- Insurance and financial services
- Attorneys and legal professionals
- Accounting firms
- Real estate and property management companies
- Professional consulting firms
- Nonprofit organizations
- Training and education providers
- Other professional office users requiring multiple private offices

WHY THIS PROPERTY?

Move-in-ready office configuration — Start with an existing professional layout rather than building from an open shell.

9 private offices — Ideal for organizations with multiple employees, providers, consultants, or client-facing professionals.

Large conference room — Dedicated space for meetings, presentations, staff gatherings, or group sessions.

Privacy-focused layout — Particularly well suited for healthcare, counseling, professional services, and other businesses where confidential conversations are important.

Flexible professional use — The existing configuration can accommodate a variety of office, healthcare, counseling, and service-oriented users.

Established office environment — Previously occupied by a mental health group, providing an existing layout well suited to professional and client-service businesses.



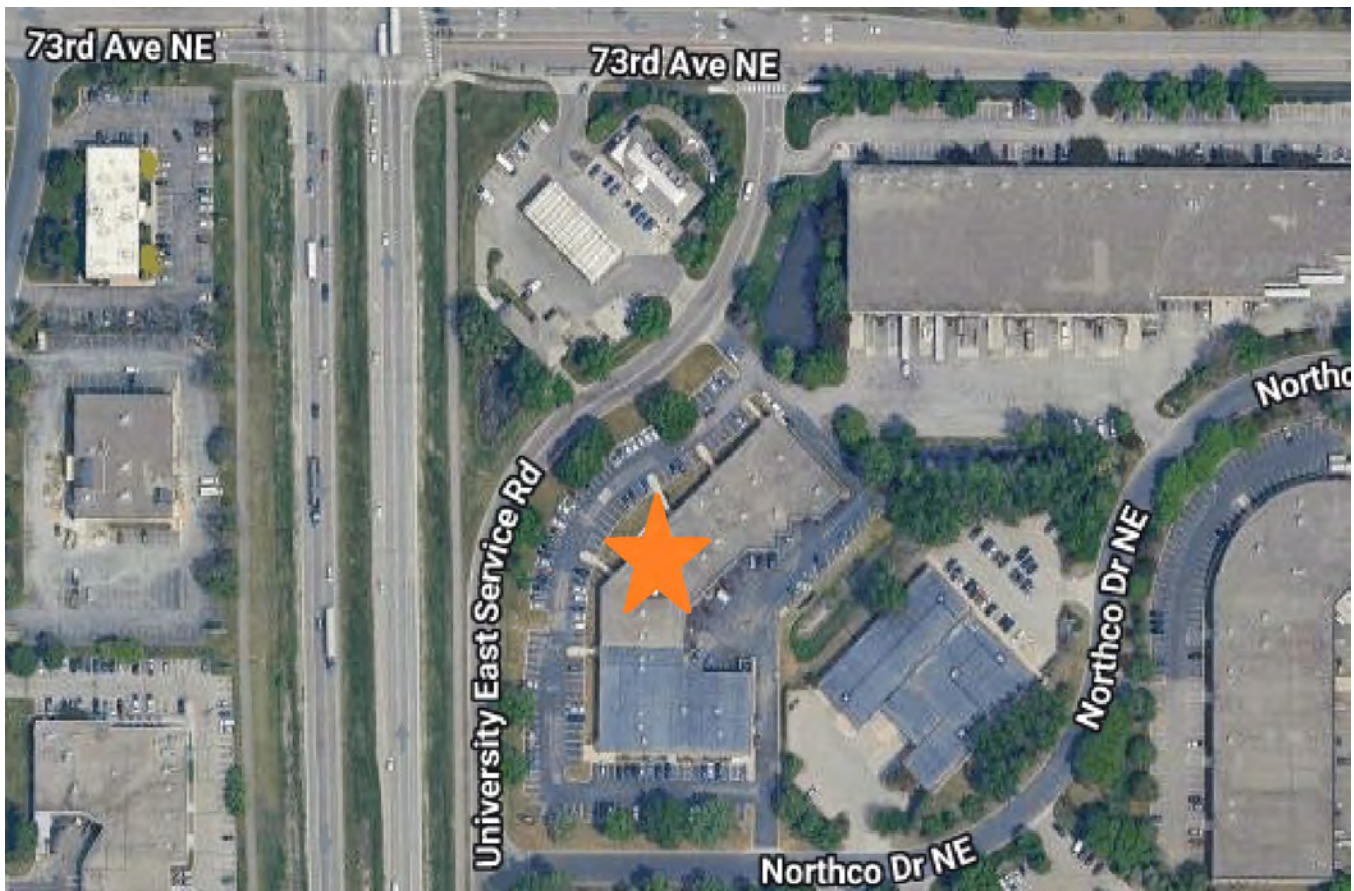
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299 Coon Rapids Blvd NW, Suite 200 | **Coon Rapids, MN 55433** | premiercommercialproperties.com | **763-862-2005**