



FOR LEASE

SPACES RANGING FROM 1,500 - 31,936 SQ FT

TURN KEY OPPORTUNITY
**FULLY FURNISHED OFFICE
SPACES AVAILABLE**



CHAD WEEKS
612.619.9911
cweeks@arrowcos.com
arrowcos.com



JEFF PENFIELD
612.325.2067
jpenfield@arrowcos.com
arrowcos.com



OFFICE BUILDING
6499 University Ave NE
Fridley, MN 55432

6499 CORPORATE CENTER

HIGHLIGHTS

- **Prime Location & Accessibility:** Located in Fridley with close proximity to the Metro Transit Bus Line, ensuring easy access for commuting employees and clients.
- **Flexible & Spacious Office Options:** Offering executive offices and suites ranging from 1,500 to 25,000 sq ft, with large open floor plates to accommodate diverse workspace configurations.
- **Turn-Key Opportunity:** Fully furnished office spaces available, providing a move-in-ready environment for businesses seeking a seamless setup.



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AMENITIES

- **Controlled Access:** Enhanced security for tenants with controlled building access.
- **Outdoor Seating & Patio Area:** Enjoy a dedicated outdoor space, perfect for breaks and informal meetings.
- **Cafeteria with Hot Plate Kitchen:** Onsite cafeteria equipped for convenient lunch options and casual gatherings.
- **Backup Power Generator:** Reliable power backup to maintain operations during outages.
- **Abundant Parking:** Large parking area with ample spaces for both tenants and visitors.
- **Professional Image:** A modern, well-maintained property ideal for businesses looking to project a professional presence.



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FLOORPLAN

MAIN FLOOR

Whether you're a small business seeking a single executive office or a larger company in need of substantial space, this property offers unmatched flexibility. Our customizable suites range from a **single office to a full floor suite of up to 15,150 square feet**, designed to accommodate businesses of all sizes!

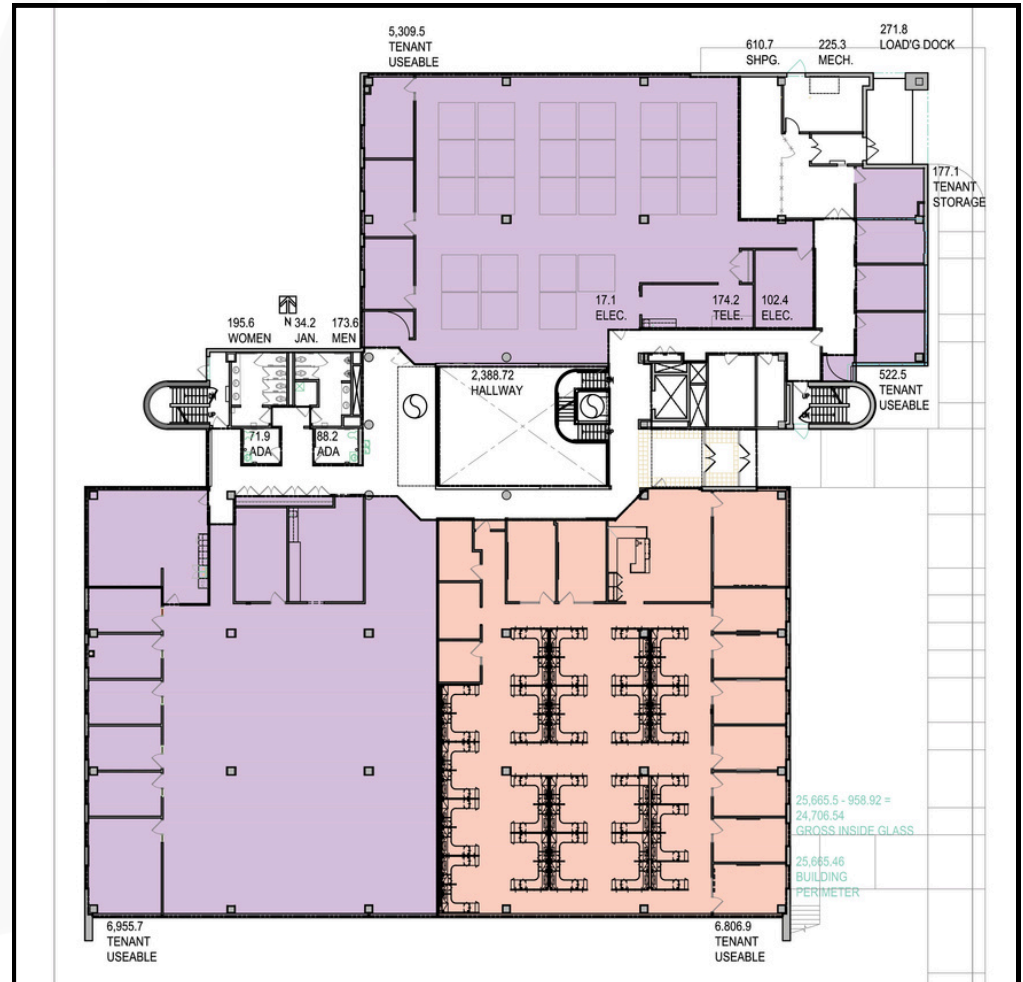
3) Executive offices available - \$450/month per office

Asking Rates "As Is"

Base Rent - \$11.00/psf

Tax - \$2.34/psf

CAM - \$6.50/psf



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FLOORPLAN

MAIN FLOOR - ALTERNATIVE PLAN

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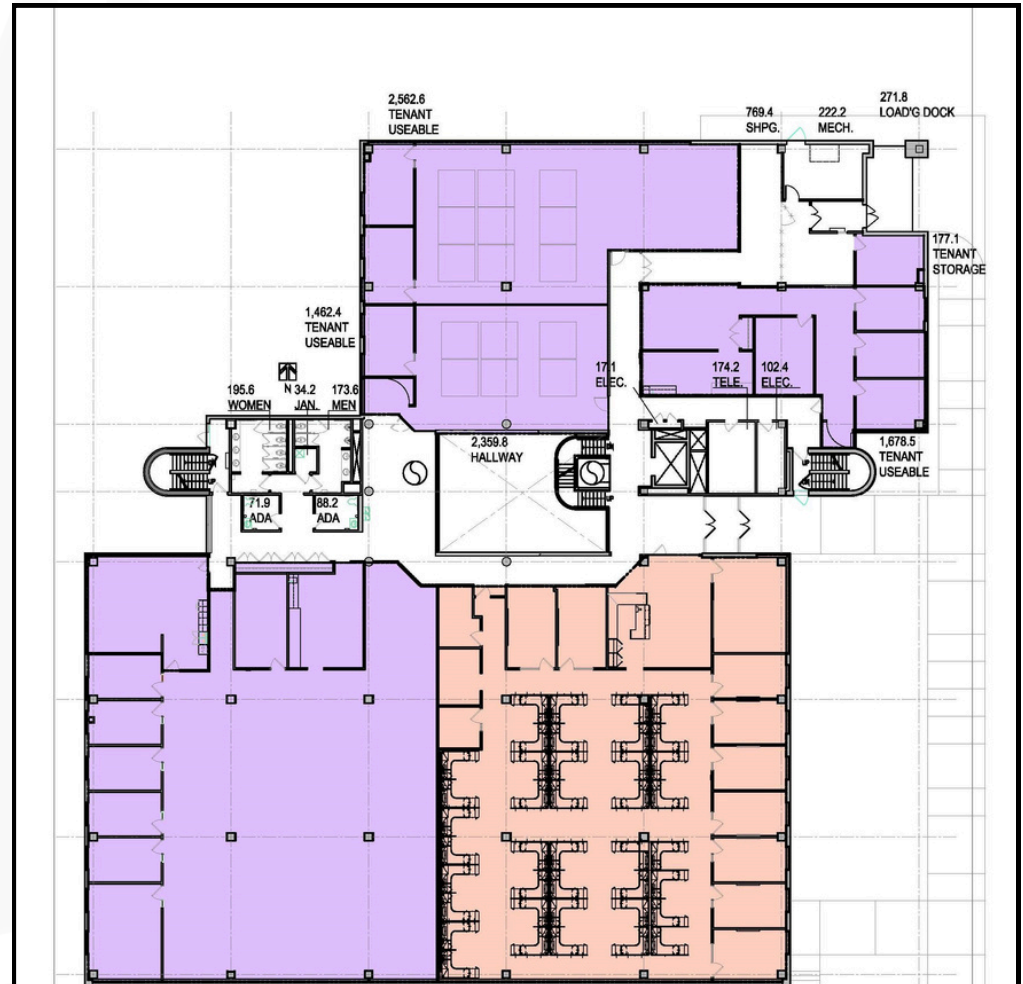
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FLOORPLAN

FIRST FLOOR

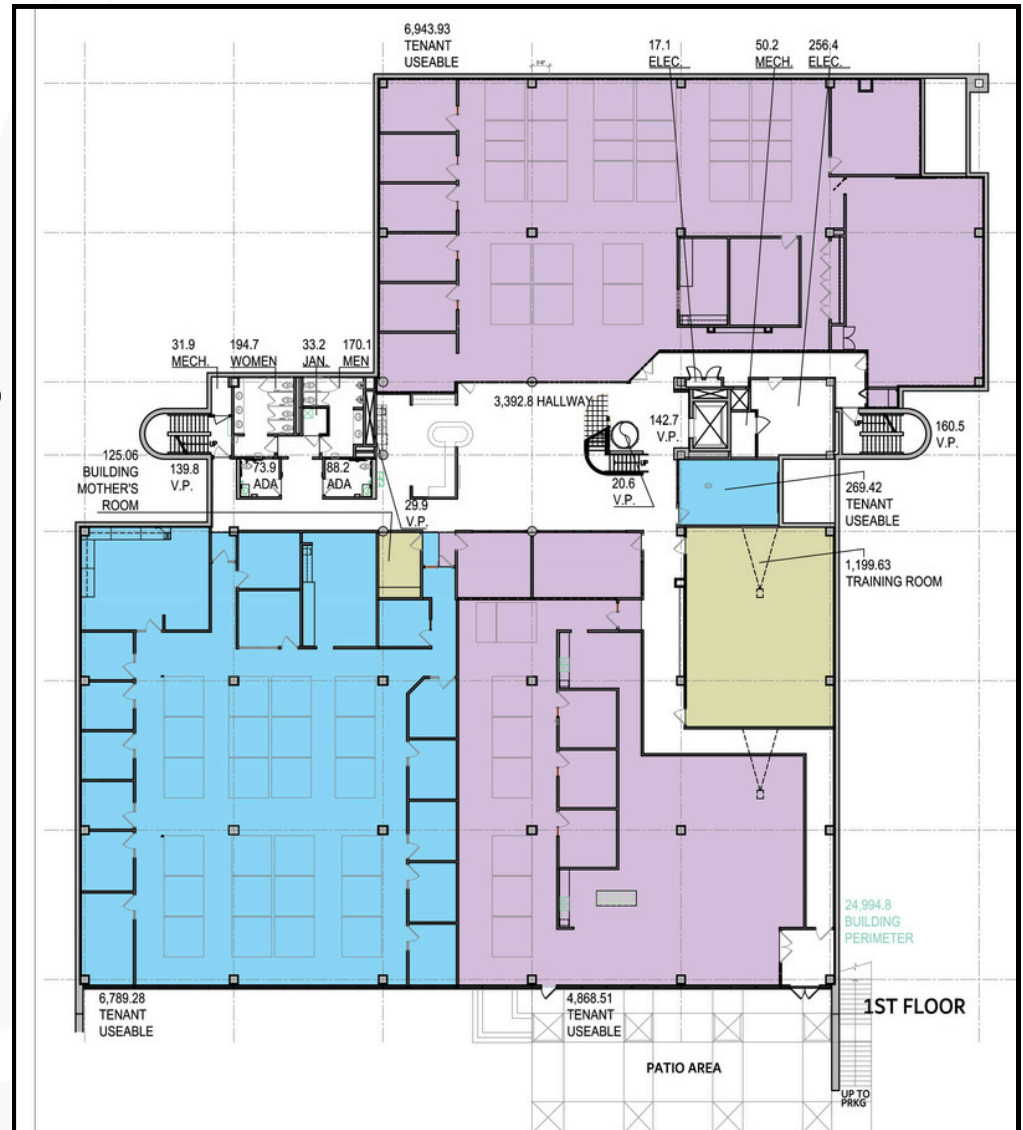
The first floor offers a range of customizable spaces to suit your business needs. With suite options starting at **1,500 square feet and extending to 24,994 sf**, this property provides the flexibility to accommodate businesses of various sizes. Let us help you design the ideal workspace for your team!

ASKING RATES "AS IS"

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TAX - \$2.34/PSF

CAM- \$6.50/PSF



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6499 CORPORATE CENTER PHOTOS



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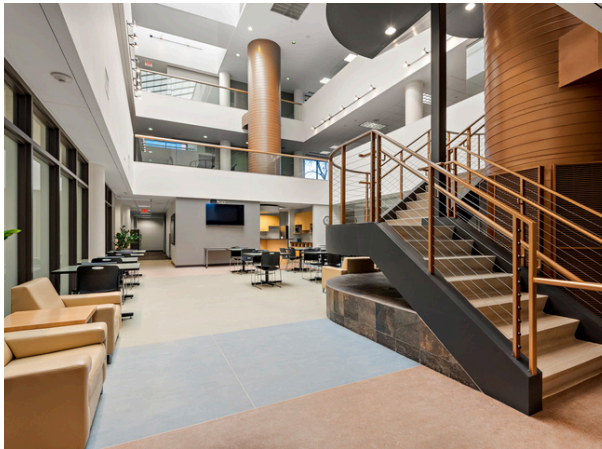


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