

University Station



- 2852 & 2860 University Avenue: University Station is ideally located on the near west side and offers great parking and visibility to over 55,000 cars per day.
- Recently underwent a \$1M renovation this summer (renderings pictured above).
- Two retail spaces available:
 - 1,565 square feet
 - 3,968 square feet
- Base Rent = \$20-\$23/SF (depending on Tenant Improvement needs)
- NNN = \$8.14



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