



For Lease

SPACE AVAILABLE

- Suite 200: 8,260 SF (*can be demised to 4,003 SF and 4,257 SF*)
- Suite 260: 1,878 sf (*current optical space*)
- Suite 400: 2,727 sf (*furniture included*)
- Suite 404: 1,326 sf (*available 11/1/25*)
- Lease Rate: \$21.00 psf - \$23.00 psf Gross

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2356 University Ave W St. Paul, MN 55114

**1,326 SF to 8,260 SF of Office Space
For Lease Near Highway 280 and I-94**

HIGHLIGHTS and FEATURES

- 115,200 SF Building
- Private entrance off University Avenue W (Suite 200)
- Large windows, high ceilings and exposed brick
- Ideal location just east of Highway 280 and I-94 interchange
- Close to both Minneapolis and St. Paul
- Easy access to public transportation - 1 block from the Raymond Avenue light rail station
- Convenient location near the University of Minnesota
- Ample parking
- Local ownership
- Co-tenants: Caffè Biaggio, Center for Victims of Torture, Isaiah, Scott Law Firm, Minnesota Land Trust, North Star Mini Storage, Transforming Generations, Butler Foundation, Carlin & Ulbee, Reflections, Inc., Family Circle Counseling, TakeAction Minnesota, and Minerva Center for Psychology

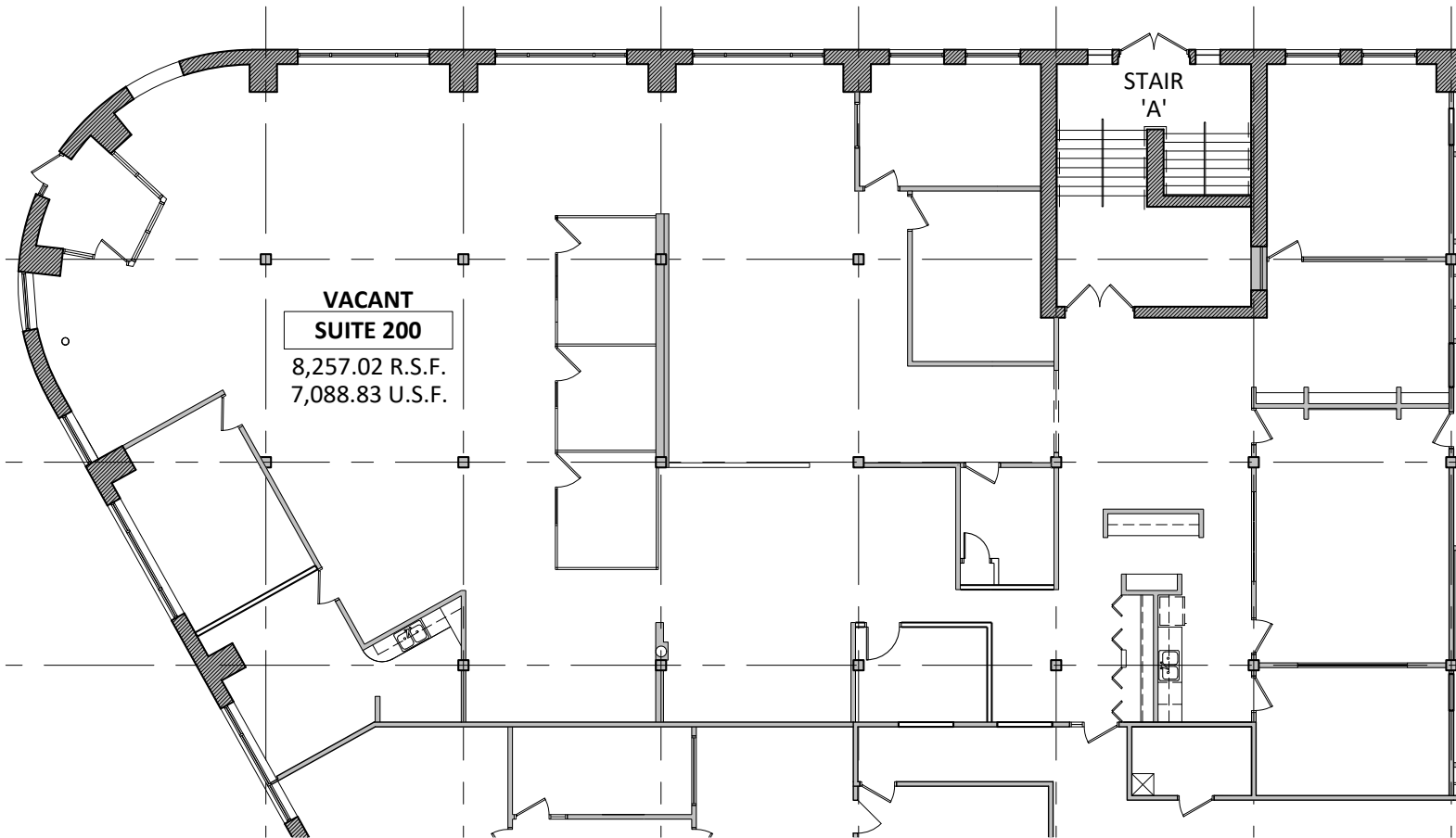
Interior Photos - Suite 200



Interior Photos - Suite 200



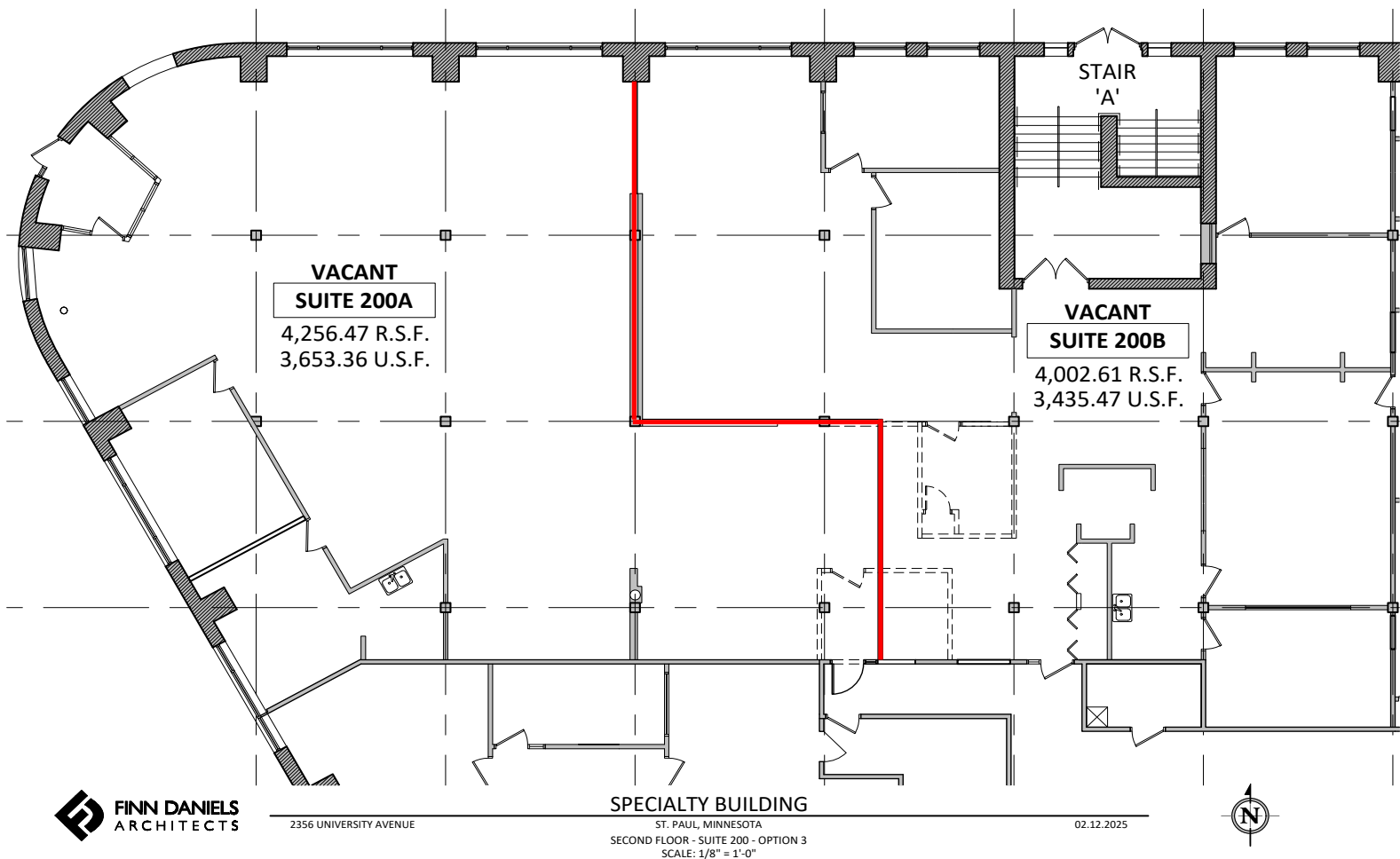
Space Plan | Suite 200



Space Plan | Suite 200

Option 2

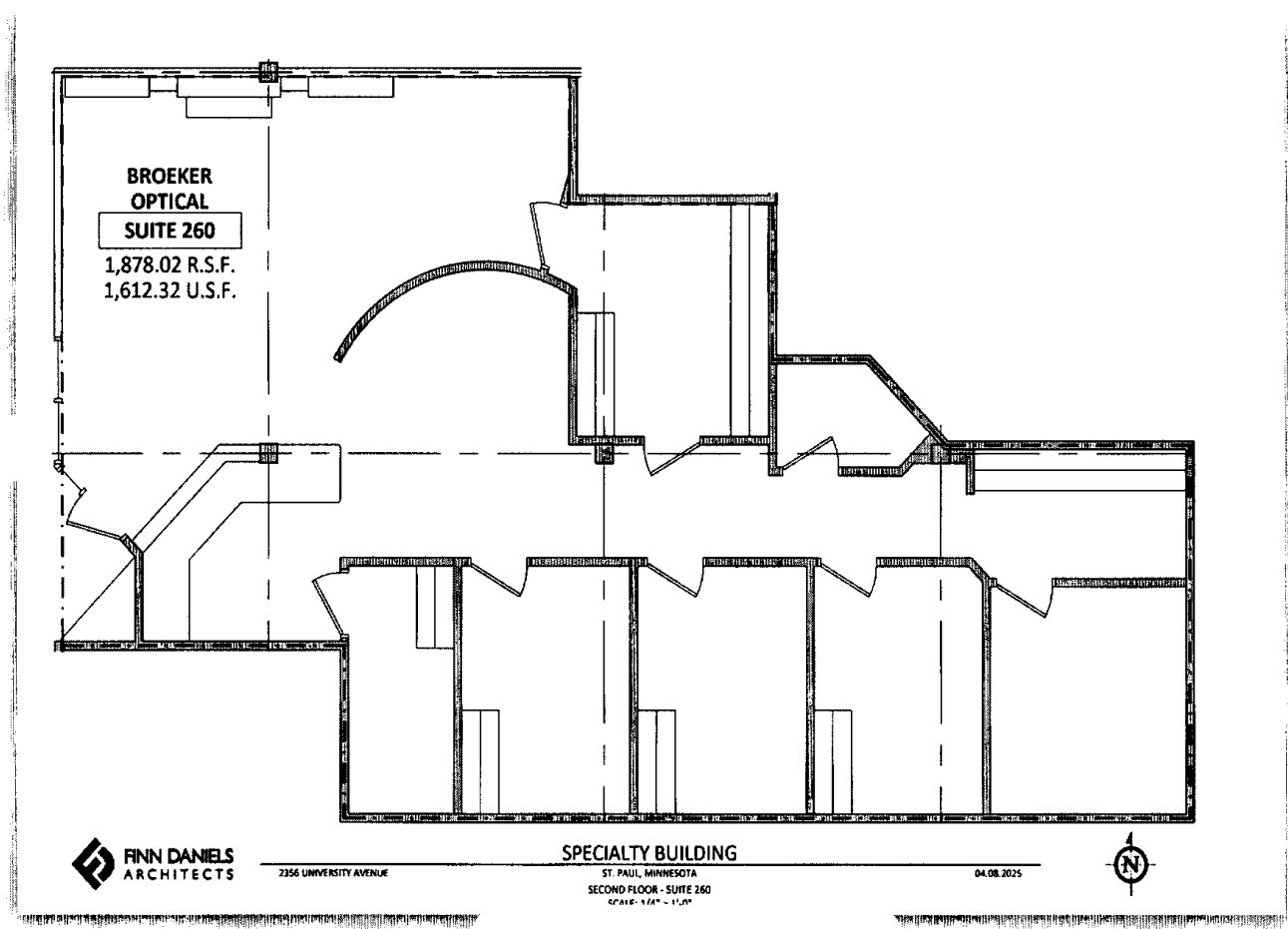
4,003 sf + 4,257 sf contiguous to 8,260 sf



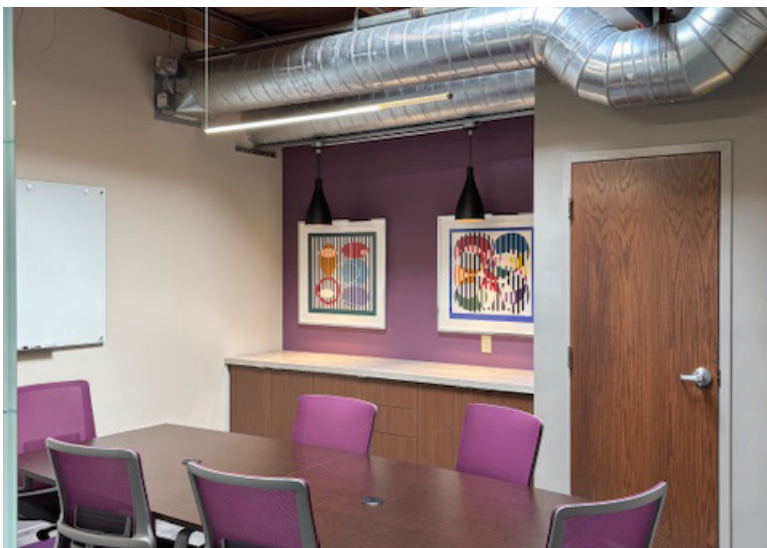
Interior Photos - Suite 260



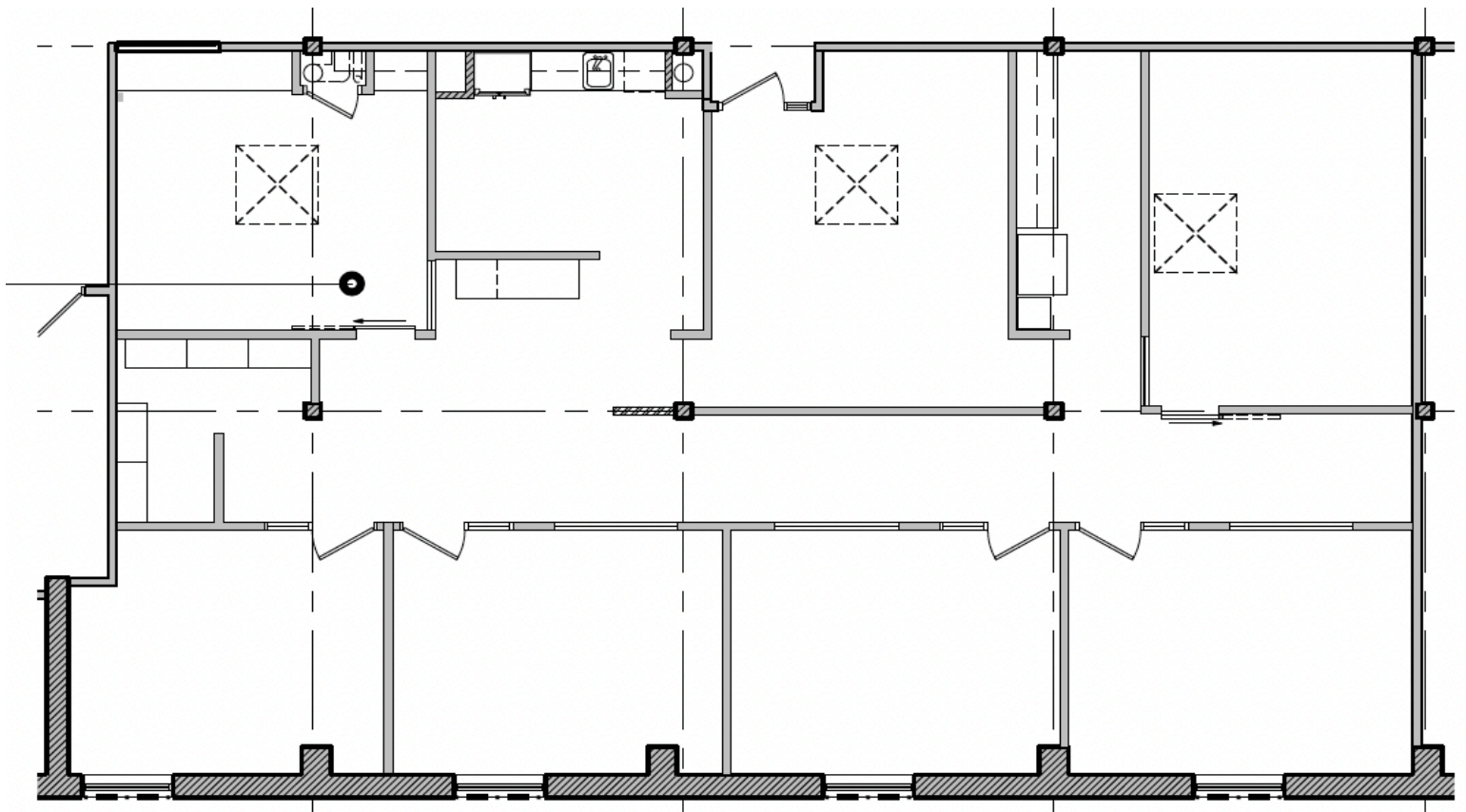
Space Plan | Suite 260



Interior Photos - Suite 400



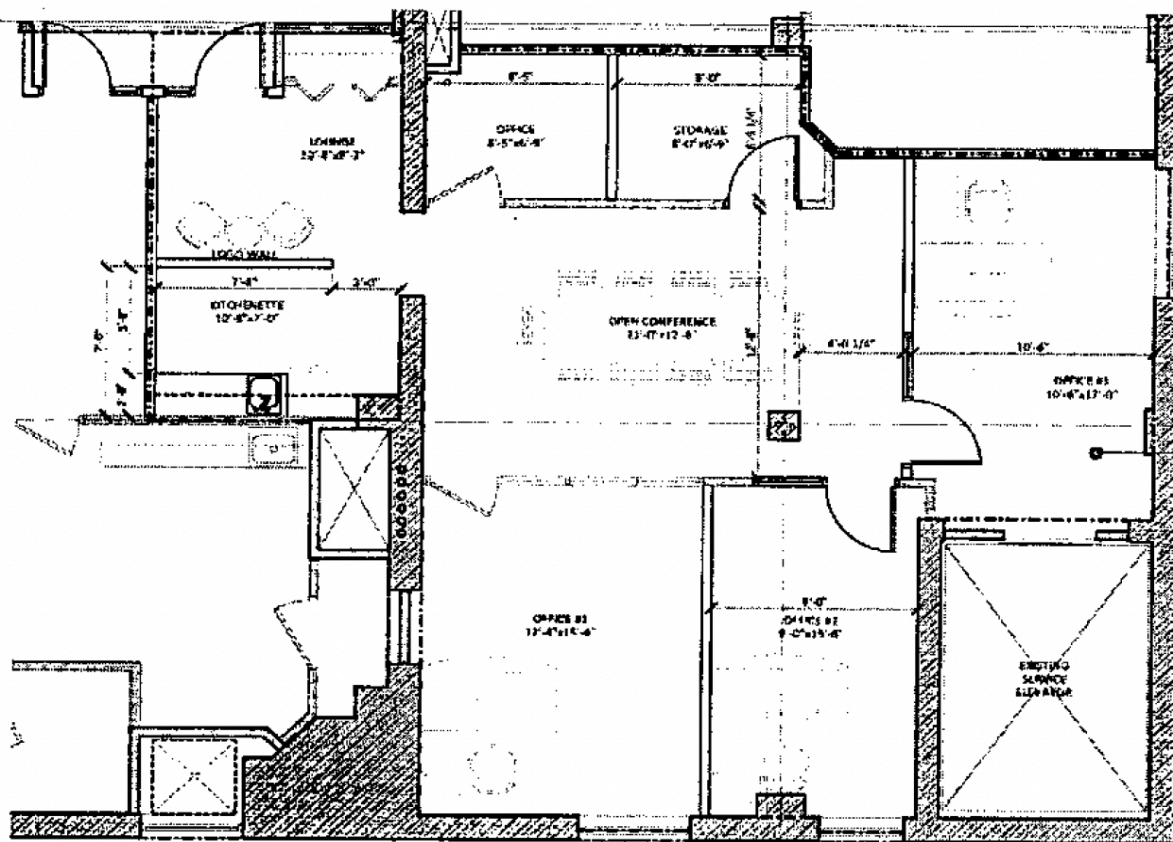
Space Plan | Suite 400



Interior Photos - Suite 404



Space Plan | Suite 404



**ANN
BANCROFT
FOUNDATION
SUITE 404**
1,326.44 R.S.F.
1,144.68 U.S.F.

finn daniels
ARCHITECTS

SPECIALTY BUILDING - PROPOSED SUITE 404 - OPTION 3B

3258 UNIVERSITY AVENUE

ST. PAUL, MINNESOTA
FOURTH FLOOR - SUITE 404
SCALE: 1/4" = 1'-0"

08.29.2018



Location Overview

Demographics:

Average Household Population

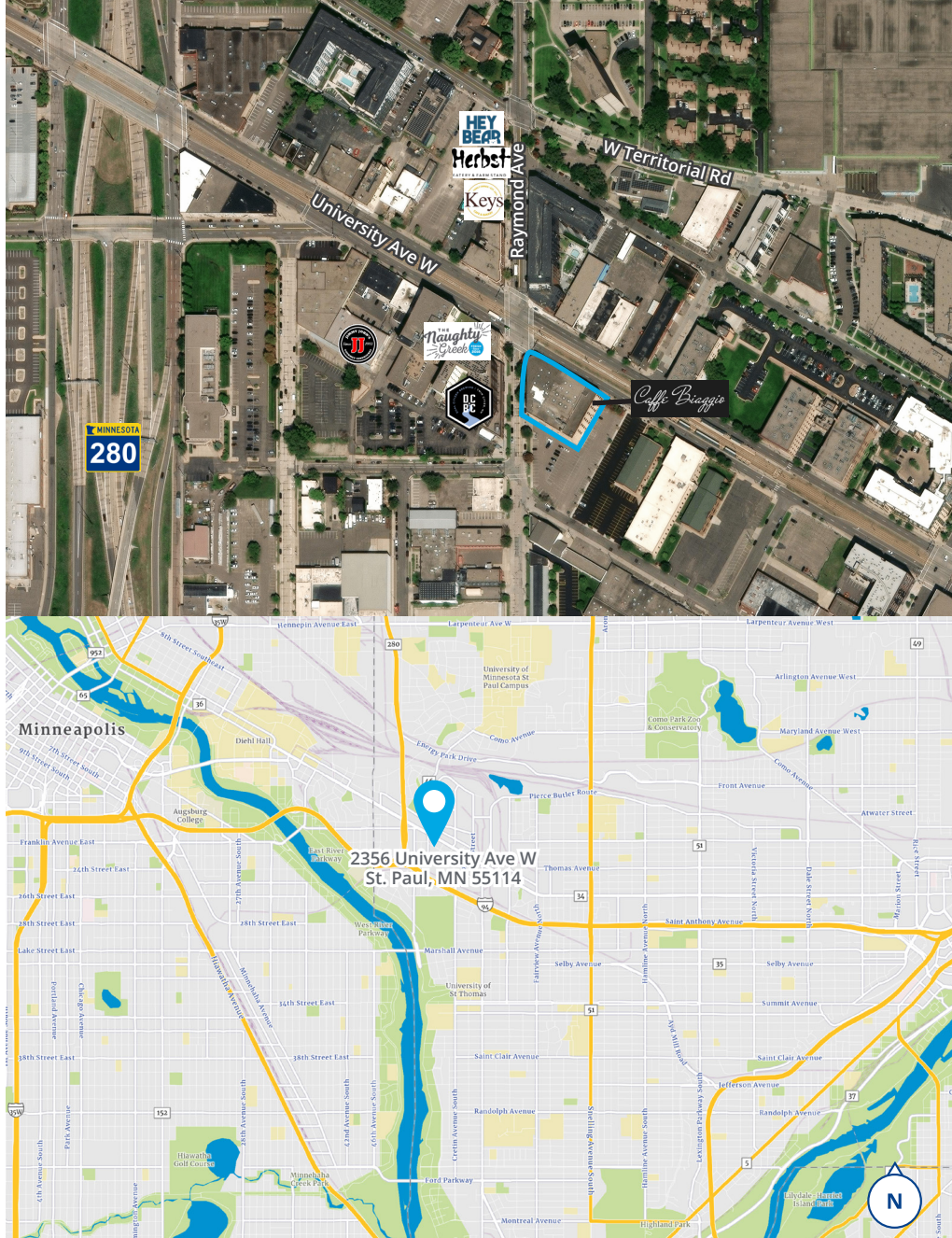
1 Mile	4,924
3 Miles	86,623
5 Miles	281,975

Average Household Income

1 Mile	\$66,618
3 Miles	\$60,477
5 Miles	\$62,353

Traffic Counts:

- University Avenue W - 17,800 vpd
- Hwy 280 - 35,000 vpd
- Franklin Avenue - 7,800 vpd
- Raymond Avenue - 7,500 vpd
- I-94 - 169,000 vpd



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