



For Lease

Space Available

- Suite 200B: 3,238 SF
- Suite 220: 1,429 SF
- Suite 240: 4,915 SF (*available 10/1/26*)
- Suite 260: 1,878 SF (*former optical space*)
- Suite 400: 2,727 SF (*former law firm space*)
- Suite 404: 1,326 SF
- Lease Rate: \$21.00 PSF - \$23.00 PSF Gross

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2356 University Avenue W St Paul, MN 55114

**1,326 SF to 4,915 SF of Office Space
For Lease Near Highway 280 and I-94**

Highlights & Features

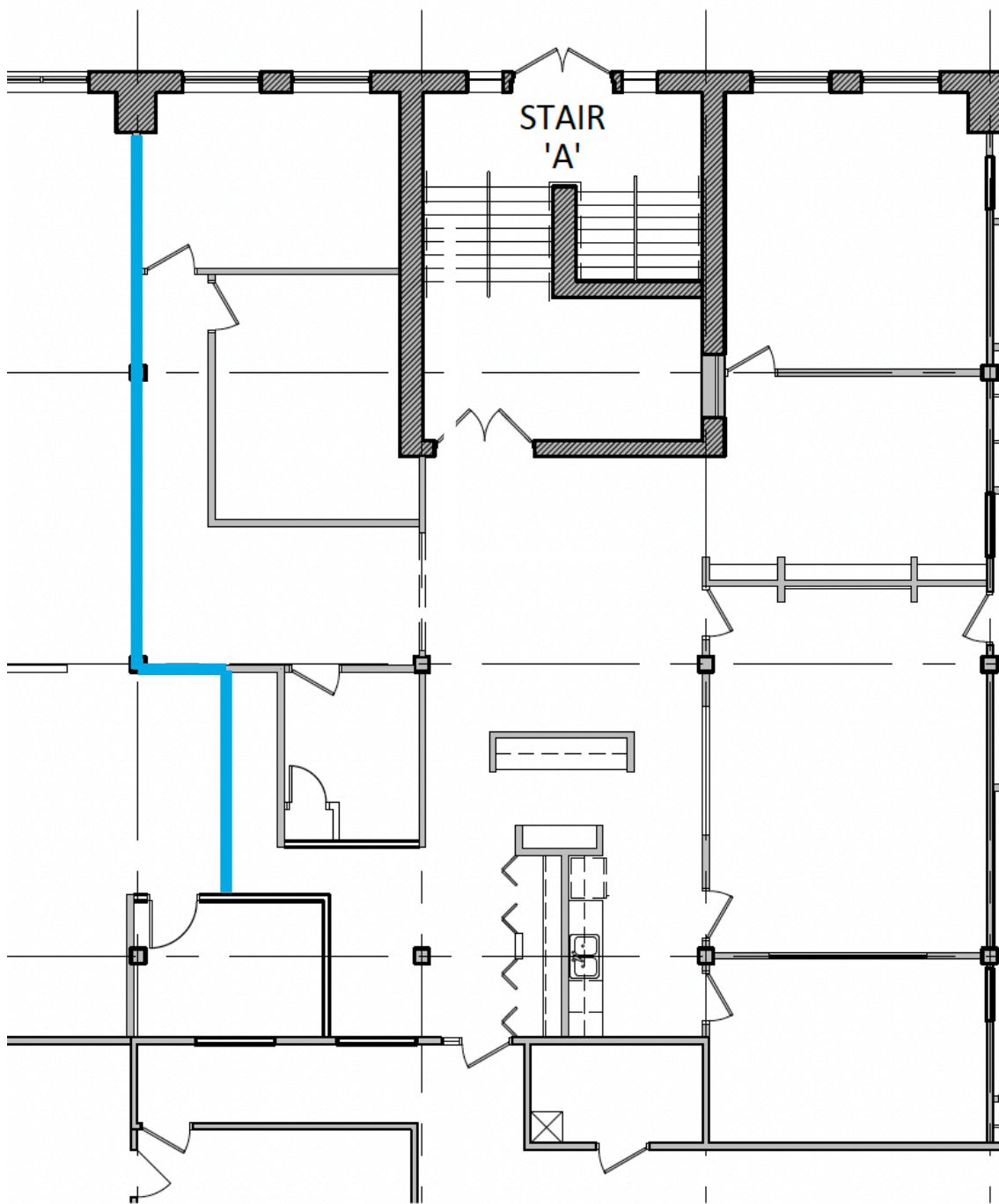
- 115,200 SF building
- Large windows, high ceilings and exposed brick
- Ideal location just east of Highway 280 and I-94 interchange
- Close to both Minneapolis and St. Paul
- Easy access to public transportation - one block from the Raymond Avenue light rail station
- Convenient location near the University of Minnesota
- Ample parking
- Local ownership
- Co-tenants: Caffè Biaggio, Center for Victims of Torture, Isaiah, Scott Law Firm, North Star Mini Storage, Transforming Generations, Butler Foundation, Family Circle Counseling, TakeAction Minnesota, Minerva Center For Psychology, and Sage Leaf Wellness

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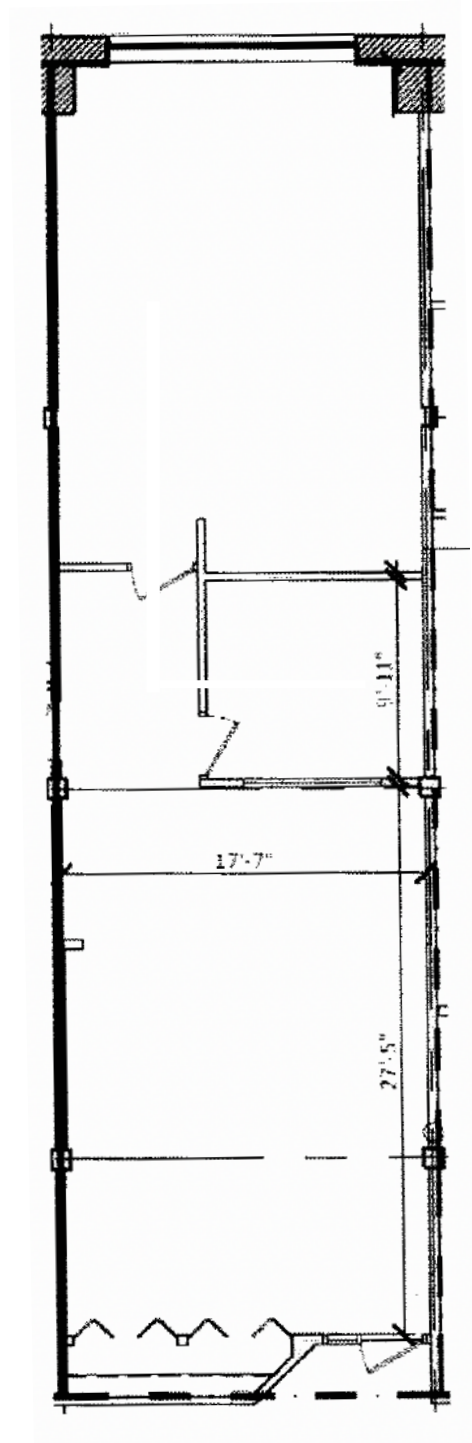
Interior Photos | Suite 200B



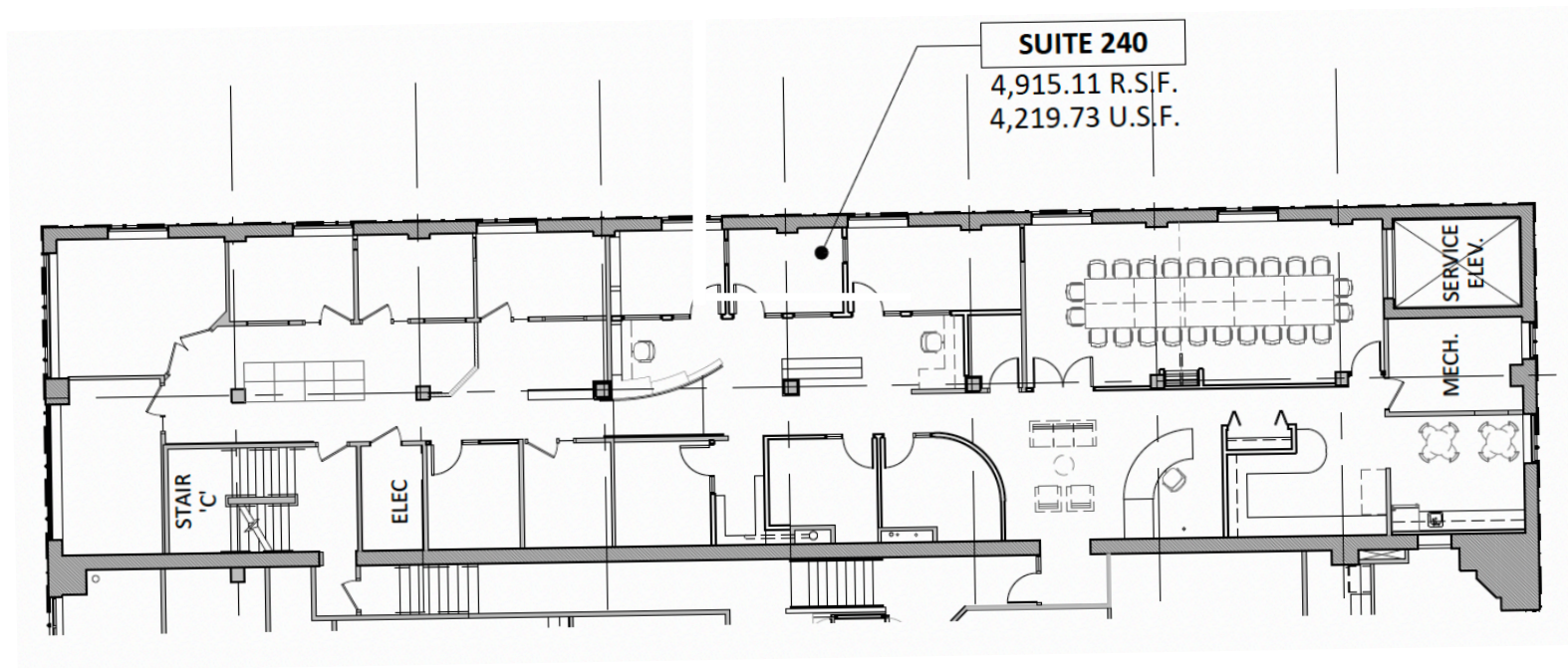
Space Plan | Suite 200B



Space Plan | Suite 220



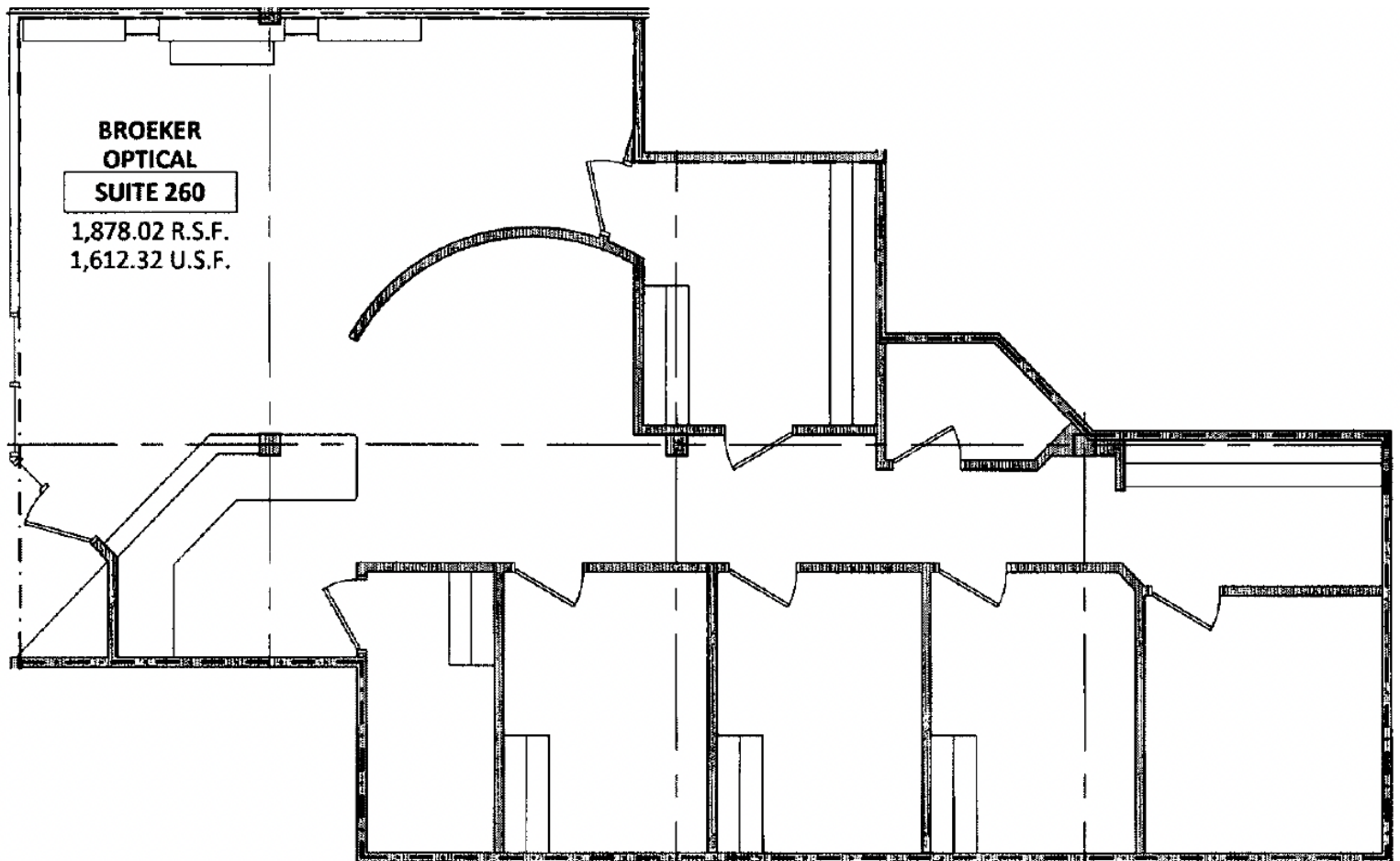
Space Plan | Suite 240



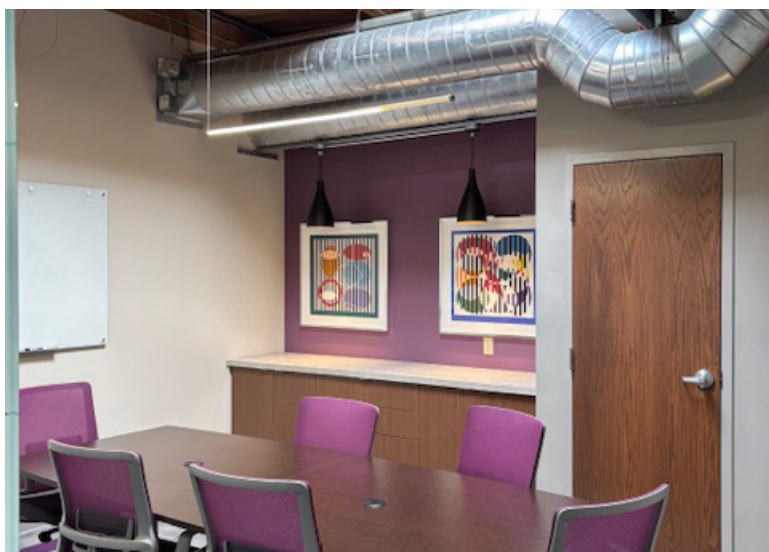
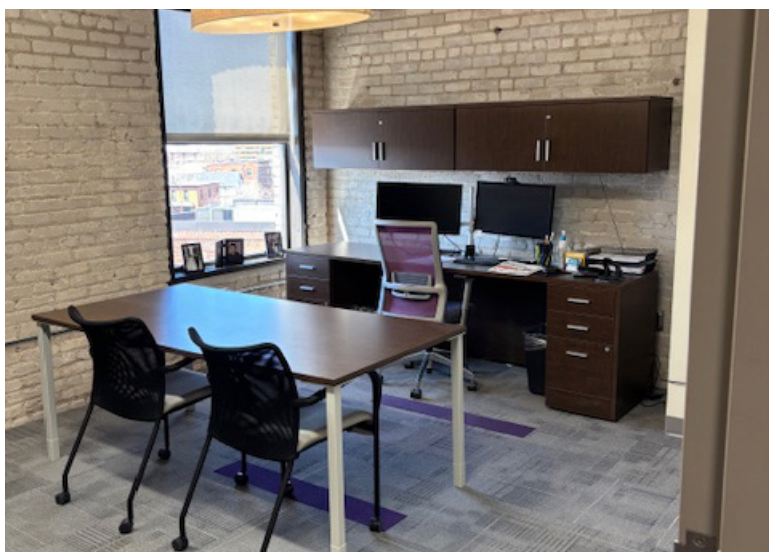
Interior Photos | Suite 260



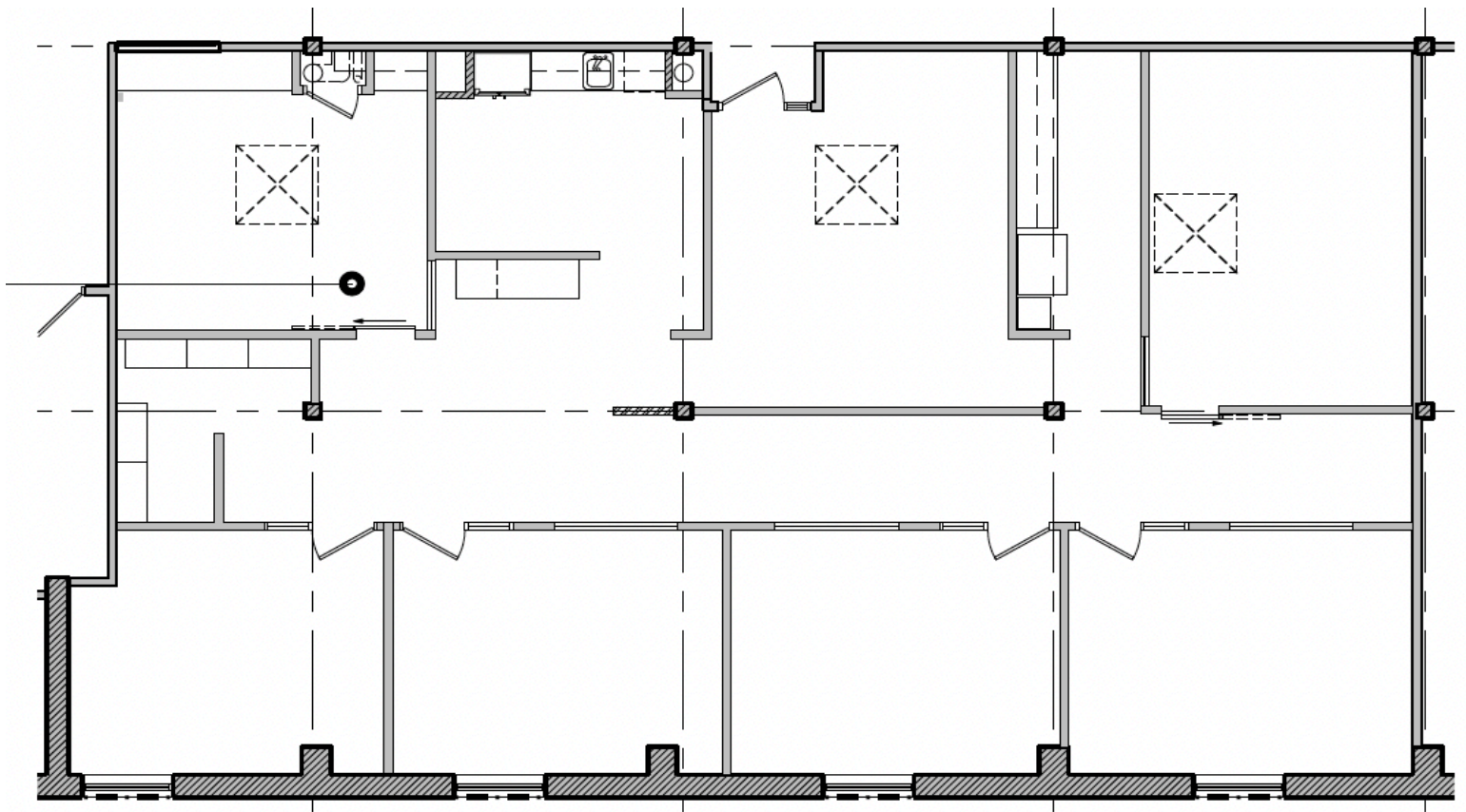
Space Plan | Suite 260



Interior Photos | Suite 400



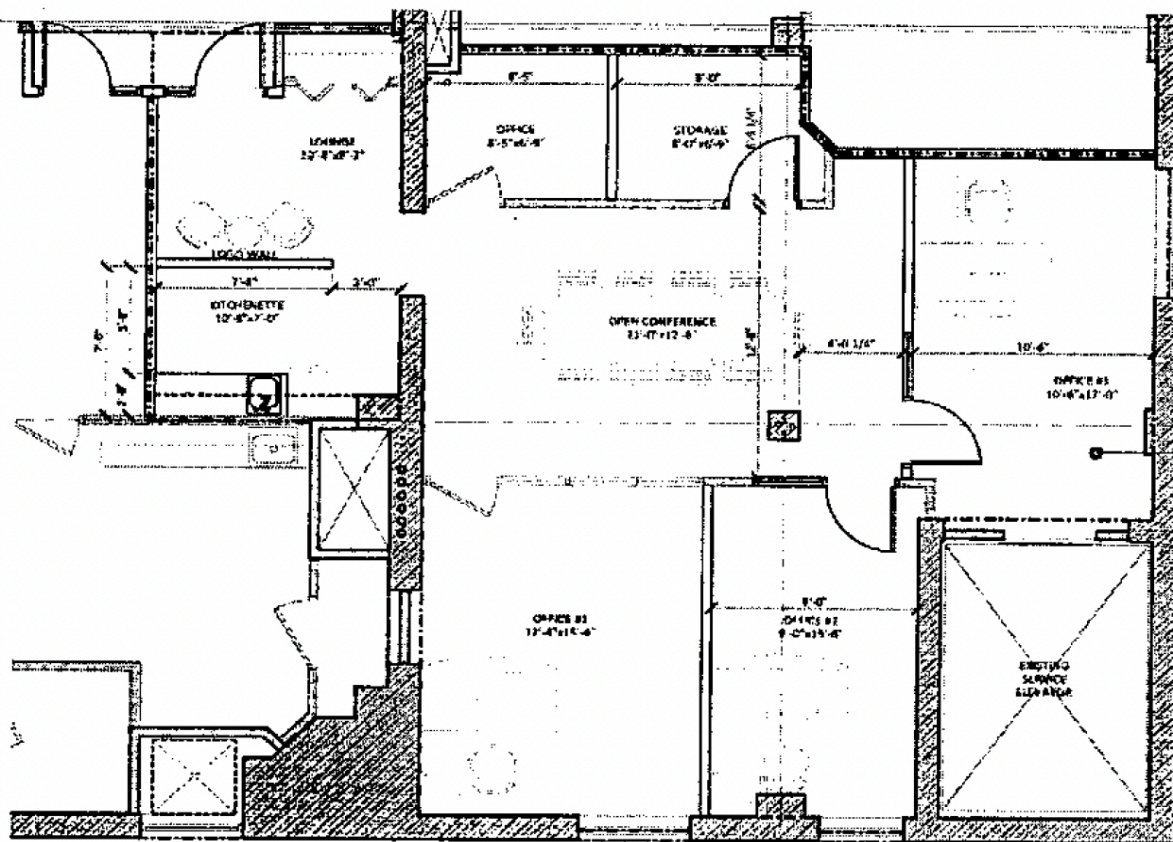
Space Plan | Suite 400



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

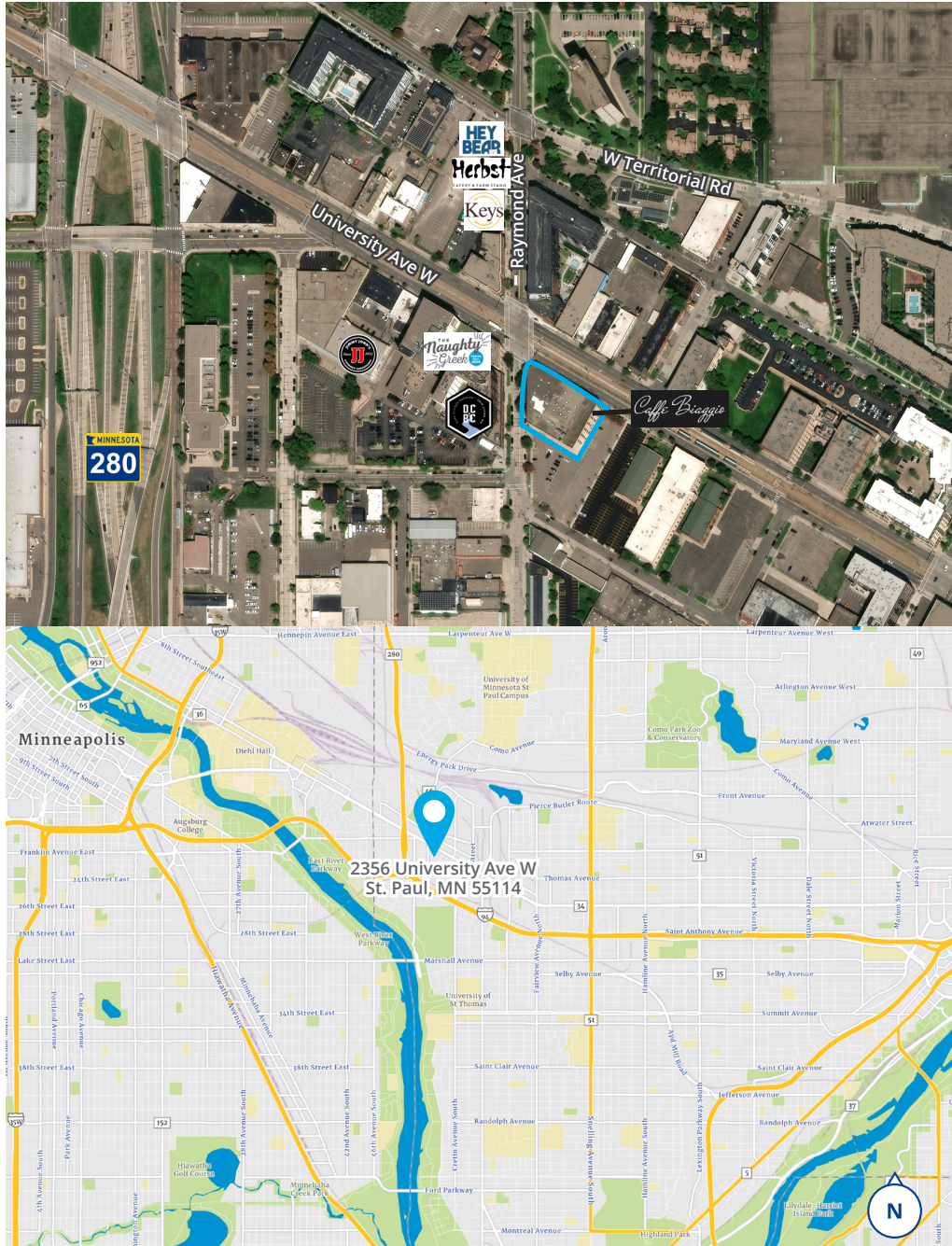
1 Mile	13,3018
3 Miles	75,367
5 Miles	188,156

Average Household Income

1 Mile	\$106,560
3 Miles	\$104,911
5 Miles	\$104,110

Traffic Counts

- University Avenue W: 14,249 VPD
- Hwy 280: 38,380 VPD
- Franklin Avenue: 7,444 VPD
- Raymond Avenue: 6,282 VPD
- I-94: 125,207 VPD



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