



For Lease

\$19.00

PSF Gross

Space Available:

- Suite 100: 5,157 SF
- Suite 110A/110B:
5,712 SF - 14,730 SF

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2446 University Ave W St. Paul, MN 55114

5,157 SF to 14,730 SF of Office Space For
Lease Near Highway 280 and I-94

Highlights:

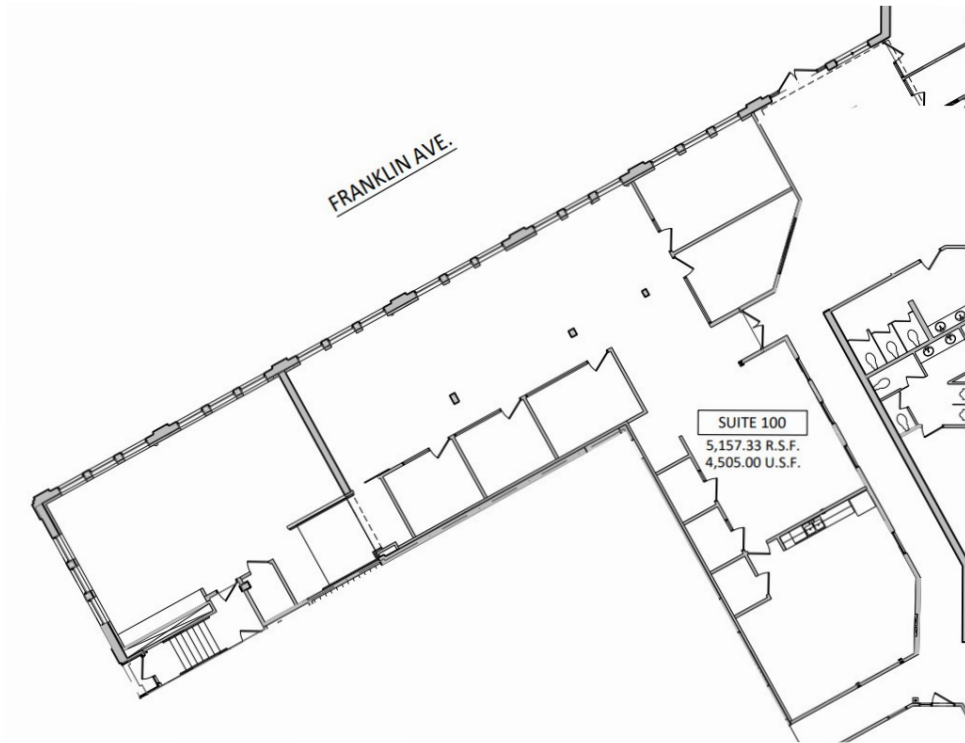
- 46,723 SF Building
- Large windows
- Ideal location just east of Highway 280 and I-94 interchange
- Well served by the light rail and buses
- 1 block from the Raymond Avenue light rail station
- Minutes to both Downtowns
- Ample parking
- Common break area
- Local ownership
- Signage available
- Co-tenants: Move Minnesota, MN Adopt, Outfront Minnesota, Mizna, Hearth Connections, Minnesota Housing Inc., Jimmy John's, and The Kitty Custodian

Interior Photos

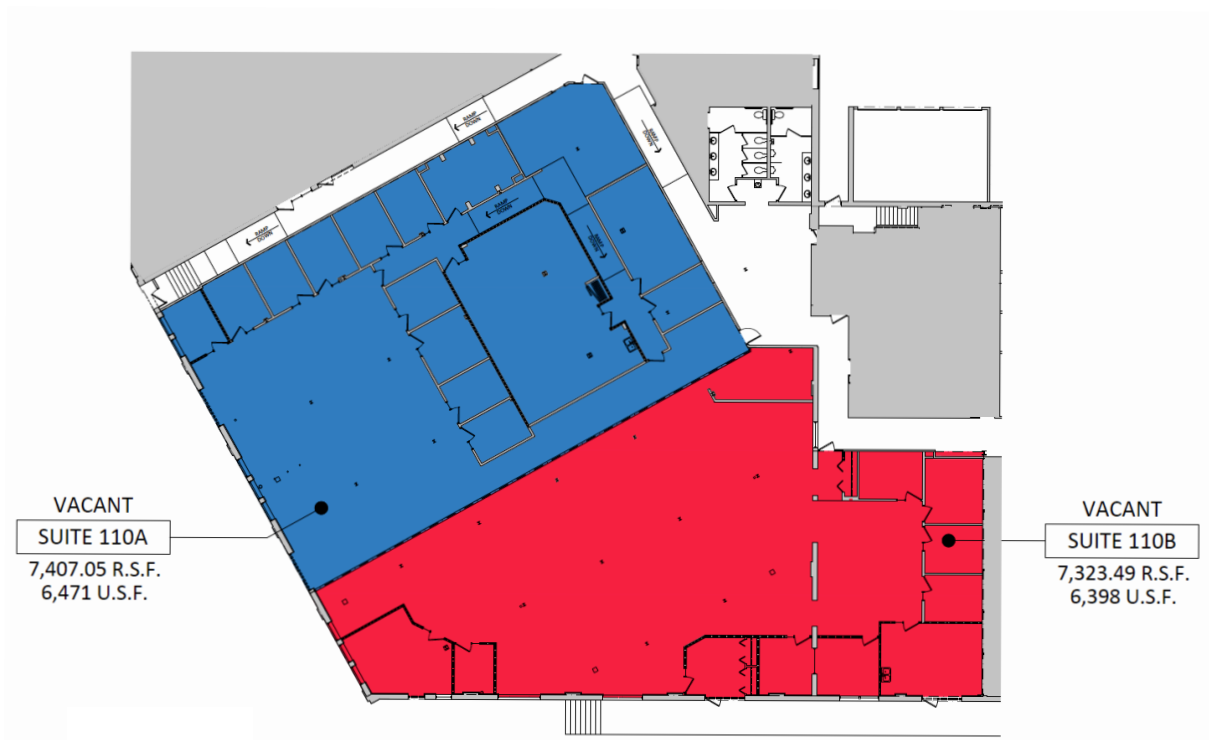


Property Plans

Space Plan - Suites 100



Space Plan - Suites 110A & 110B



Location Overview

Demographics:

Average Household Population

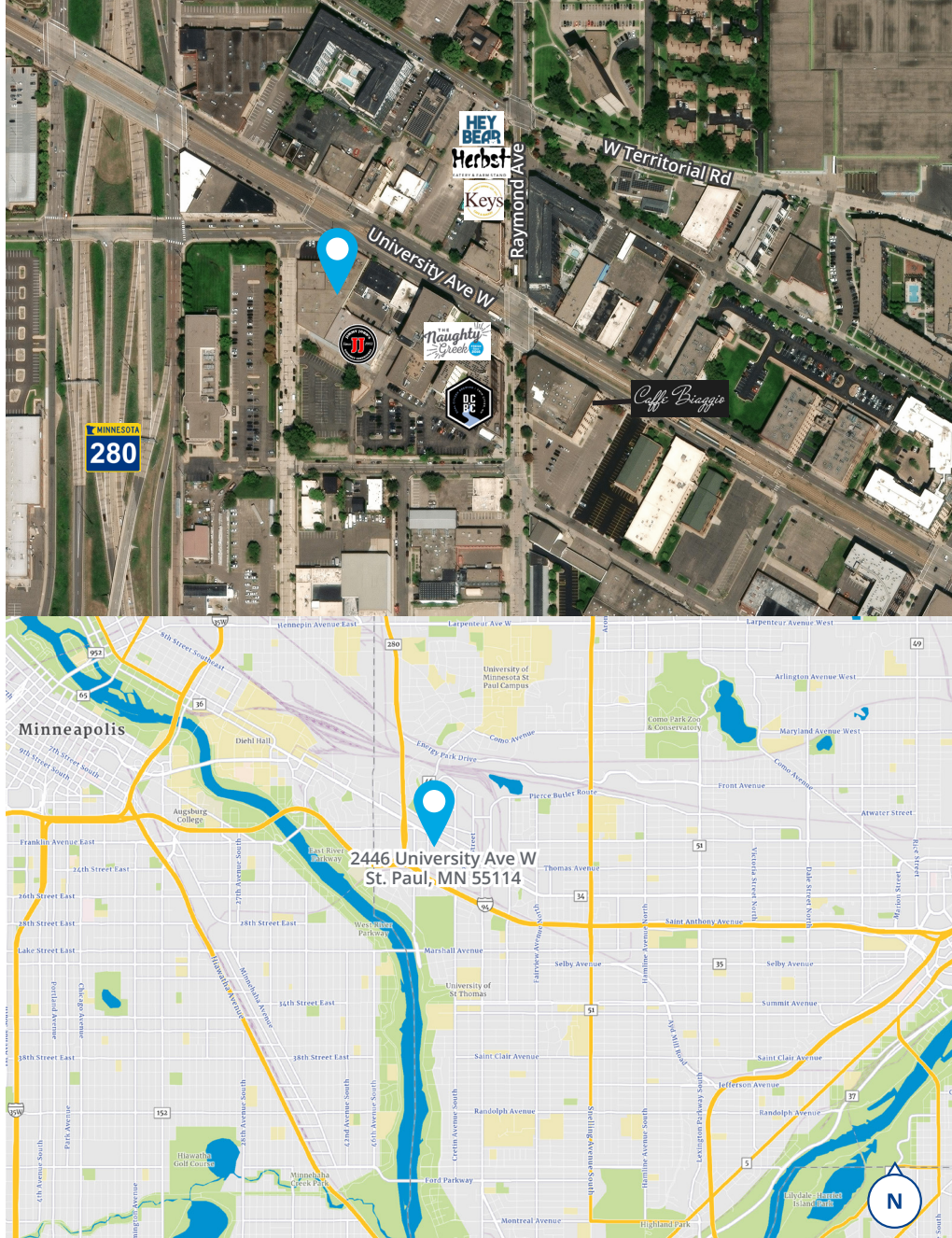
1 Mile	4,924
3 Miles	86,623
5 Miles	281,975

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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