For Lease

Space Available

- Suite 200B: 3,238 SF
- Suite 220: 1,429 SF
- Suite 200B and Suite 220 contigious to 4,667 SF
- Suite 240: 4,915 SF
- Suite 260: 1,878 SF *(former optical space)*
- Lease Rate: $20.00 PSF - $23.00 PSF Gross

2356 University Avenue W St Paul, MN 55114

1,429 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: Caffe Biaggio, Center for Victims of Torture, Isaiah, North Star Mini Storage, Transforming Generations, Butler Foundation, Family Circle Counseling, TakeAction Minnesota, Minerva Center For Psychology, Sage Leaf Wellness, and Mind Balance Mental Health

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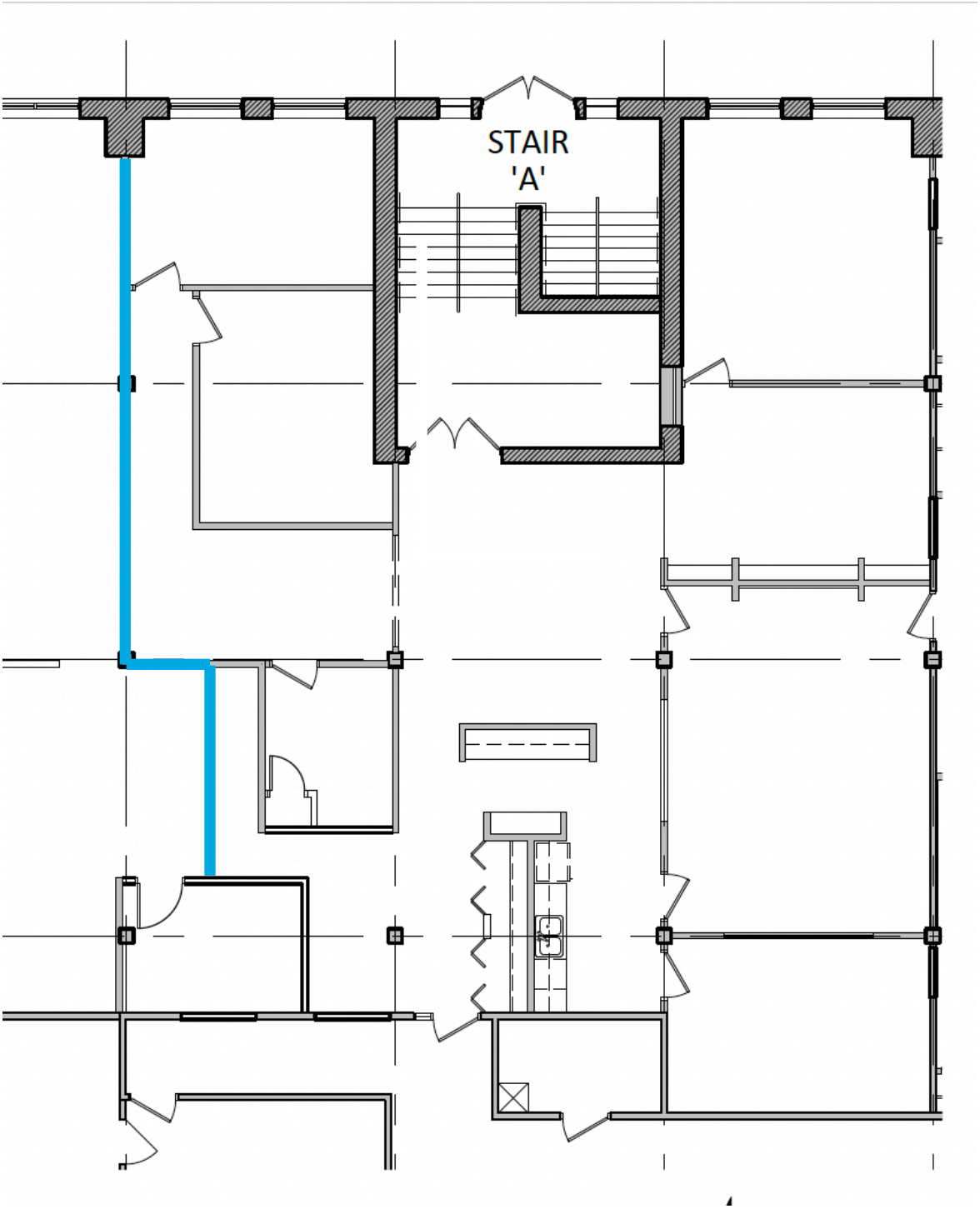
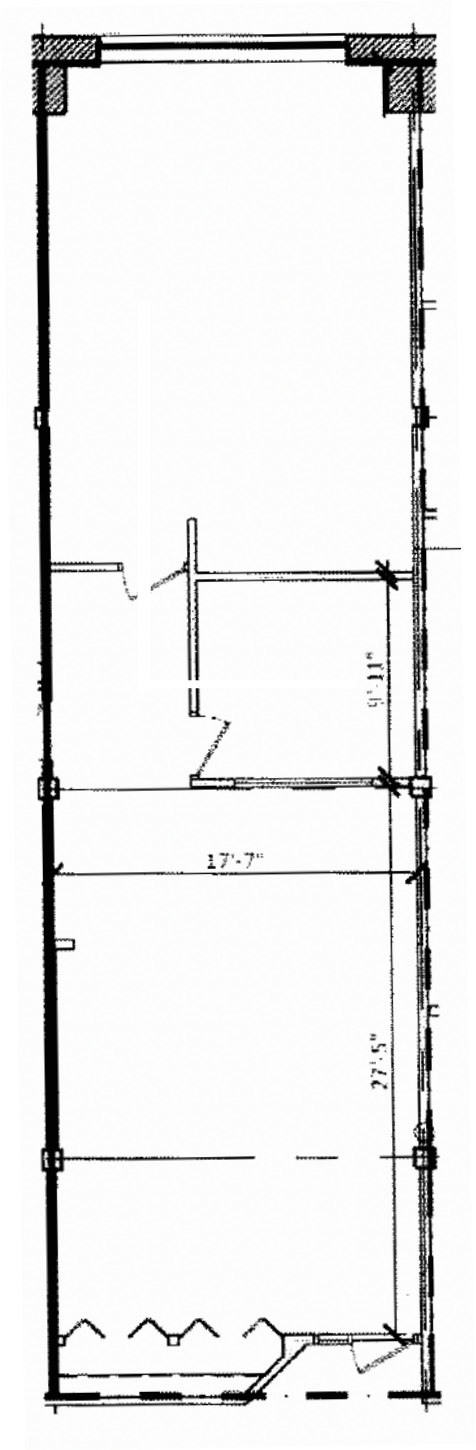
Interior Photos | Suite 200B

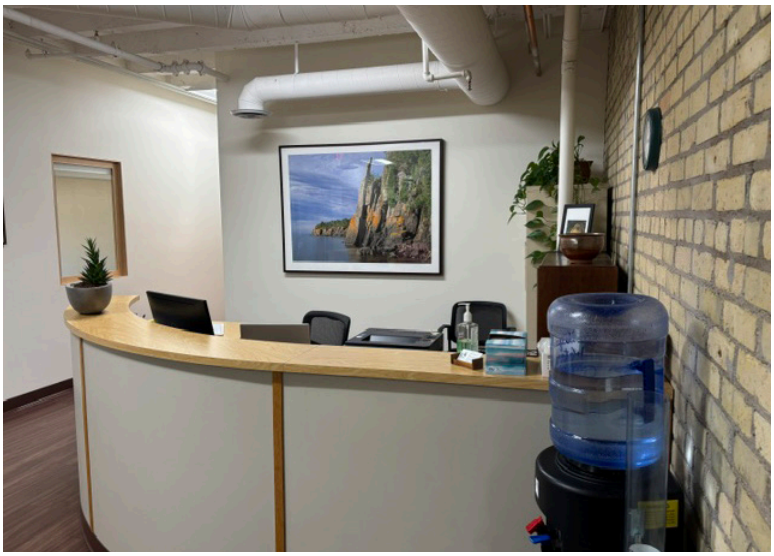
Space Plan | Suite 200B

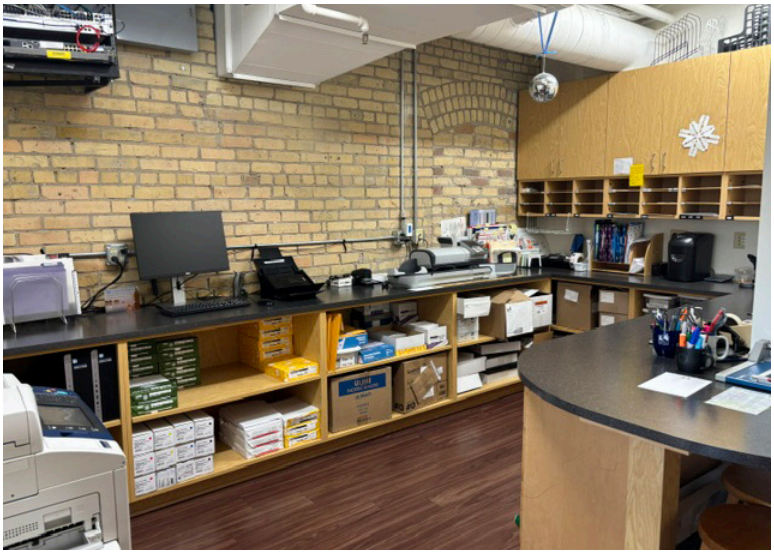


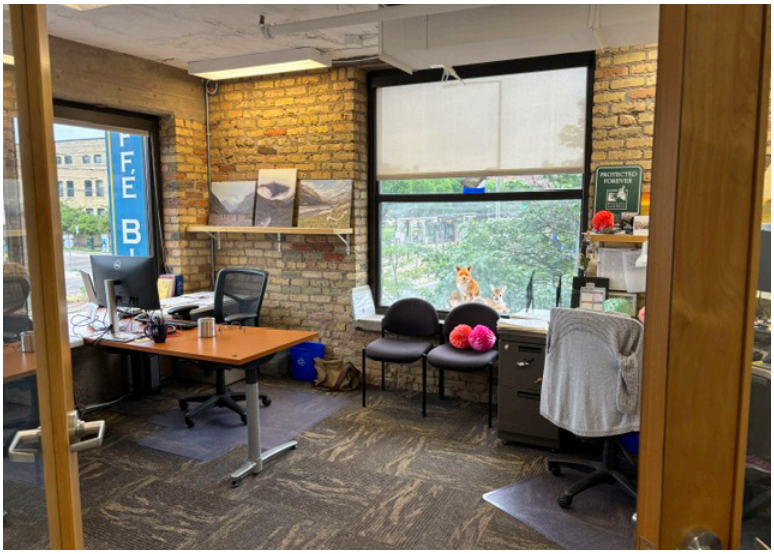
Space Plan | Suite 220



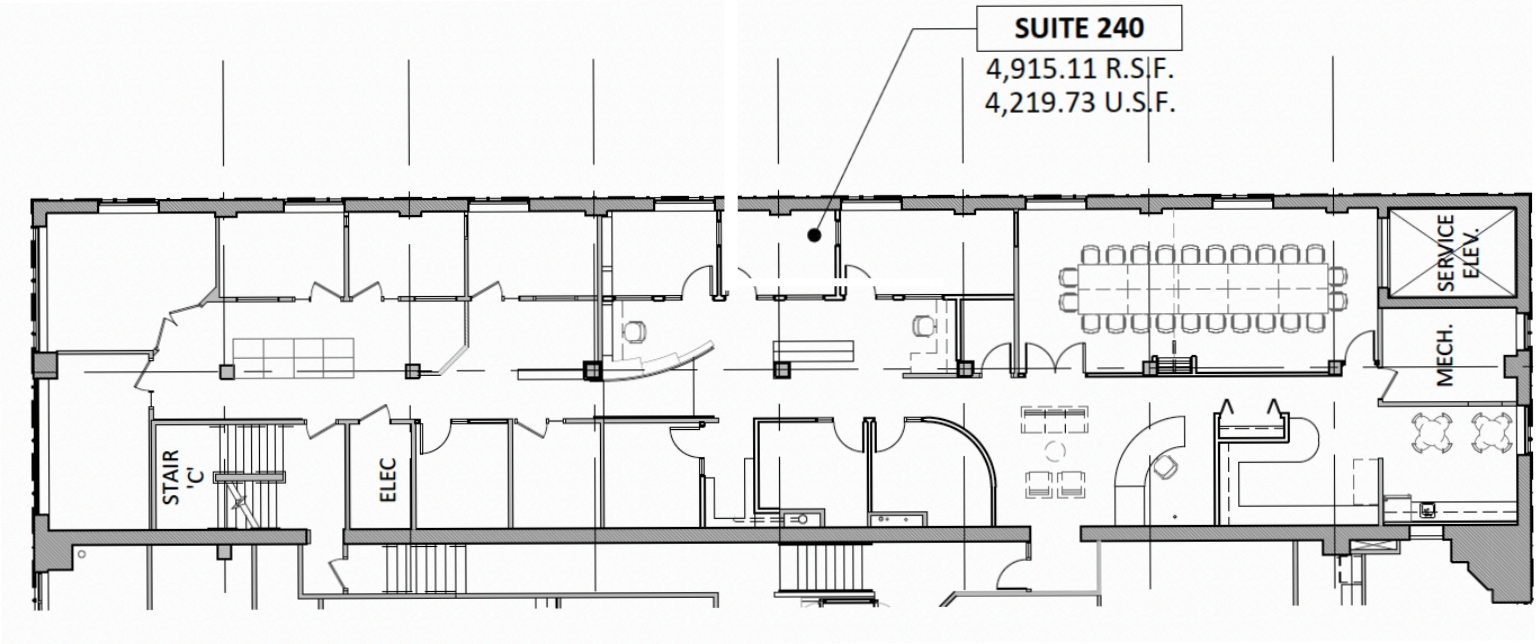
Interior Photos | Suite 240





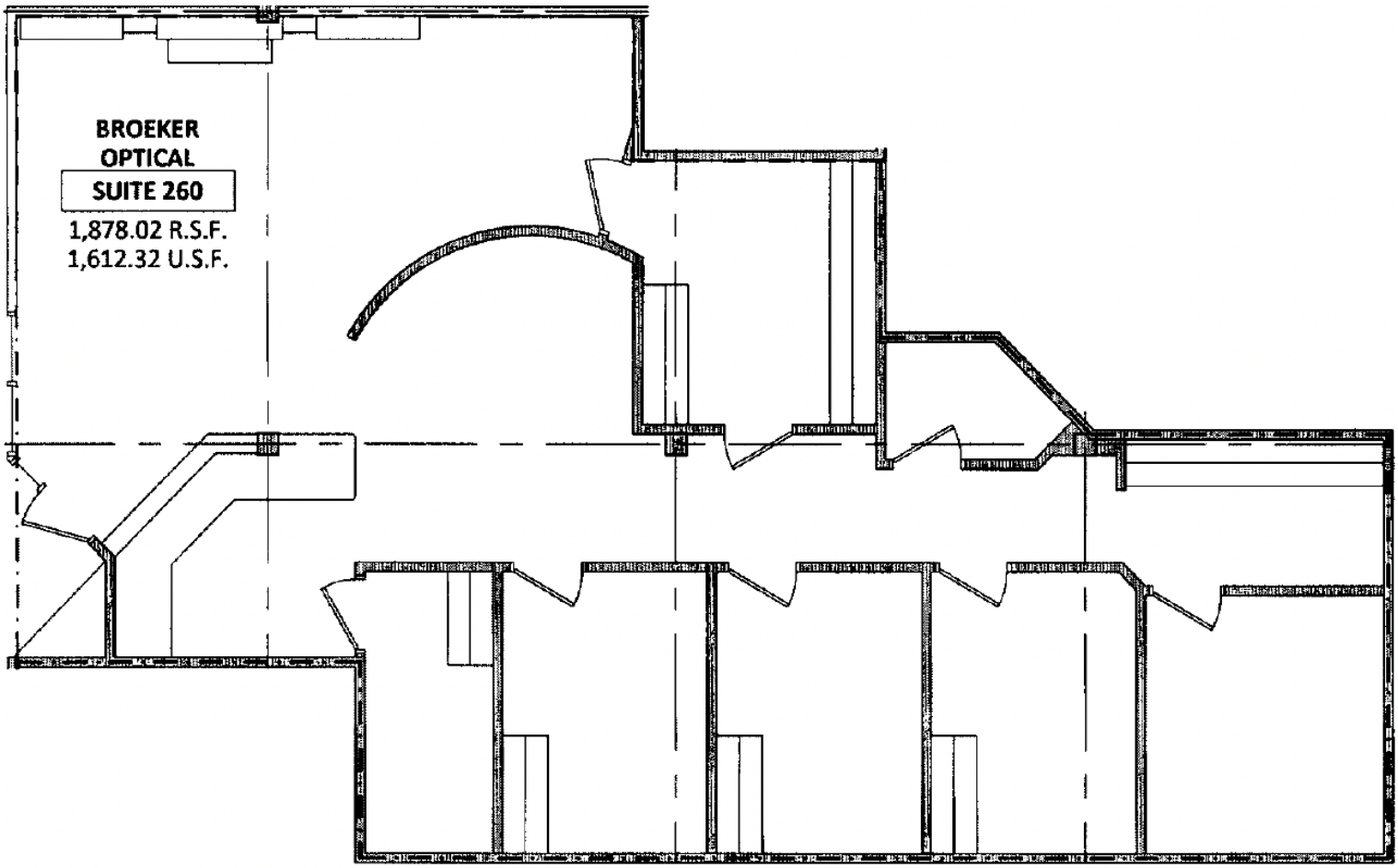


Space Plan | Suite 240



Interior Photos | Suite 260

Space Plan | Suite 260



FINN DANIELS ARCHITECTS

SPECIALTY BUILDING

2356 UNIVERSITY AVENUE ST. PAUL, MINNESOTA 04.08.2025

Location Overview

Demographics

Average Household Population

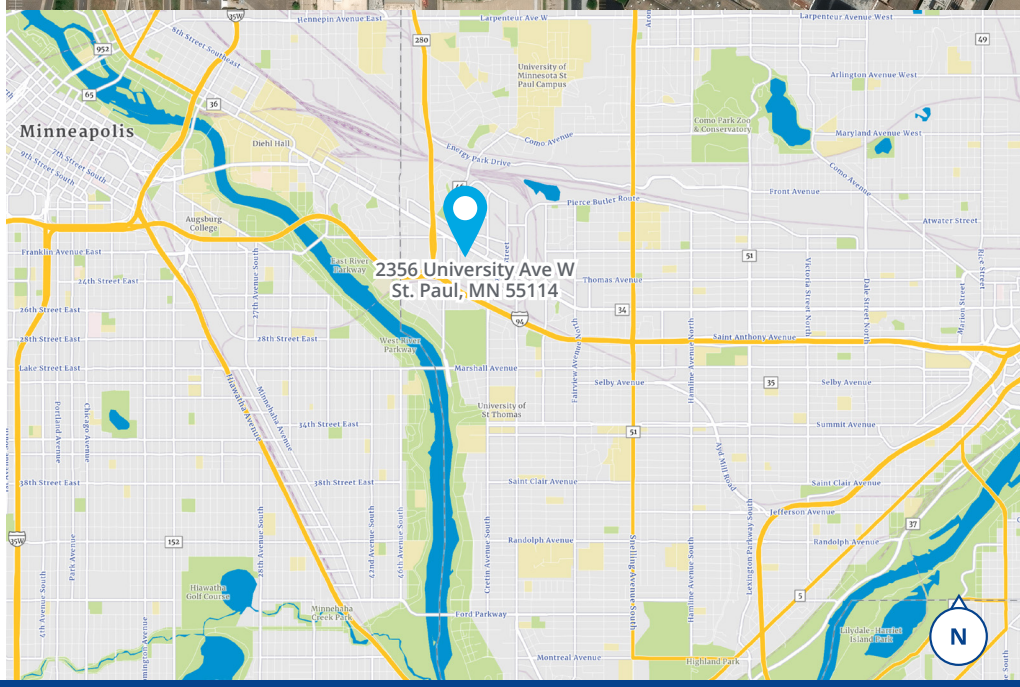
1 Mile	13,3018
3 Miles	75,367
5 Miles	188,156

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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