



2446 UNIVERSITY AVENUE W

St. Paul, MN 55114

Up To 14,731 SF of Office Space For Lease Near Highway 280 and I-94

Highlights and Features:

- 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, Remedy Health and The Kitty Custodian

Space Available:

- Suite 110: 2,660 sf to 14,731 sf
- Lease Rate: \$19.00 psf Gross

Demographics:

- Average Household Population: 1 mile - 4,924, 3 miles - 86,623 and 5 miles - 281,975
- Average Household Income: 1 mile - \$66,618, 3 miles - \$60,477 and 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



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL

MARILYN FRITZE

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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

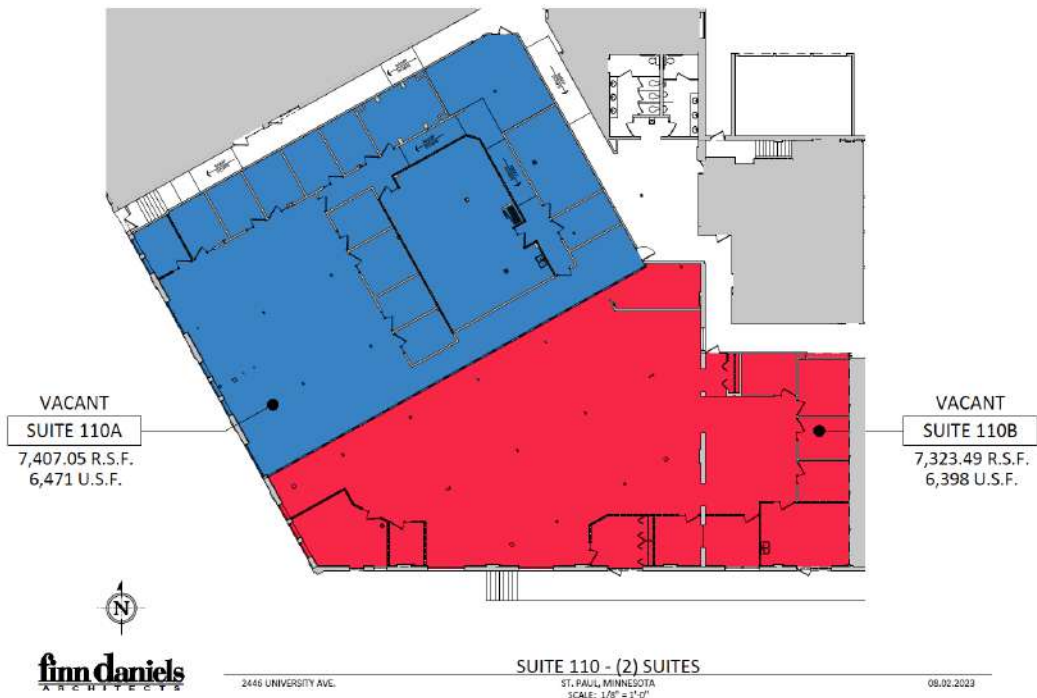
www.SpaceAvailableMN.com

info@SpaceAvailableMN.com | 952.921.5844

Space Plan | Suite 110 - 14,731 SF



Space Plan | Suite 110A and Suite 110B - 7,323 SF to 14,731 SF



Space Plan | Suite 110 (A, B & C) - 2,660 SF to 14,731 SF



SUITE 110 - (3) SUITES

08.02.2023

Building Photos

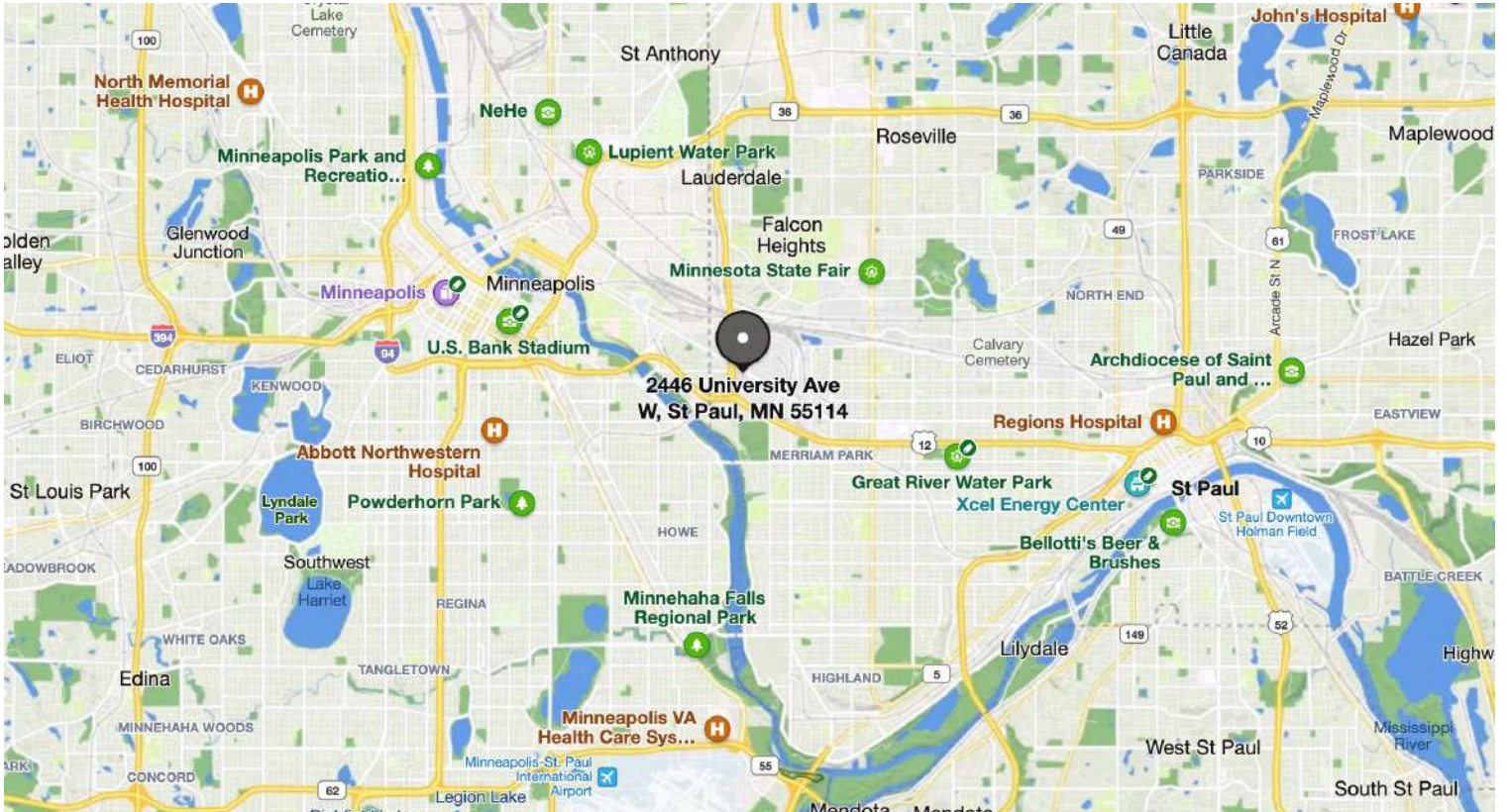


Building Photos



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Map



Aerial



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