



2356 UNIVERSITY AVENUE W

St. Paul, MN 55114

8,257 SF Office Space For Lease Near Highway 280 and I-94

Space Available:

- Suite 200: 8,257 sf
- Lease Rate: \$23.00 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

Highlights and Features:

- 115,200 SF Building
- Private entrance off University Avenue W
- Large windows
- Exposed brick
- High ceilings
- 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, Broecker Eye & Optical, Center for Victims of Torture, Isaiah, Scott Law Firm, Minnesota Land Trust, North Star Mini Storage, Transforming Generations, Ann Bancroft Foundation, Butler Foundation, Carlin & Ulbee, Reflections, Inc., Family Circle Counseling



Christianson & Company
 COMMERCIAL REAL ESTATE SERVICES
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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.

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Interior Photos | Suite 200



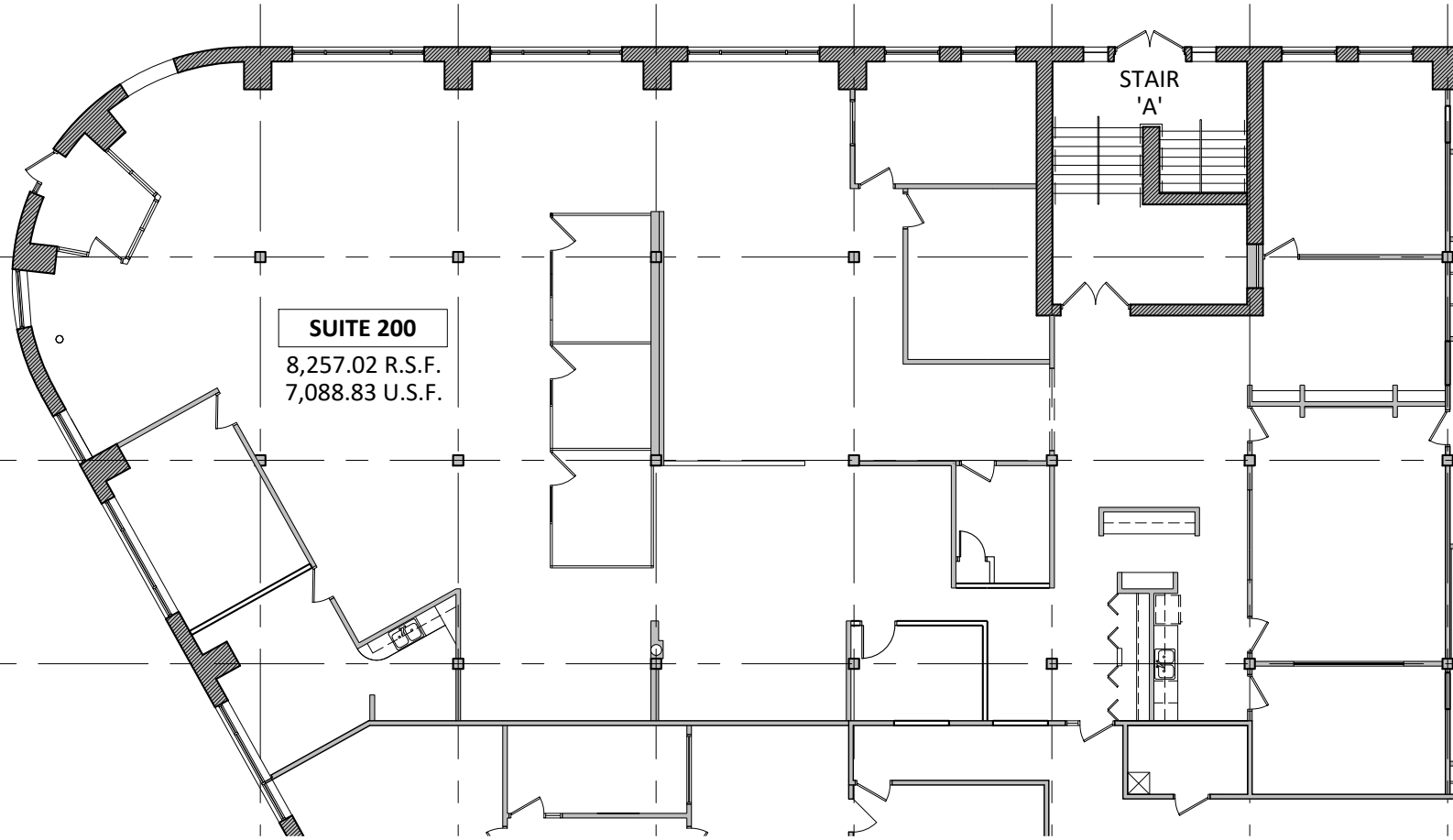
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Interior Photos | Suite 200



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Space Plan | Suite 200



SUITE 200
8,257.02 R.S.F.
7,088.83 U.S.F.

STAIR
'A'



2356 UNIVERSITY AVENUE

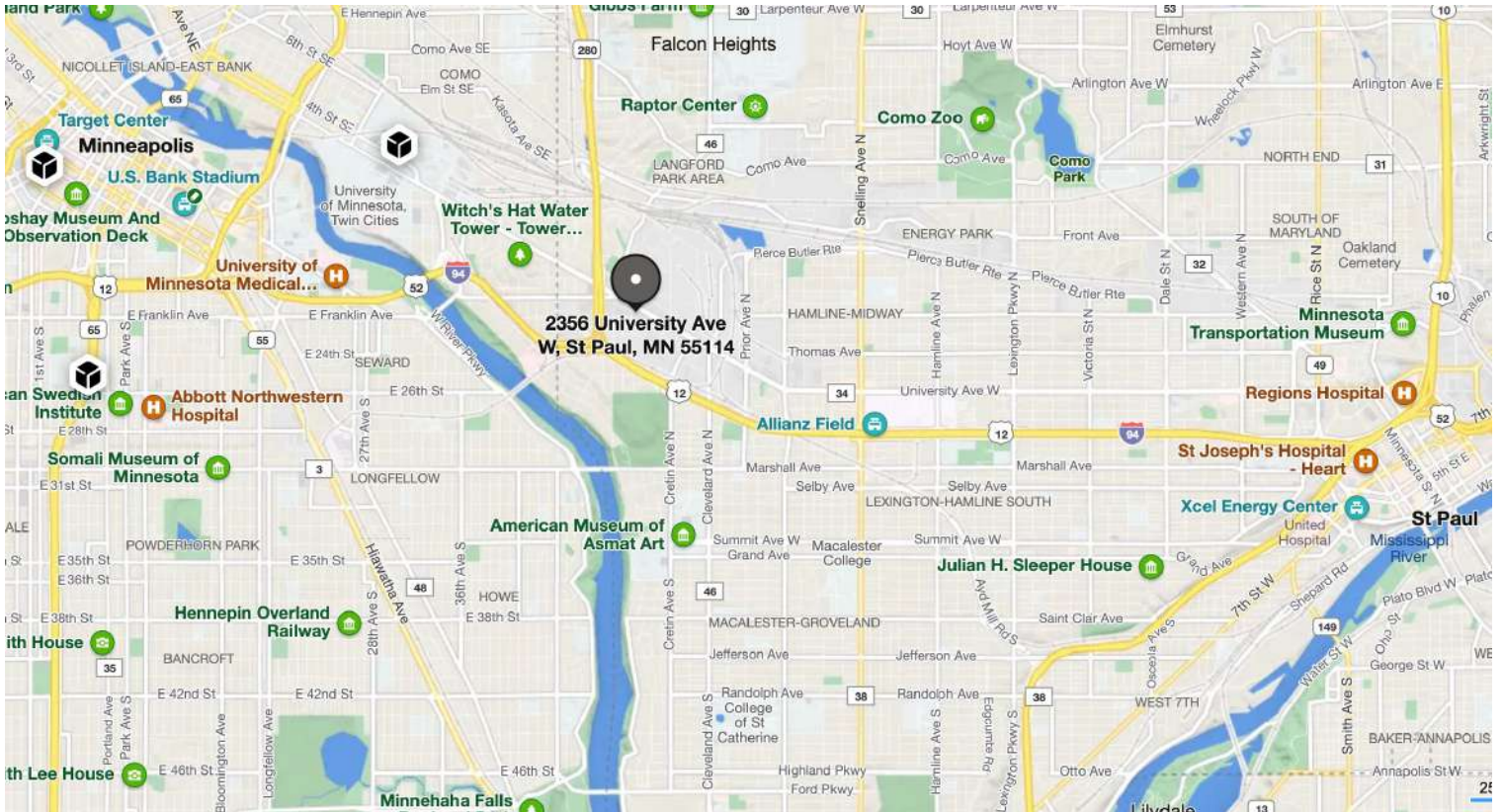
SPECIALTY BUILDING

ST. PAUL, MINNESOTA
SECOND FLOOR - SUITE 200
SCALE: 1/8" = 1'-0"

10.09.2023



Map



Aerial



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