



# 2356 UNIVERSITY AVENUE W

St. Paul, MN 55114

## 8,257 SF to 9,087 SF of Office Space For Lease Near Highway 280 and I-94

### Space Available:

- Suite 200: 8,257 sf
- Suite 401: 9,087 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  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**CORFAC**  
INTERNATIONAL

**MARILYN FRITZE**

612.804.4364

[marilyn@christiansonandco.com](mailto:marilyn@christiansonandco.com)

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](http://www.SpaceAvailableMN.com)

[info@SpaceAvailableMN.com](mailto:info@SpaceAvailableMN.com) | 952.921.5844



## Interior Photos | Suite 200



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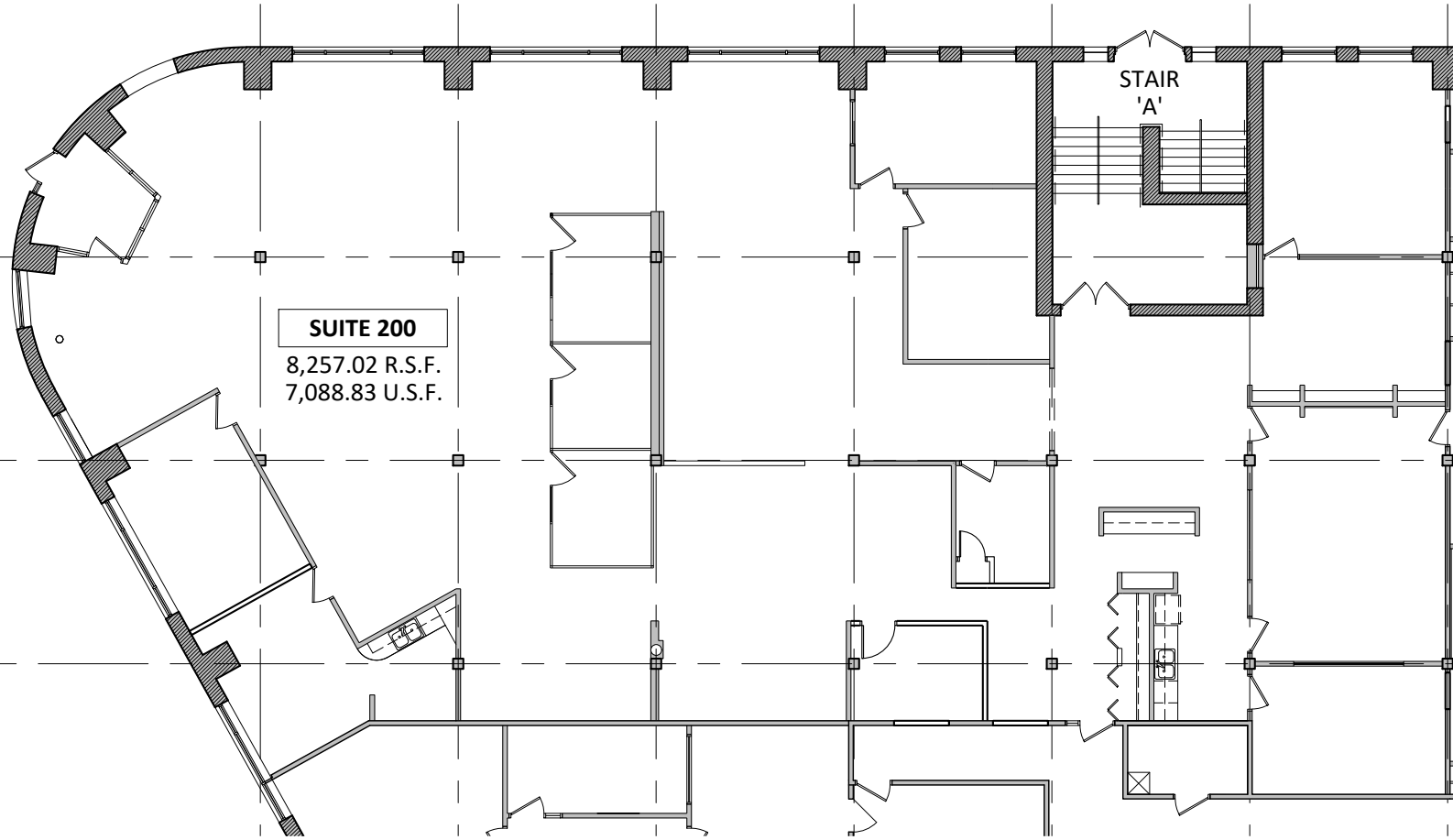


## Interior Photos | Suite 200



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# Space Plan | Suite 200



2356 UNIVERSITY AVENUE

## SPECIALTY BUILDING

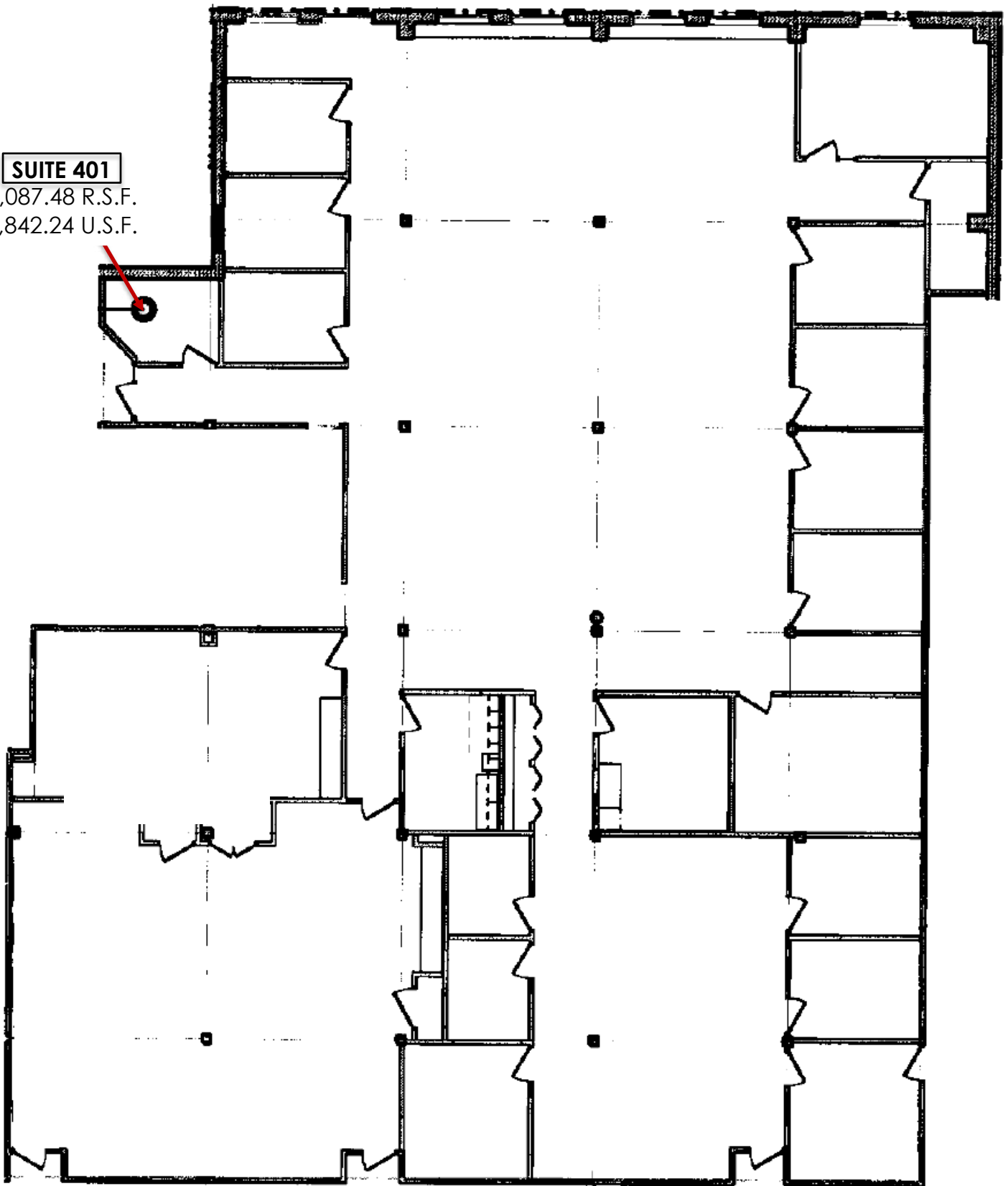
ST. PAUL, MINNESOTA  
SECOND FLOOR - SUITE 200  
SCALE: 1/8" = 1'-0"

10.09.2023



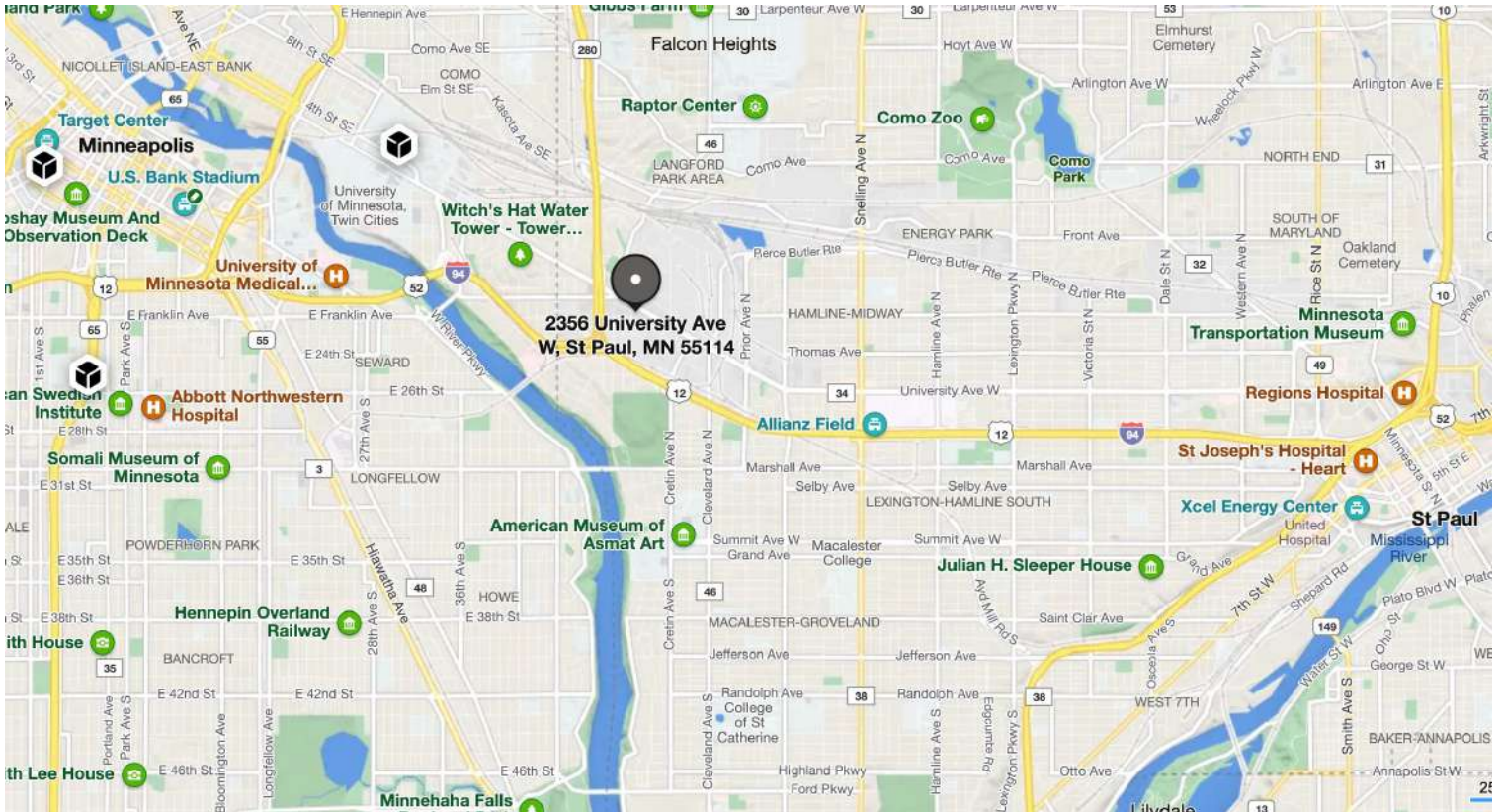
# Space Plan | Suite 401

**SUITE 401**  
9,087.48 R.S.F.  
7,842.24 U.S.F.





# Map



# Aerial



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