



# 2446 UNIVERSITY AVENUE W

St. Paul, MN 55114

## Up To 12,071 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 110A/110B: 5,712 sf to 12,071 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**  
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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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Space Plan | Suite 110A, Suite 110B - Up to 12,071 SF



2446 UNIVERSITY AVE.

SUITE 110 - (3) SUITES

ST. PAUL, MINNESOTA  
SCALE: 1/8" = 1'-0"

08.02.2023

**Building Photos**

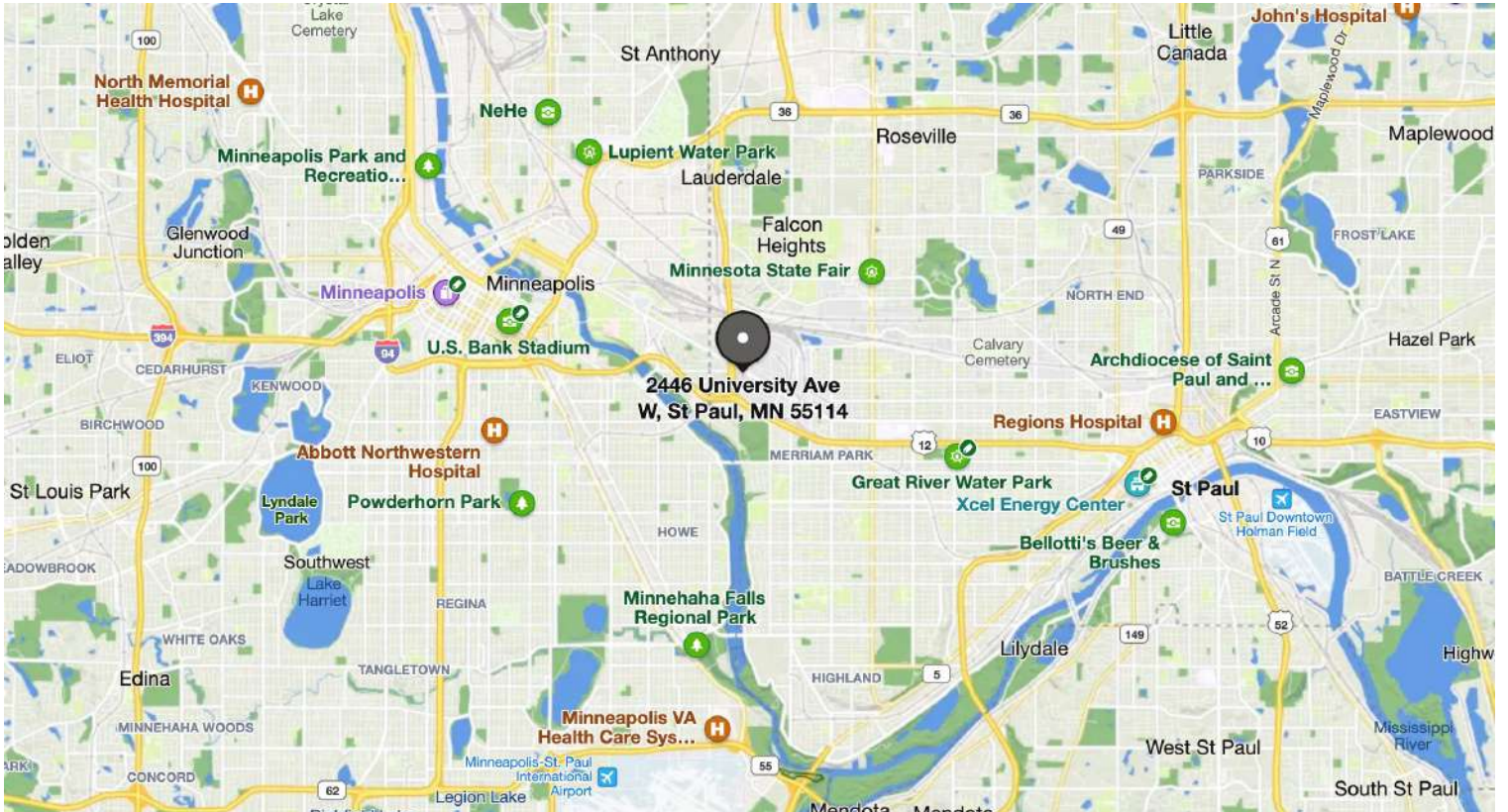


**Building Photos**

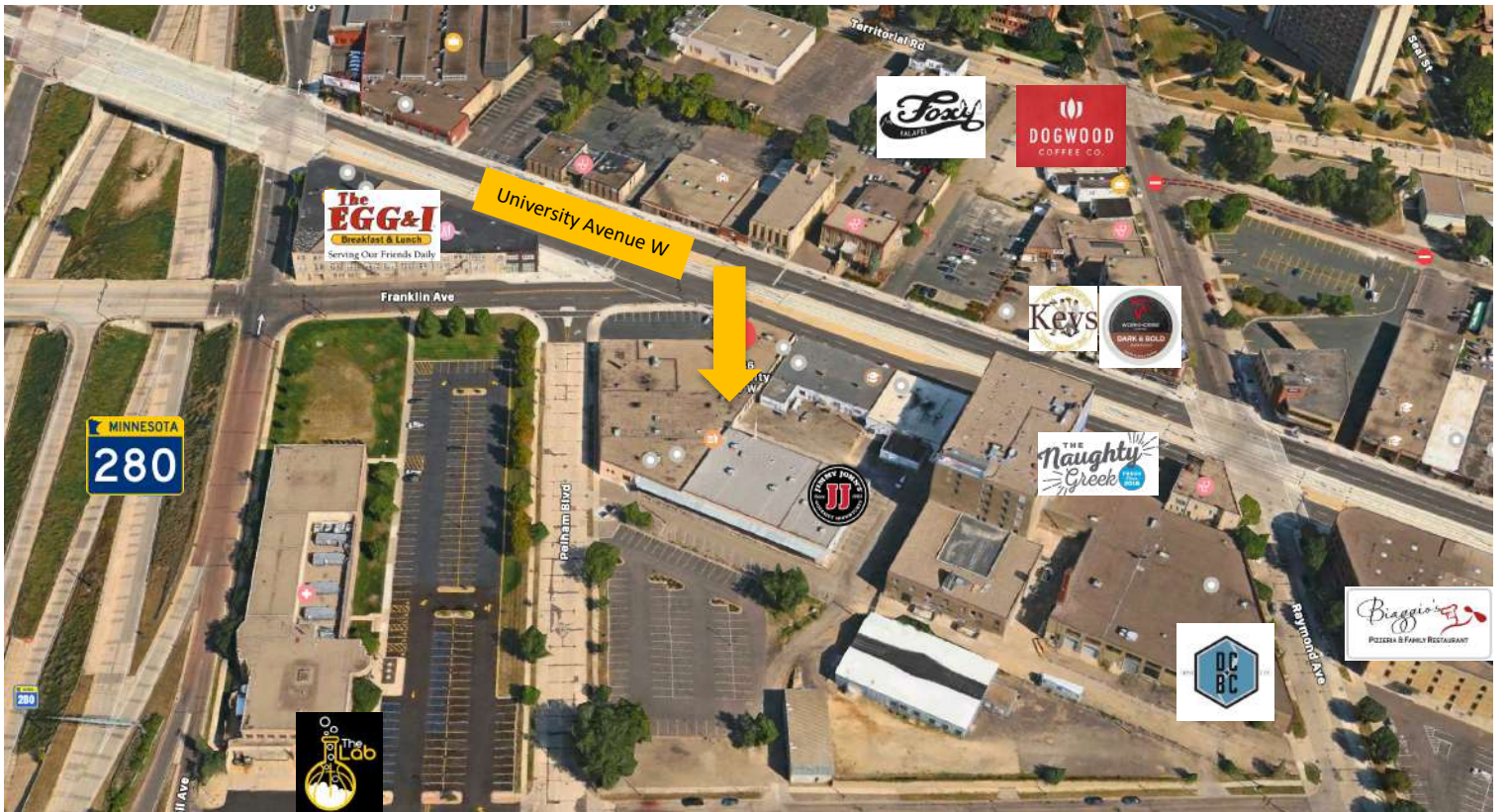


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## Map



## Aerial



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