



## For Lease

### SPACE AVAILABLE

- Suite 200B: 3,238 sf
- Suite 220: 1,429 sf (available 3/1/26)
- Suite 260: 1,878 sf (former optical space)
- Suite 400: 2,727 sf (former law firm space)
- Suite 404: 1,326 sf
- Lease Rate: \$21.00 psf - \$23.00 psf Gross

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# 2356 UNIVERSITY AVE W ST PAUL, MN 55114

**1,326 SF to 3,238 SF of Office Space  
For Lease Near Highway 280 and I-94**

### HIGHLIGHTS and 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 - 1 block from the Raymond Avenue light rail station
- Convenient location near the University of Minnesota
- Ample parking
- Local ownership
- Co-tenants: Caffè Biaggio, Center for Victims of Torture, Isaiah, Scott Law Firm, Minnesota Land Trust, North Star Mini Storage, Transforming Generations, Butler Foundation, Family Circle Counseling, TakeAction Minnesota, Minerva Center For Psychology, and Sage Leaf Wellness

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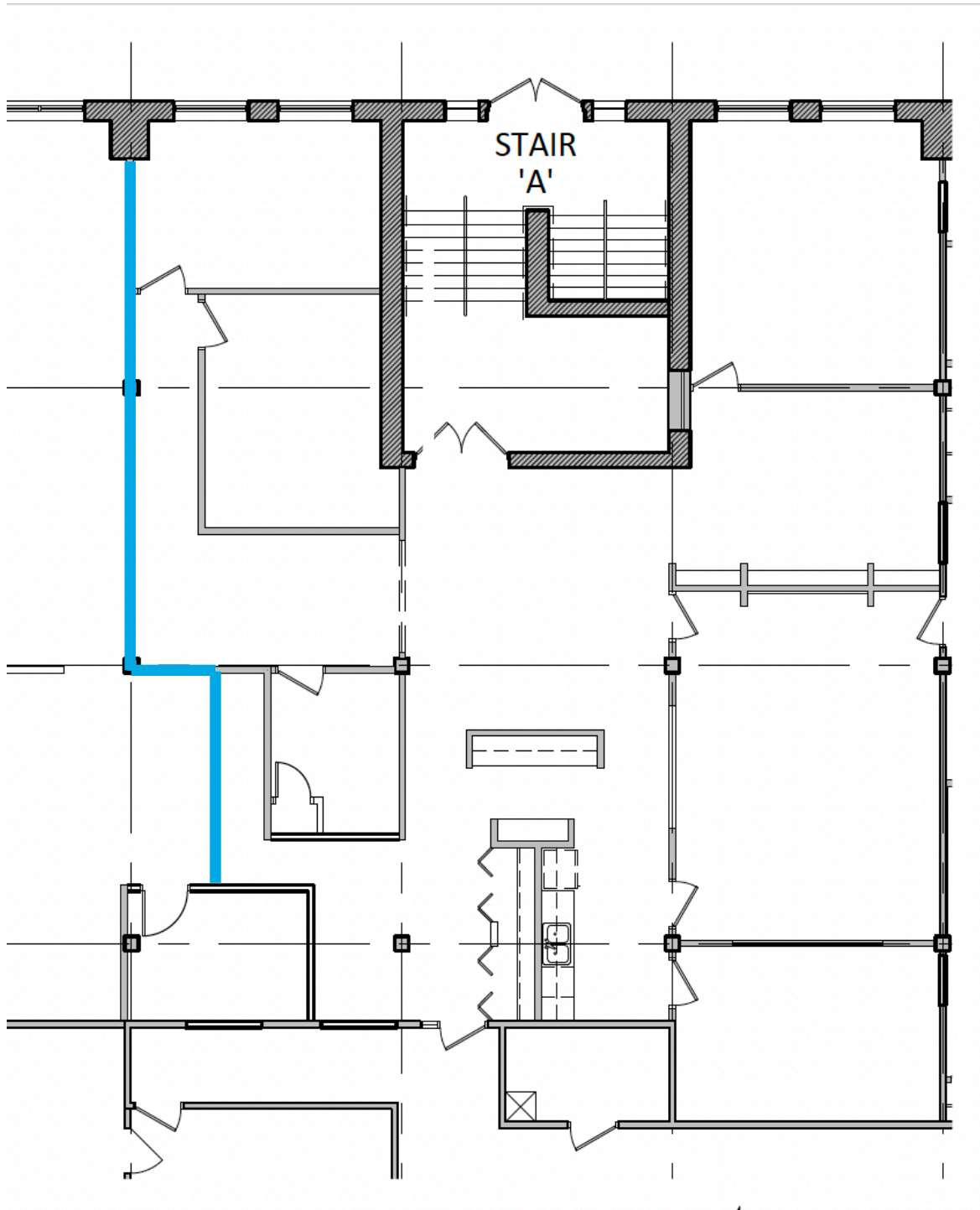


# Interior Photos - Suite 200B

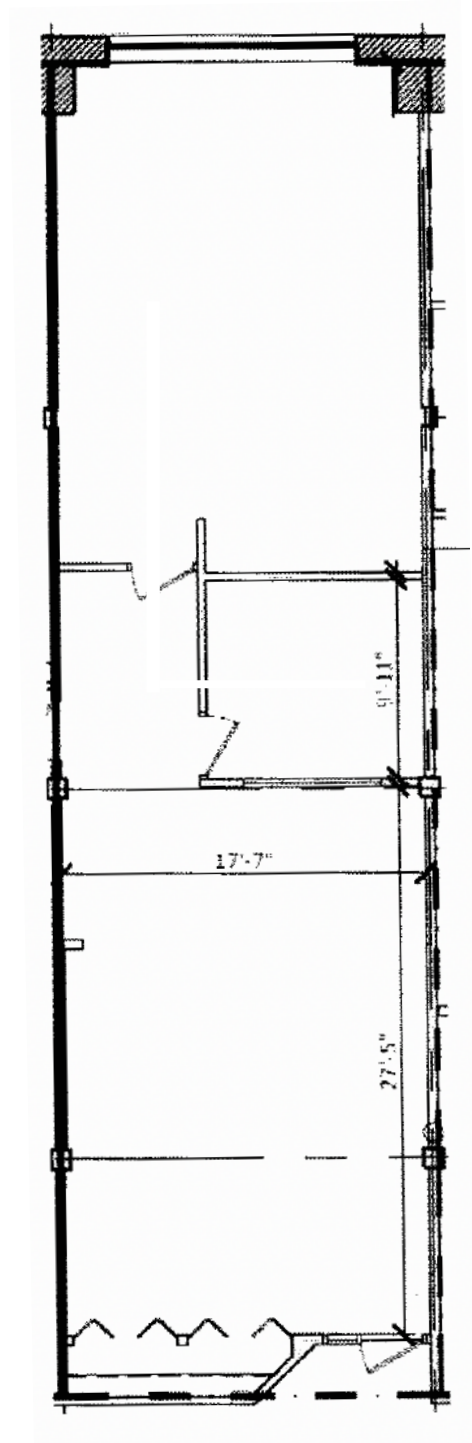




# Space Plan | Suite 200B



# Space Plan | Suite 220

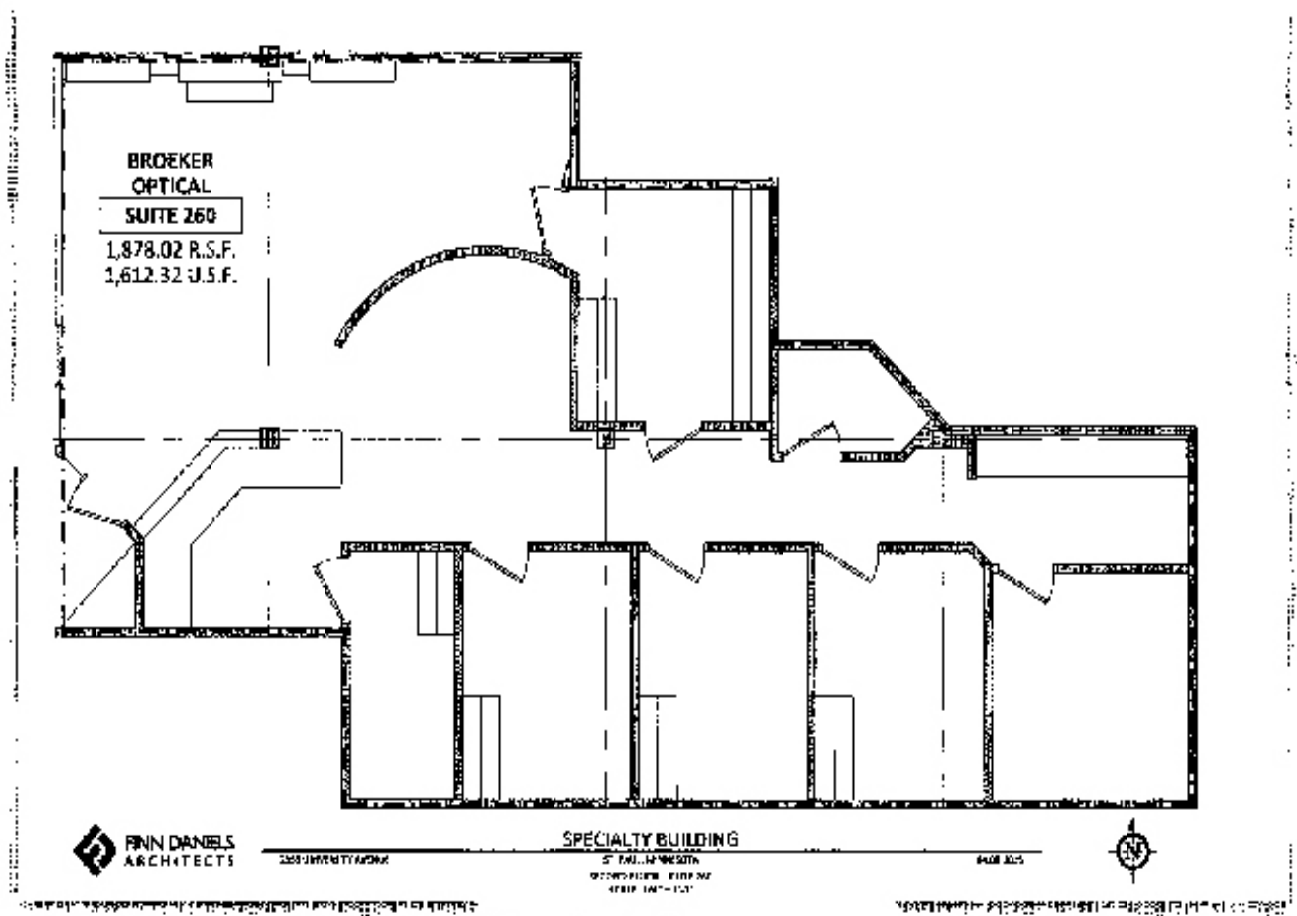




# Interior Photos - Suite 260

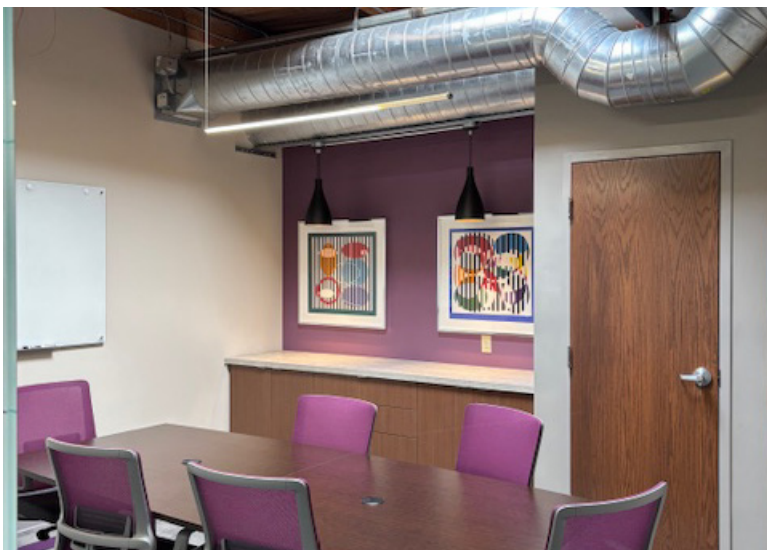


# Space Plan | Suite 260

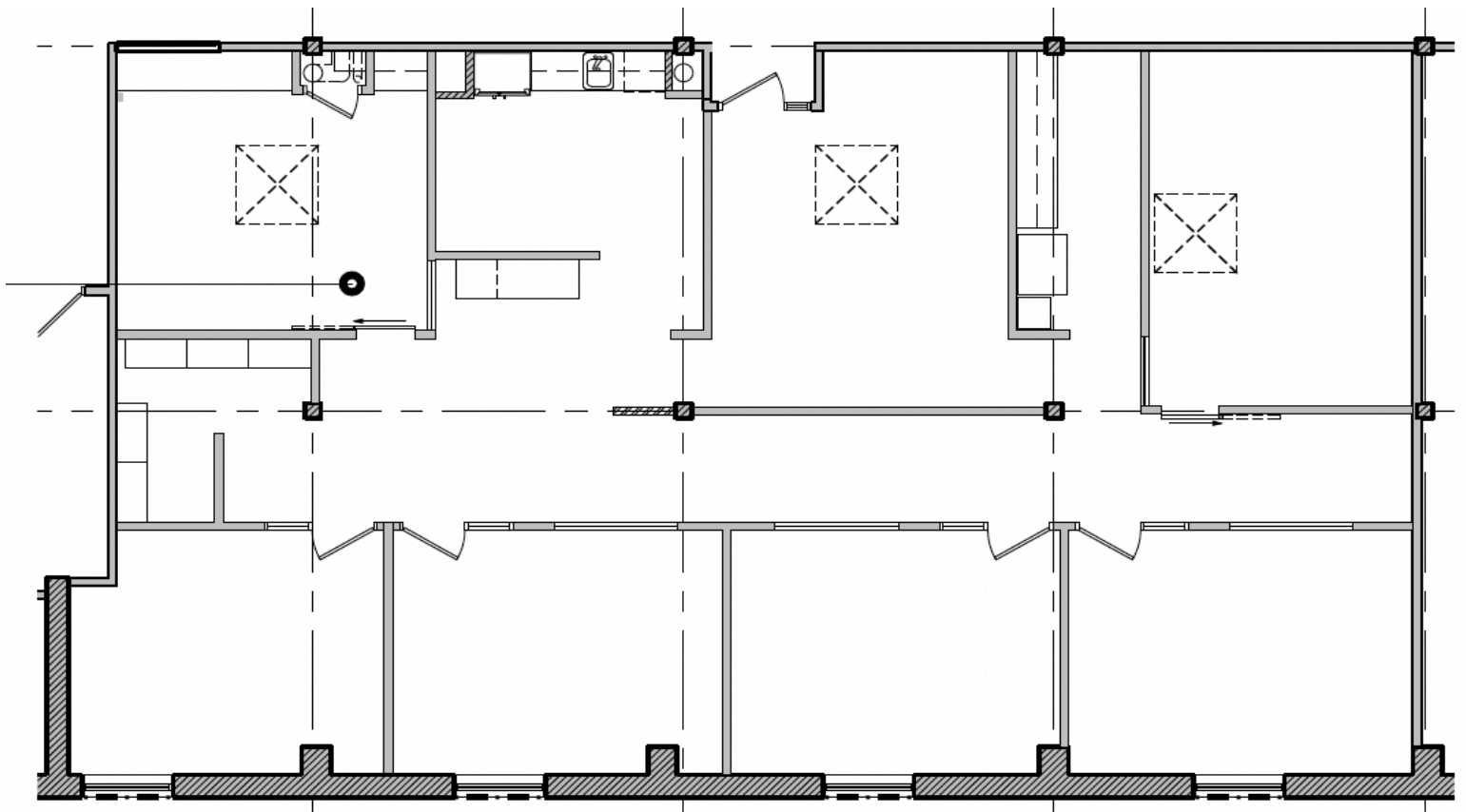




# Interior Photos - Suite 400

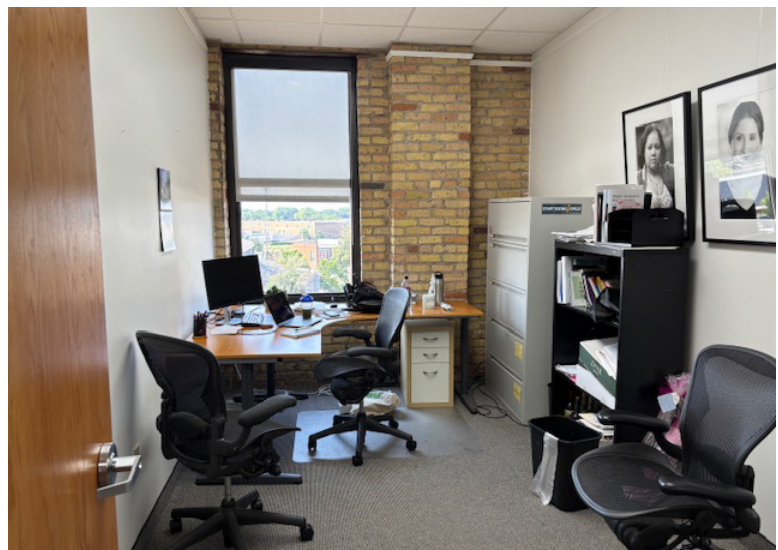


# Space Plan | Suite 400

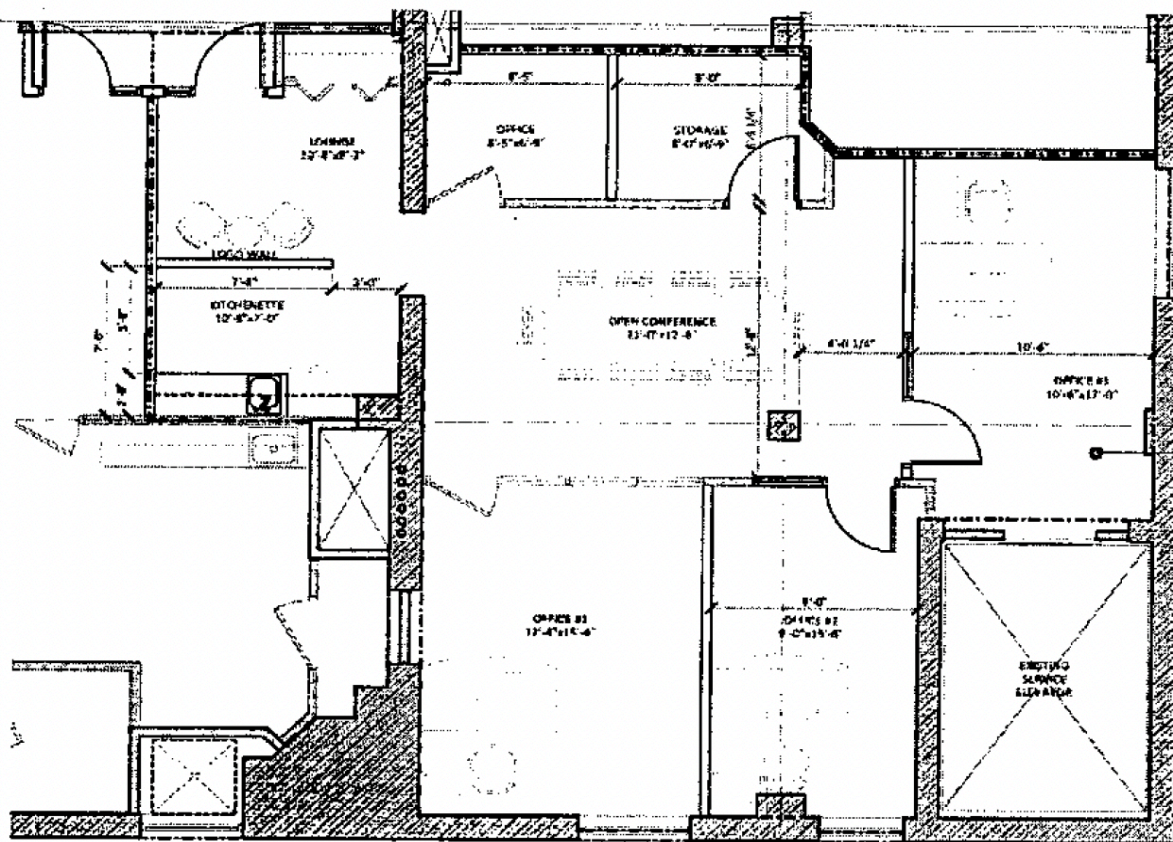




# Interior Photos - Suite 404



# Space Plan | Suite 404



**ANN  
BANCROFT  
FOUNDATION  
SUITE 404**  
1,326.44 R.S.F.  
1,144.68 U.S.F.

**finn daniels**  
ARCHITECTS

**SPECIALTY BUILDING - PROPOSED SUITE 404 - OPTION 3B**

3258 UNIVERSITY AVENUE

ST. PAUL, MINNESOTA  
FOURTH FLOOR - SUITE 404  
SCALE: 1/4" = 1'-0"

08.29.2018





# Location Overview

## DEMOGRAPHICS

### Average Household Population

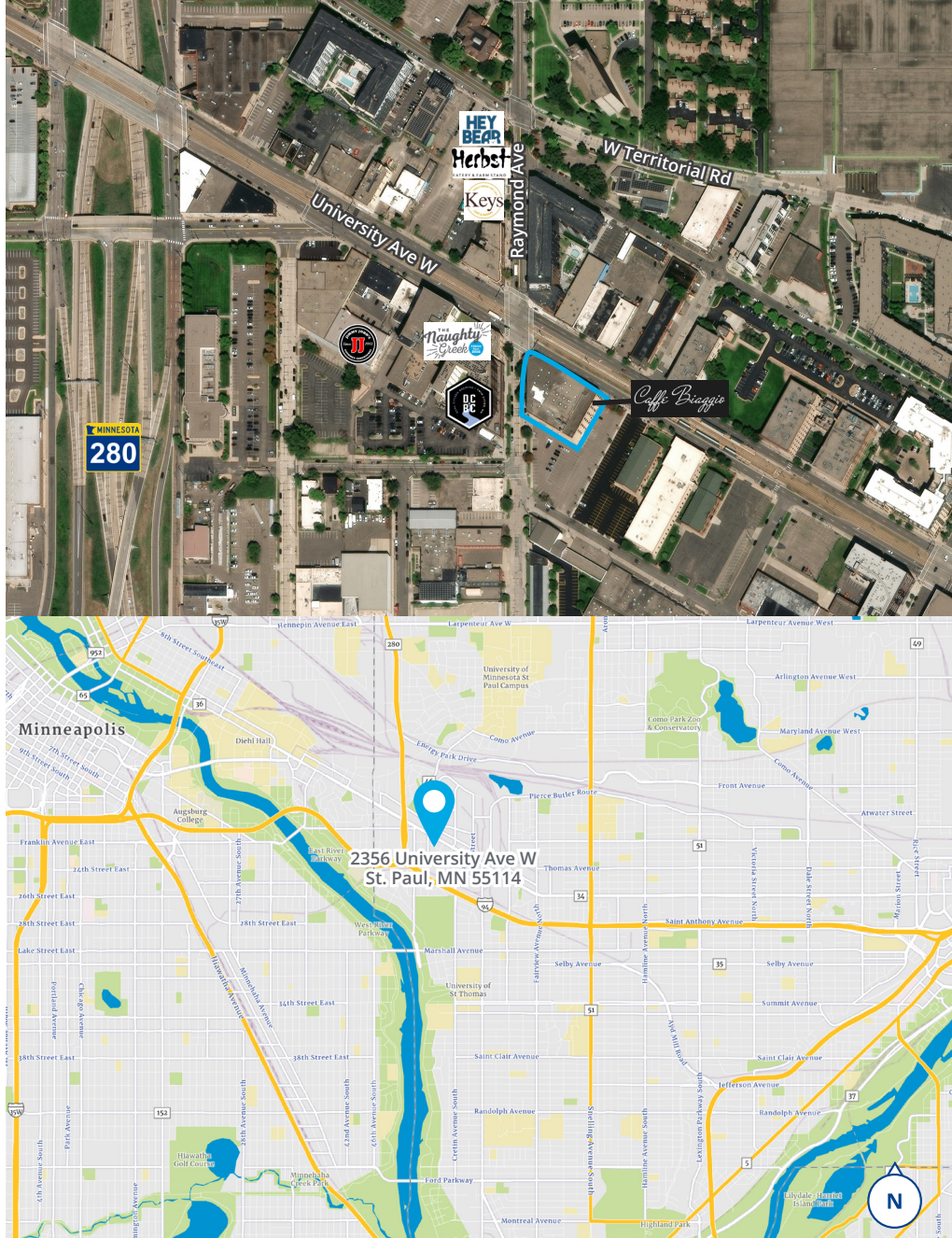
1 Mile	4,924
3 Miles	86,623
5 Miles	281,975

### Average Household Income

1 Mile	\$66,618
3 Miles	\$60,477
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



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