



FOR LEASE

\$19.00

PSF Gross

**3 SPACE OPTIONS
AVAILABLE**

- Suite 110: 14,731 sf (can be demised to 5,000 sf)
- Suite 110A: 7,407 sf
- Suite 110B: 7,323 sf

Contact us:

Marilyn Fritze

Vice President
+1 612 804 4364
marilyn.fritze@colliers.com

Laura Gill

Associate Vice President
+1 612 310 5399
laura.gill@colliers.com

Colliers

1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com/msp

2446 University Ave W St. Paul, MN

**5,000 SF to 14,731 SF of Office Space
Near Highway 280 and I-94**

HIGHLIGHTS

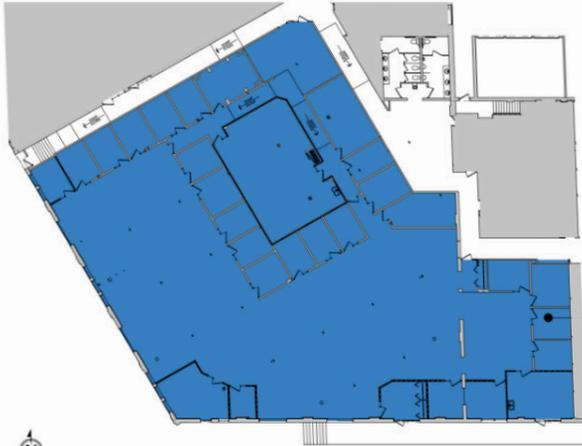
- 46,723 SF Building
- Large windows
- Ideal location just east of Highway 280 and I-94 interchange
- Well served by the light rail and buses
- 1 block from the Raymond Avenue light rail station
- Minutes to both Downtowns
- Ample parking
- Common break area
- Local ownership
- Signage available
- Co-tenants: Move Minnesota, MN Adopt, Outfront Minnesota, Mizna, Hearth Connections, Minnesota Housing Inc., Jimmy John's, The Kitty Custodian, and Minnesota Coalition Against Sexual Assault

Accelerating success.

SUITE 110 and COMMON AREA INTERIOR PHOTOS



3 SPACE PLAN OPTIONS



VACANT
SUITE 110
14,730.54 R.S.F.
12,869 U.S.F.



2446 UNIVERSITY AVE. ST. PAUL, MINNESOTA SCALE: 1/8" = 1'-0" 08.02.2023

SUITE 110 - EXISTING CONDITIONS

Can be demised to 5,000 sf



VACANT
SUITE 110A
7,407.05 R.S.F.
6,471 U.S.F.

VACANT
SUITE 110B
7,323.49 R.S.F.
6,398 U.S.F.



2446 UNIVERSITY AVE. ST. PAUL, MINNESOTA SCALE: 1/8" = 1'-0" 08.02.2023

SUITE 110 - (2) SUITES

LOCATION OVERVIEW



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