



## FOR LEASE

# \$19.00

PSF Gross

### SPACE AVAILABLE

- Suite 106: 1,140 sf (3 offices, kitchenette area in one office & storage room)
- Suite 110: 14,731 sf (can be demised to 5,000 sf)
- Suite 110A: 7,407 sf
- Suite 110B: 7,323 sf

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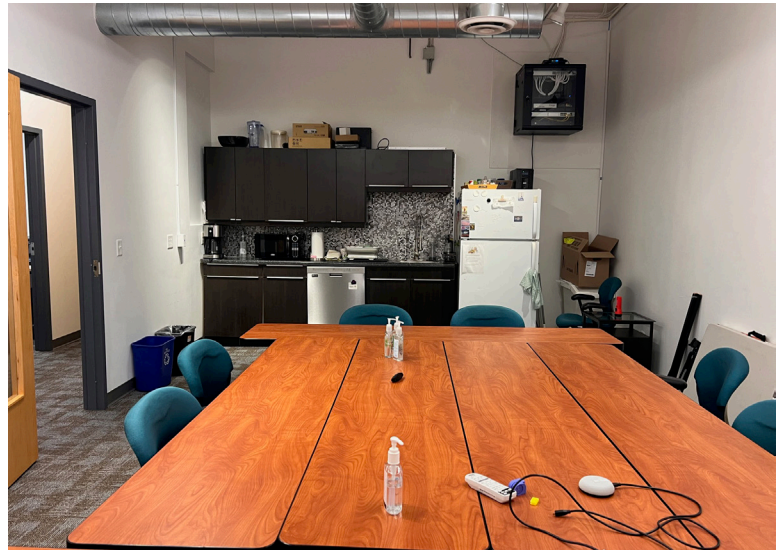
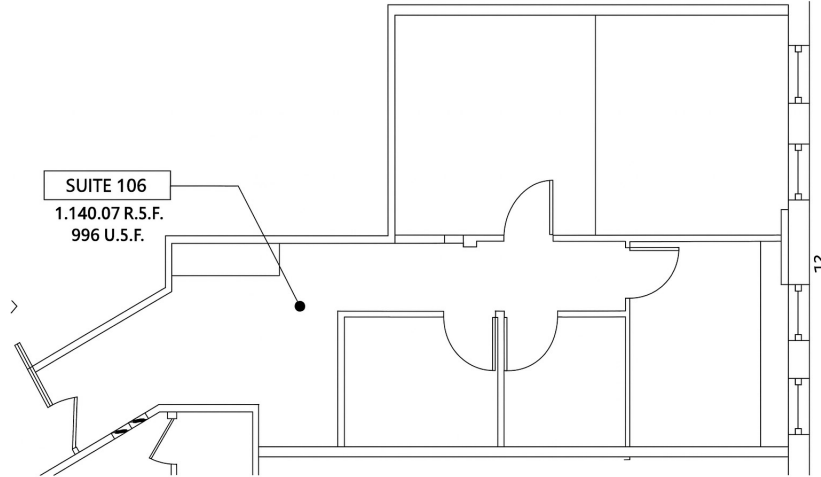
## 2446 UNIVERSITY AVENUE W ST PAUL, MN

### 1,140 SF to 14,731 SF of Office Space 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, Jimmy John's, The Kitty Custodian, and Minnesota Coalition Against Sexual Assault

# SUITE 106 SPACE PLAN and INTERIOR PHOTOS



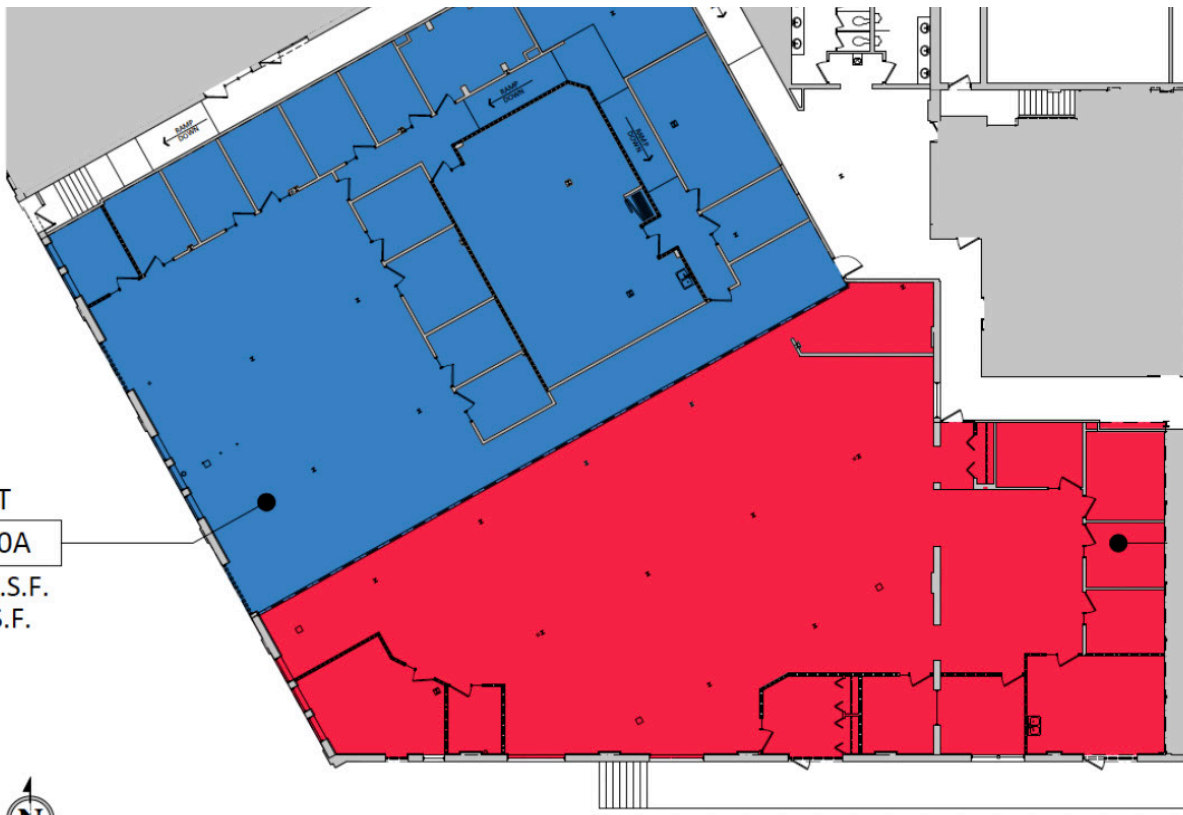
# SUITE 110 and COMMON AREA INTERIOR PHOTOS



# 3 SPACE PLAN OPTIONS



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



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.

# 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

