



FOR LEASE

SPACE AVAILABLE

- Suite 200B: 3,238 sf
- Suite 220: 1,429 sf
- 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

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

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

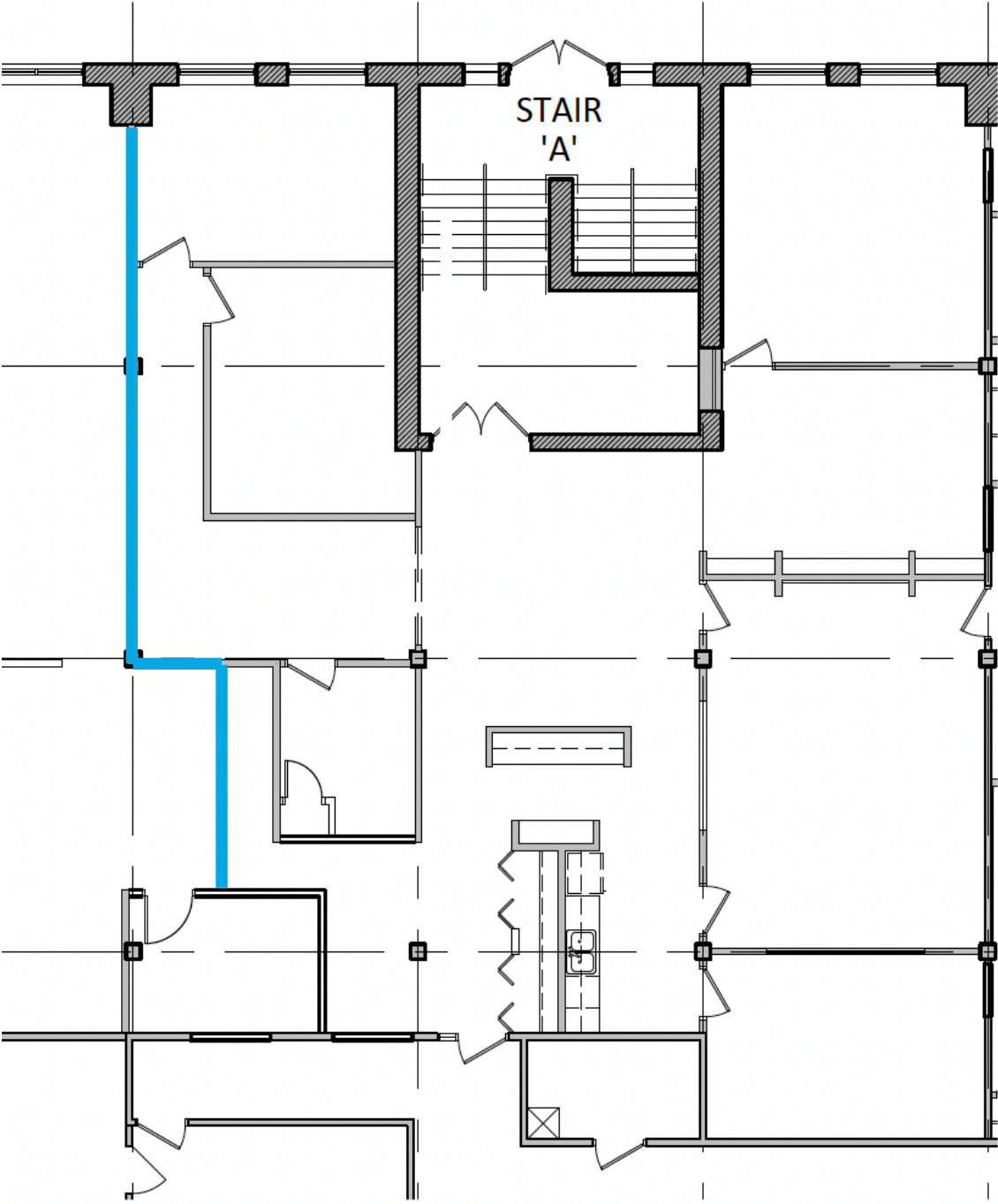
- 115,200 SF Building
- Large windows, high ceilings and exposed brick
- Ideal location just east of Highway 280 and I-94 interchange
- Close to both Minneapolis and St. Paul
- Easy access to public transportation - 1 block from the Raymond Avenue light rail station
- Convenient location near the University 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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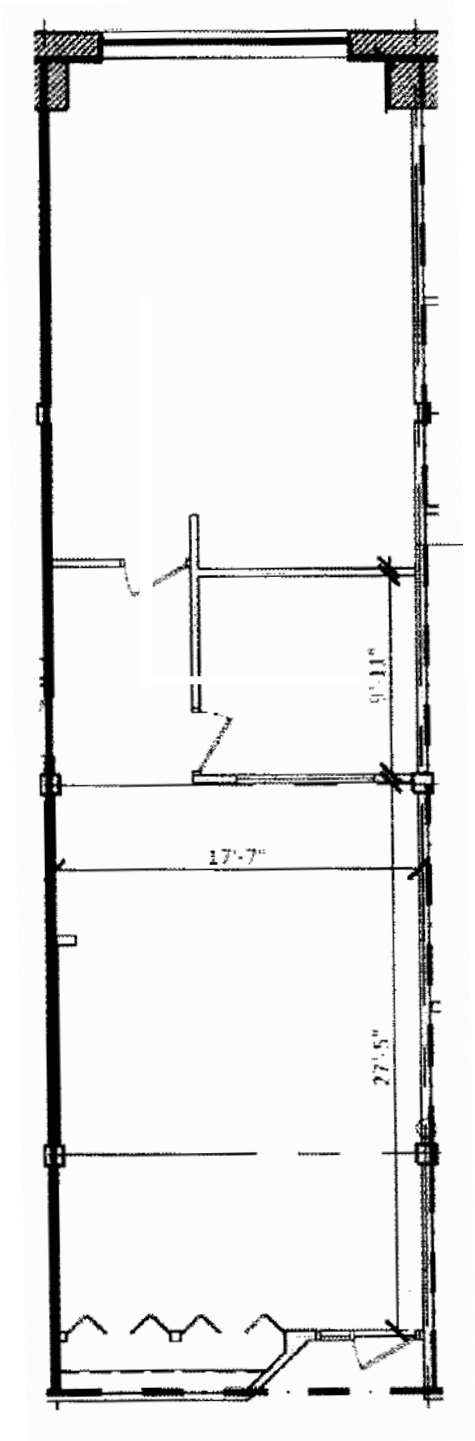
INTERIOR PHOTOS | SUITE 200B



SPACE PLAN | SUITE 200B



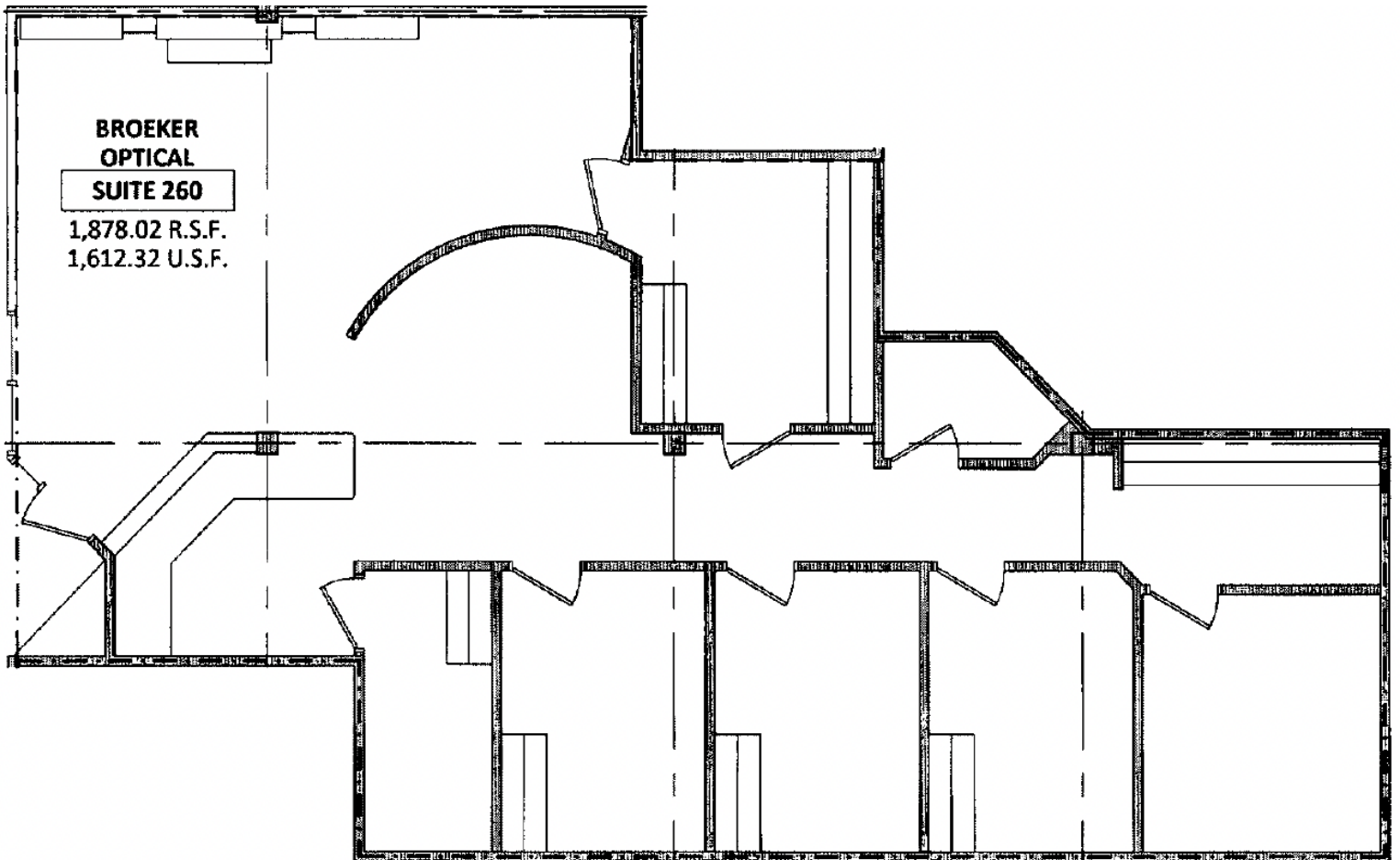
SPACE PLAN | SUITE 220



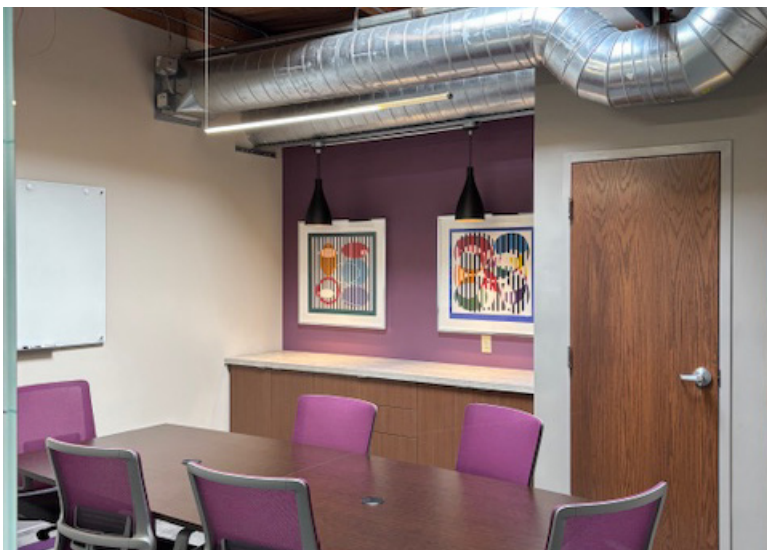
INTERIOR PHOTOS | SUITE 260



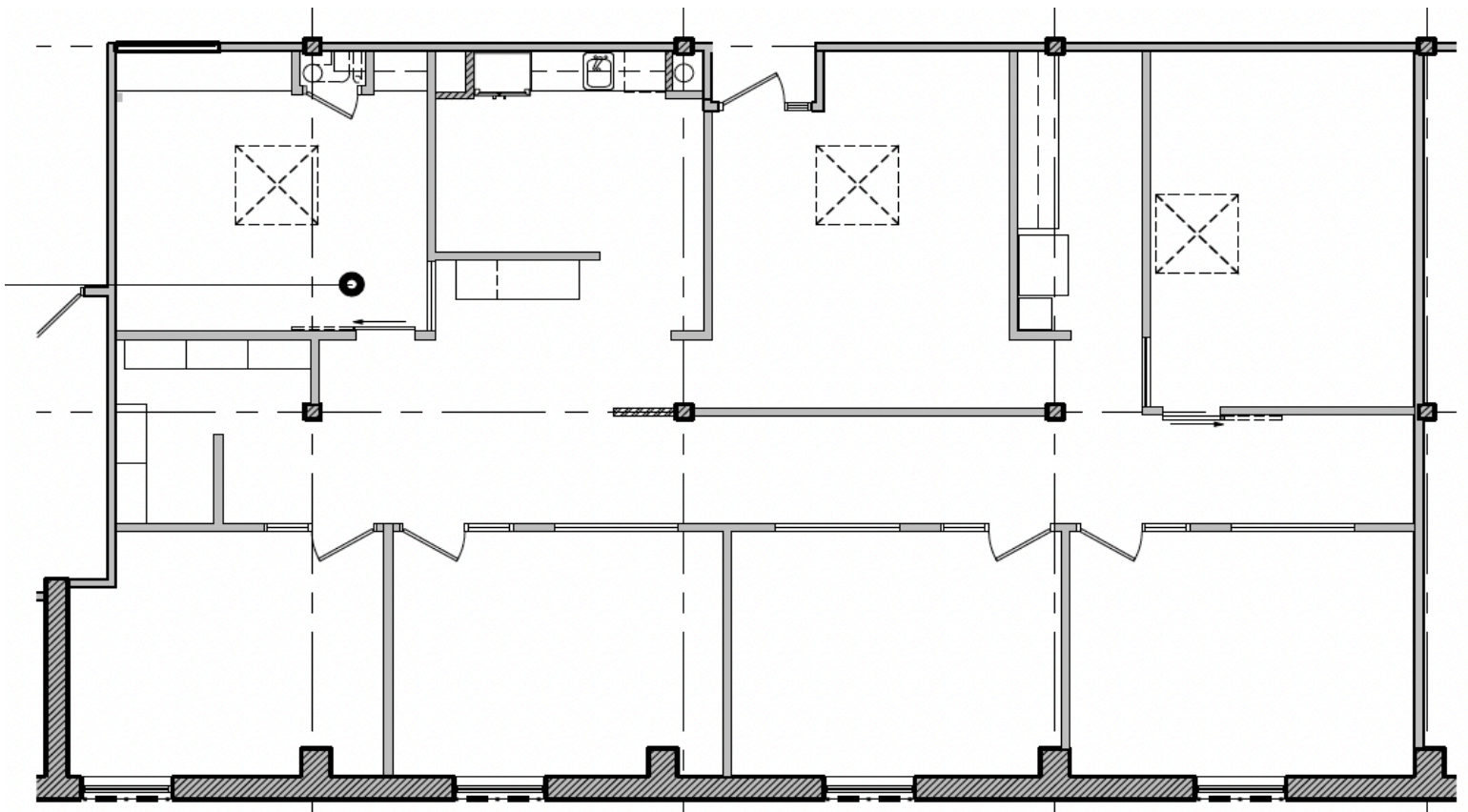
SPACE PLAN | SUITE 260



INTERIOR PHOTOS | SUITE 400



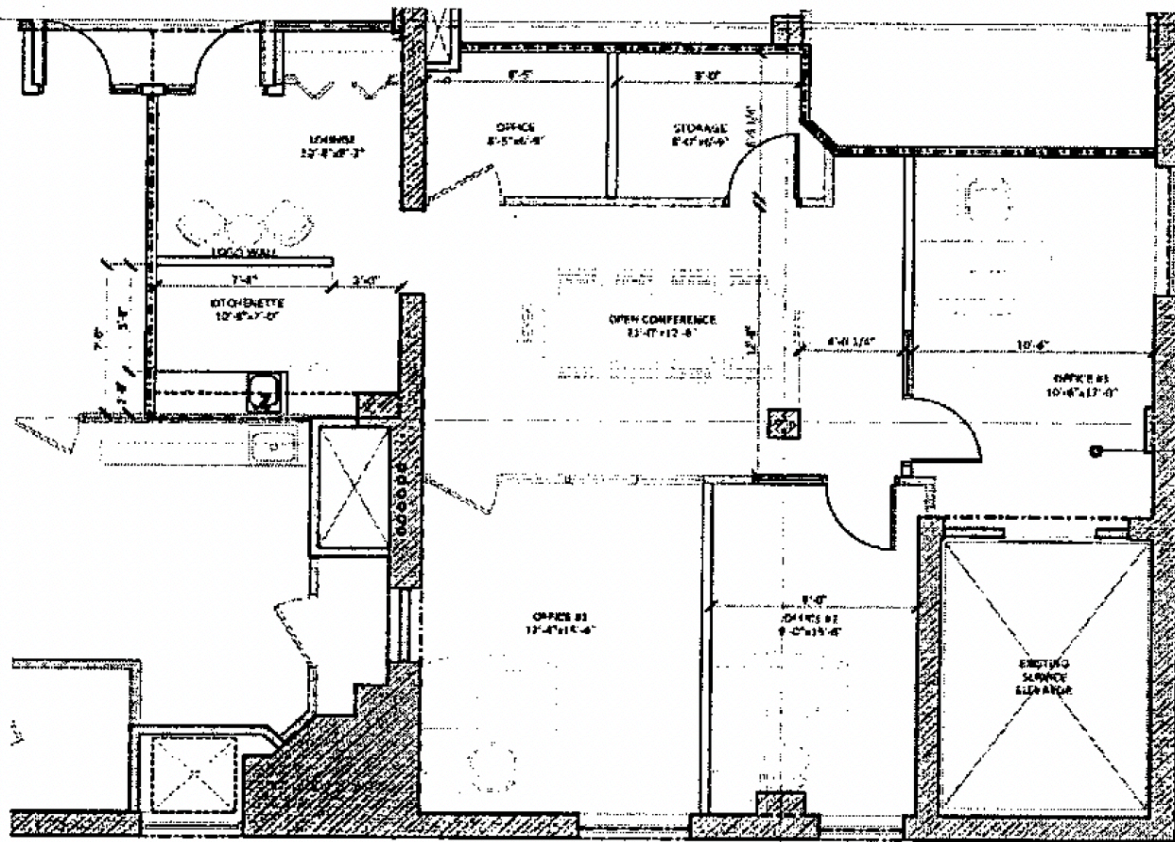
SPACE PLAN | SUITE 400



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.



3258 UNIVERSITY AVENUE

SPECIALTY BUILDING - PROPOSED SUITE 404 - OPTION 3B

BY PAUL SPANDELOTTA
FOURTH FLOOR - SUITE 404
SCALE: 1/4" = 1'-0"

08.29.2019



LOCATION OVERVIEW

DEMOGRAPHICS

Average Household Population

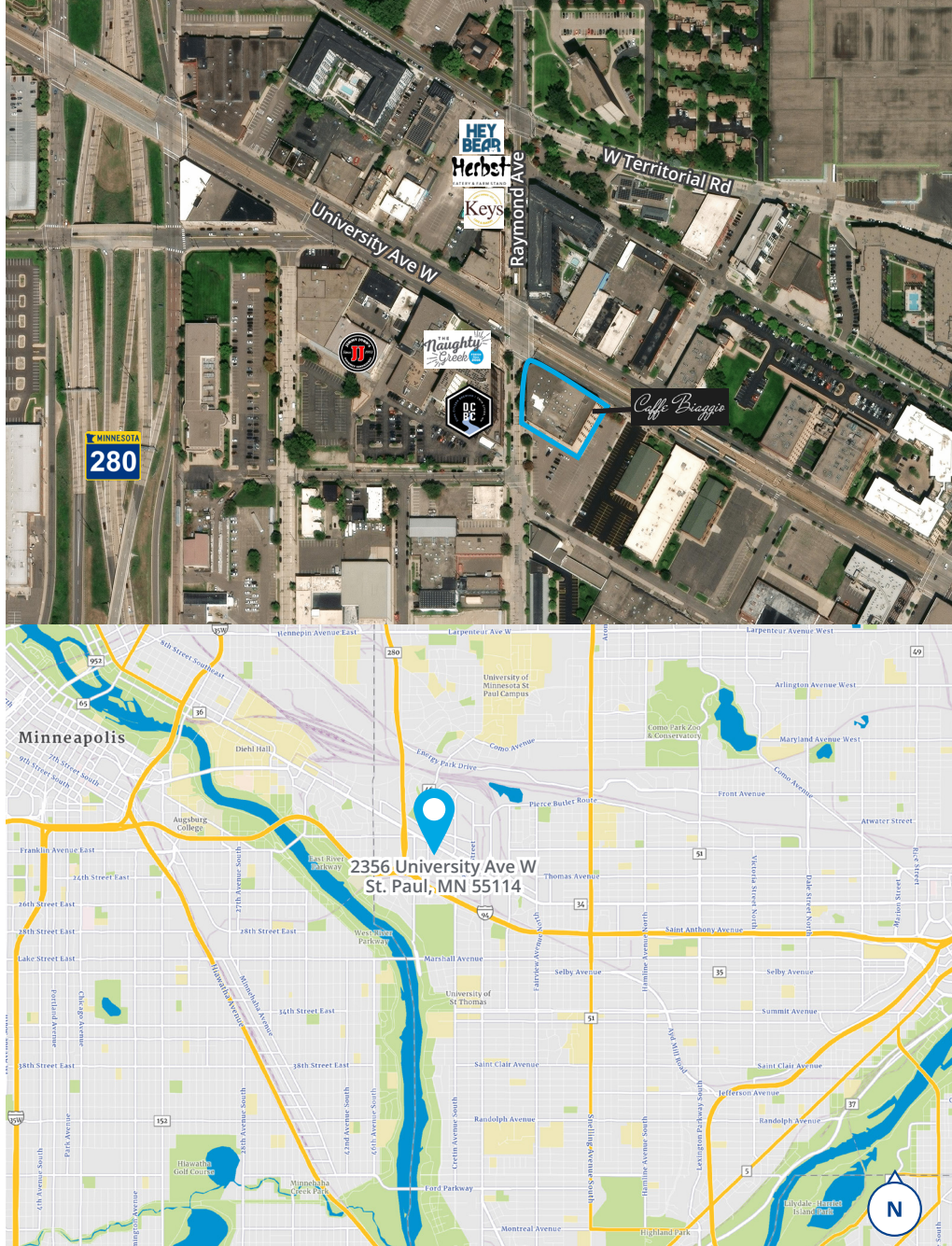
| | |
|---------|---------|
| 1 Mile | 4,924 |
| 3 Miles | 86,623 |
| 5 Miles | 281,975 |

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



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

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