



## For Lease

### Space Available

- Suite 200B: 3,238 SF
- Suite 220: 1,429 SF
- Suite 200B and Suite 220 contiguous to 4,667 SF
- Suite 240: 4,915 SF (*available 10/1/26*)
- 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

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# 2356 University Avenue W St Paul, MN 55114

**1,326 SF to 4,915 SF of Office Space  
For Lease Near Highway 280 and I-94**

### Highlights & Features

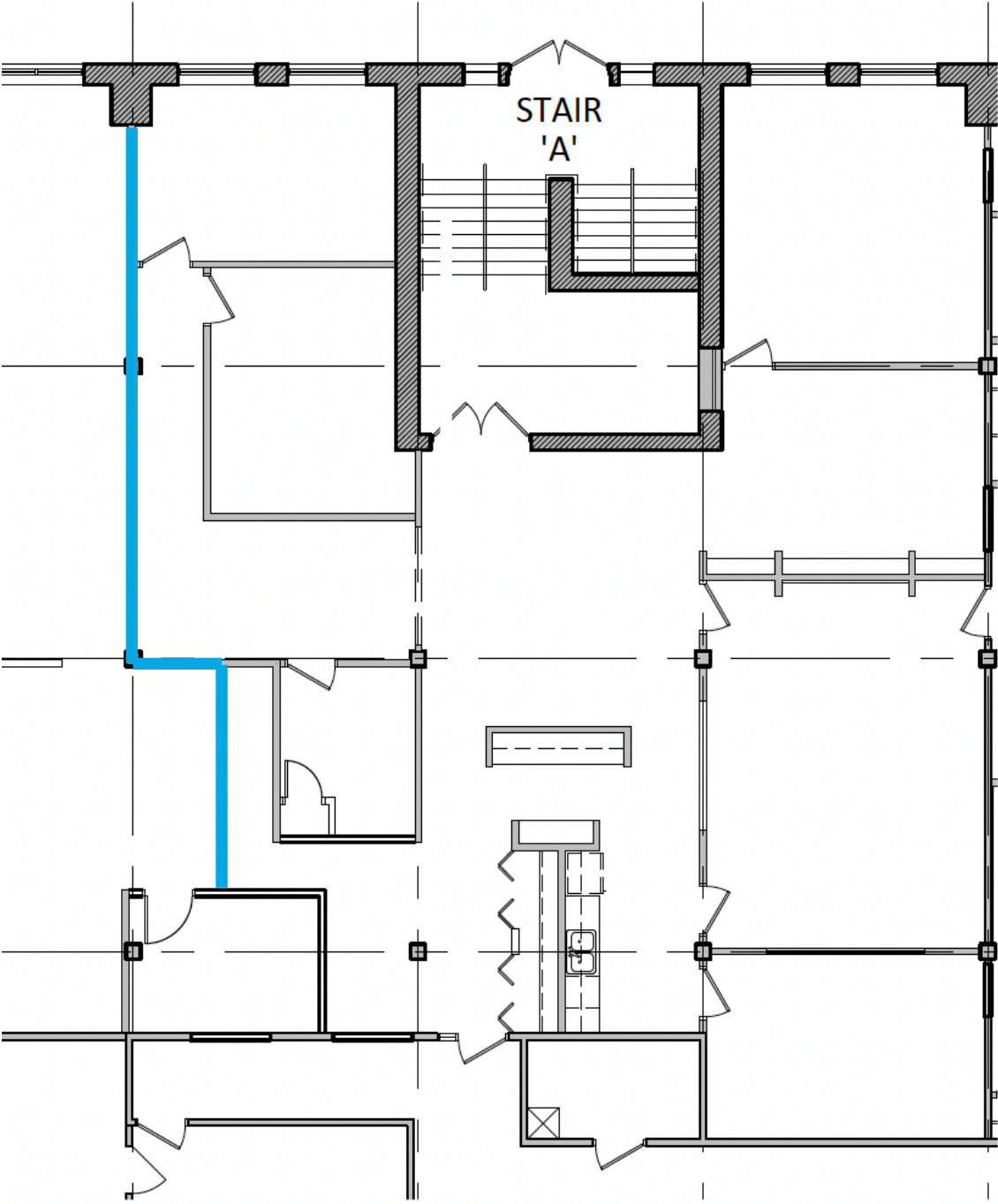
- 115,200 SF building
- Large windows, high ceilings and exposed brick
- Ideal location just east of Highway 280 and I-94 interchange
- Close to both Minneapolis and St. Paul
- Easy access to public transportation - one block from the Raymond Avenue light rail station
- Convenient location near the University of Minnesota
- Ample parking
- Local ownership
- Co-tenants: Caffe Biaggio, Center for Victims of Torture, Isaiah, 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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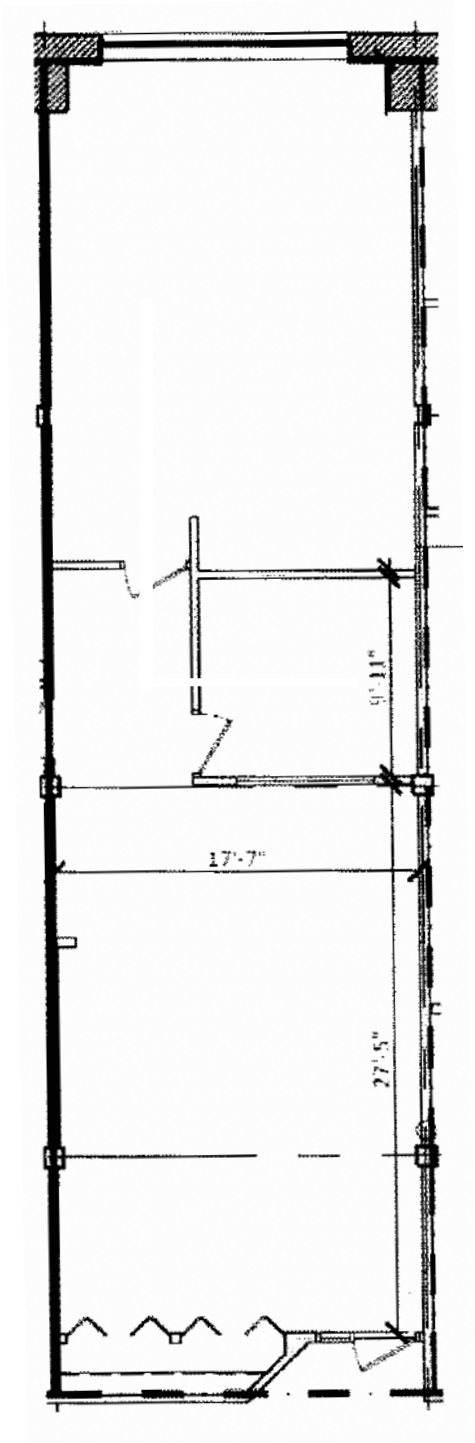
# Interior Photos | Suite 200B



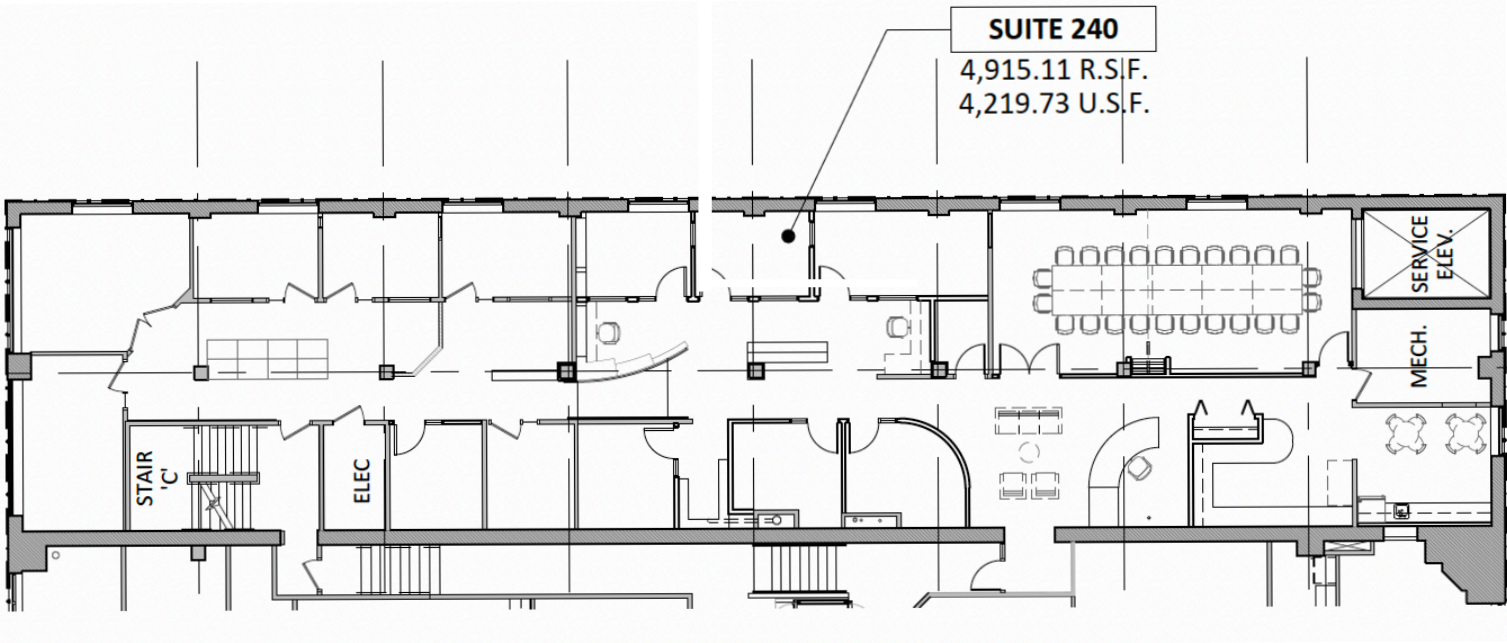
# Space Plan | Suite 200B



# Space Plan | Suite 220



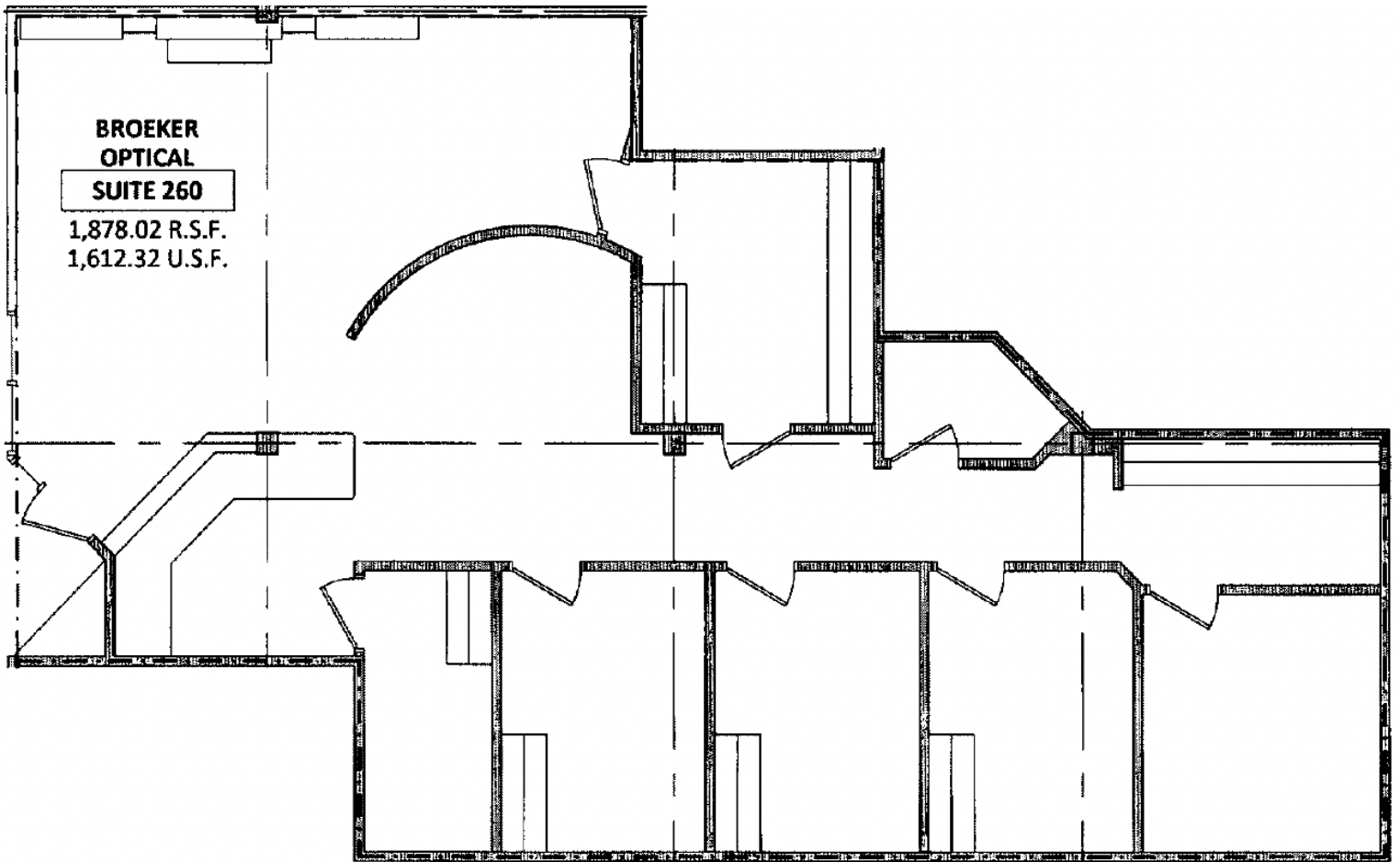
# Space Plan | Suite 240



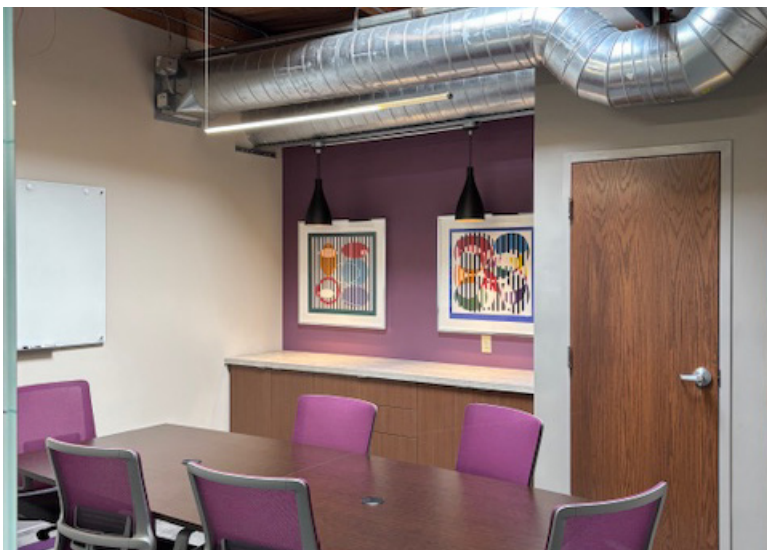
# Interior Photos | Suite 260



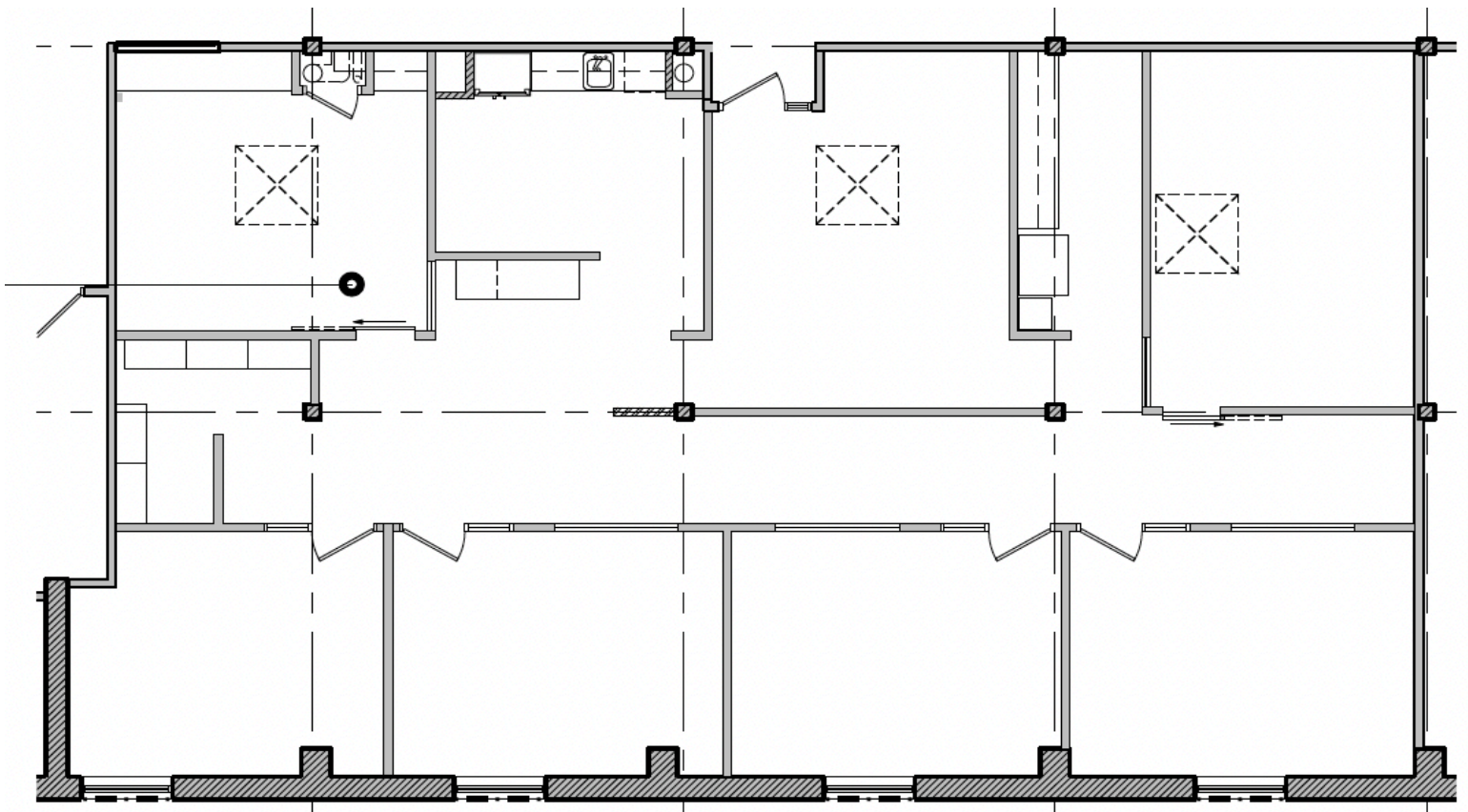
# Space Plan | Suite 260



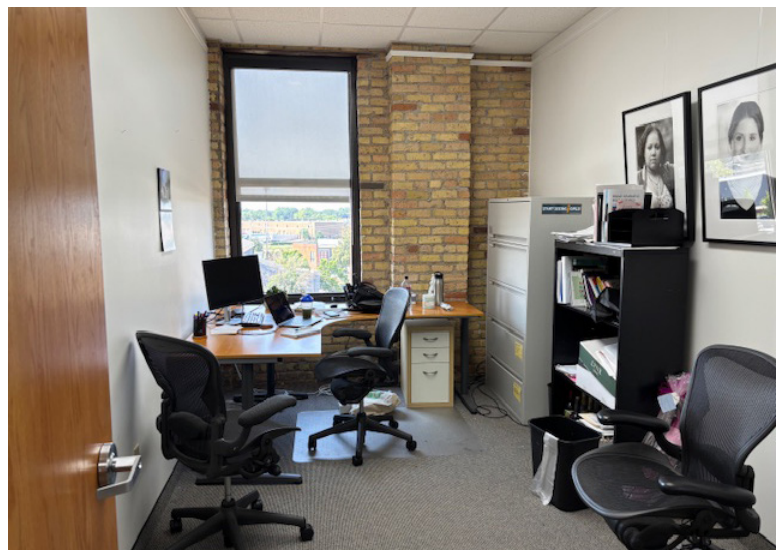
# Interior Photos | Suite 400



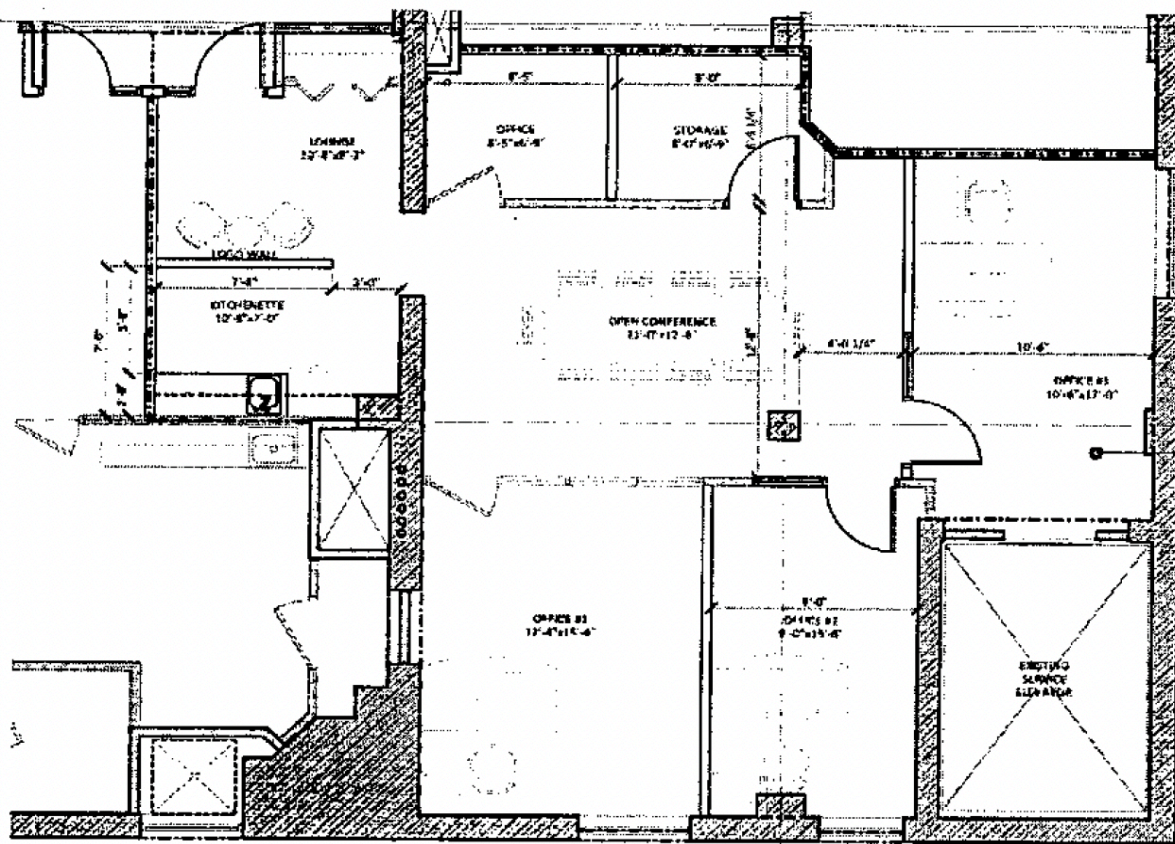
# Space Plan | Suite 400



# 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 SPANGLER  
FOURTH FLOOR - SUITE 404  
SCALE: 1/4" = 1'-0"

08.29.2019



# Location Overview

## Demographics

### Average Household Population

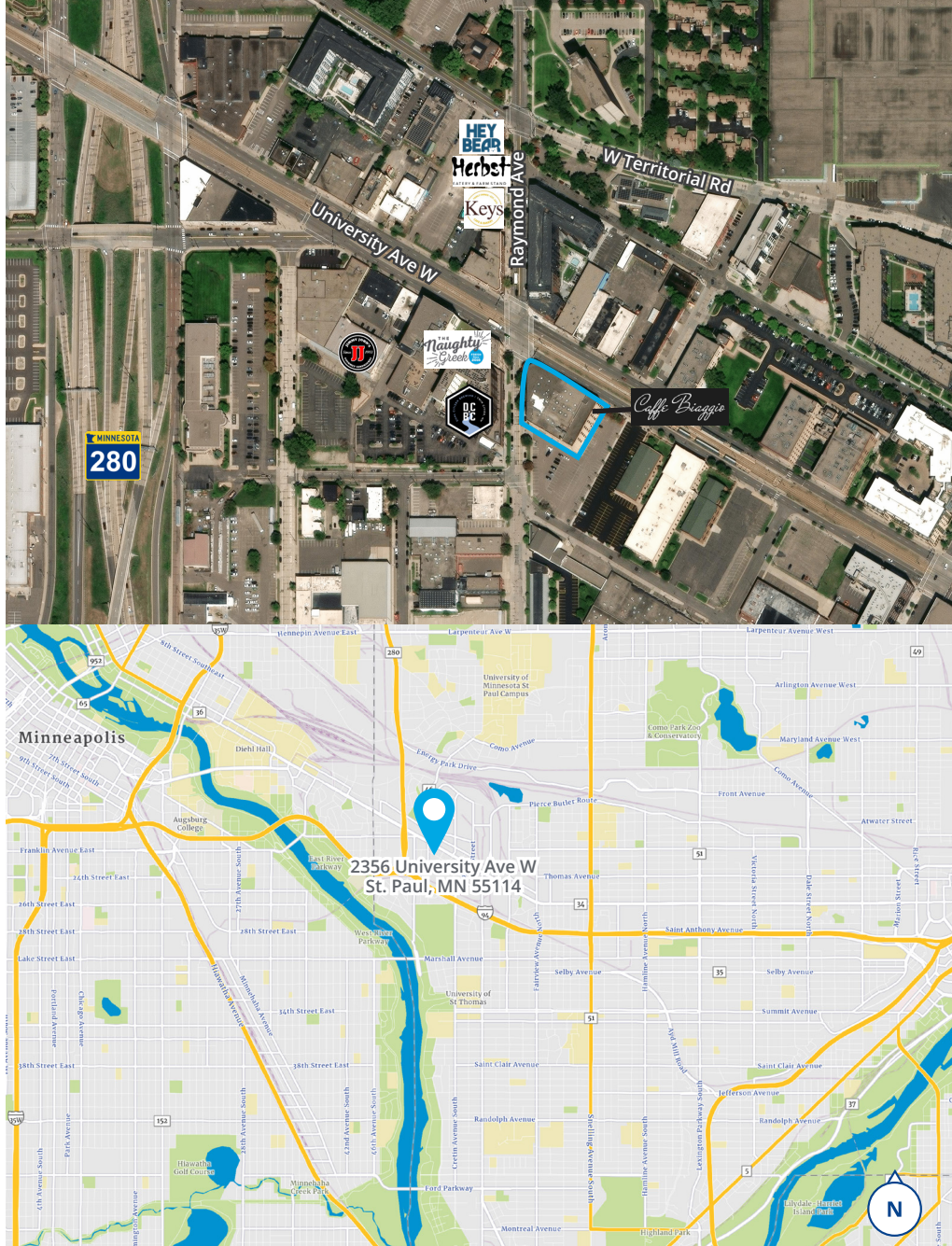
1 Mile	13,3018
3 Miles	75,367
5 Miles	188,156

### Average Household Income

1 Mile	\$106,560
3 Miles	\$104,911
5 Miles	\$104,110

## Traffic Counts

- University Avenue W: 14,249 VPD
- Hwy 280: 38,380 VPD
- Franklin Avenue: 7,444 VPD
- Raymond Avenue: 6,282 VPD
- I-94: 125,207 VPD



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