



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: \$20.00 PSF - \$23.00 PSF

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 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

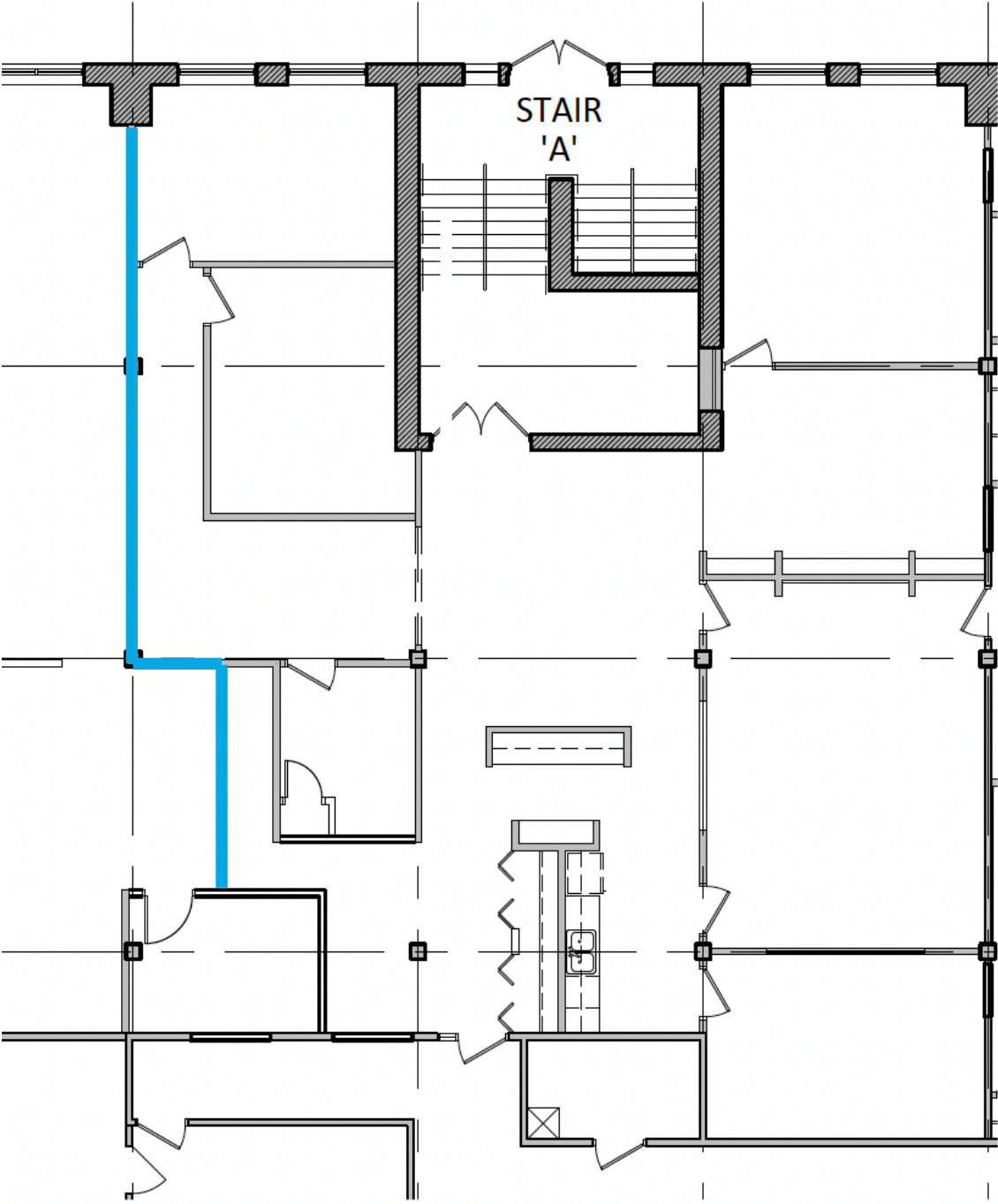
- 115,200 SF building
- Large windows, high ceilings and exposed brick
- Ideal location just east of Highway 280 and I-94 interchange
- Close to both Minneapolis and St. Paul
- Easy access to public transportation - one block from the Raymond Avenue light rail station
- Convenient location near the University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

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

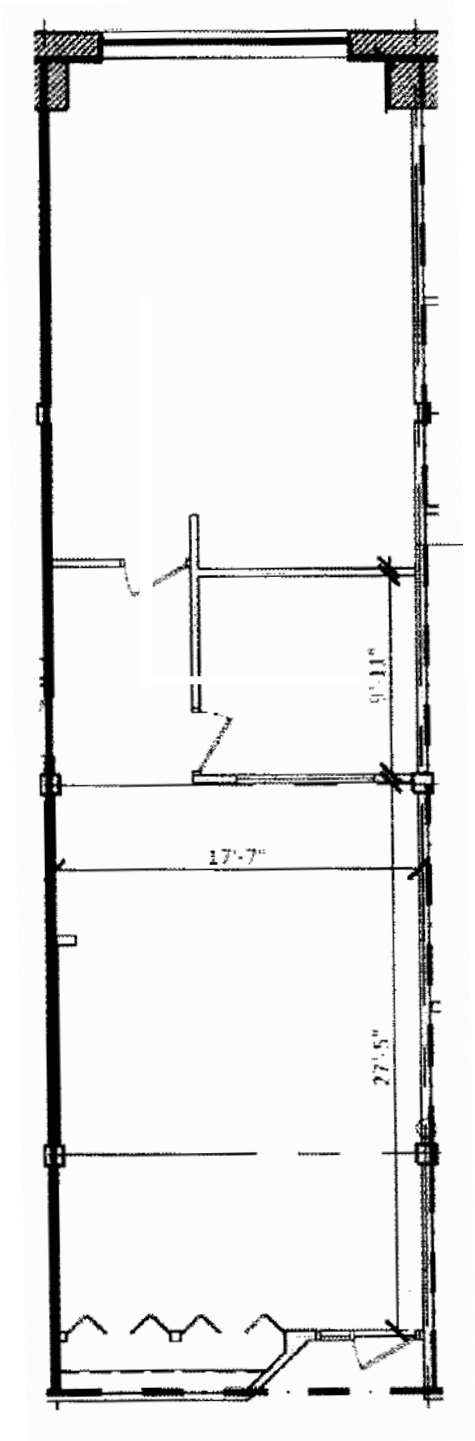
Interior Photos | Suite 200B



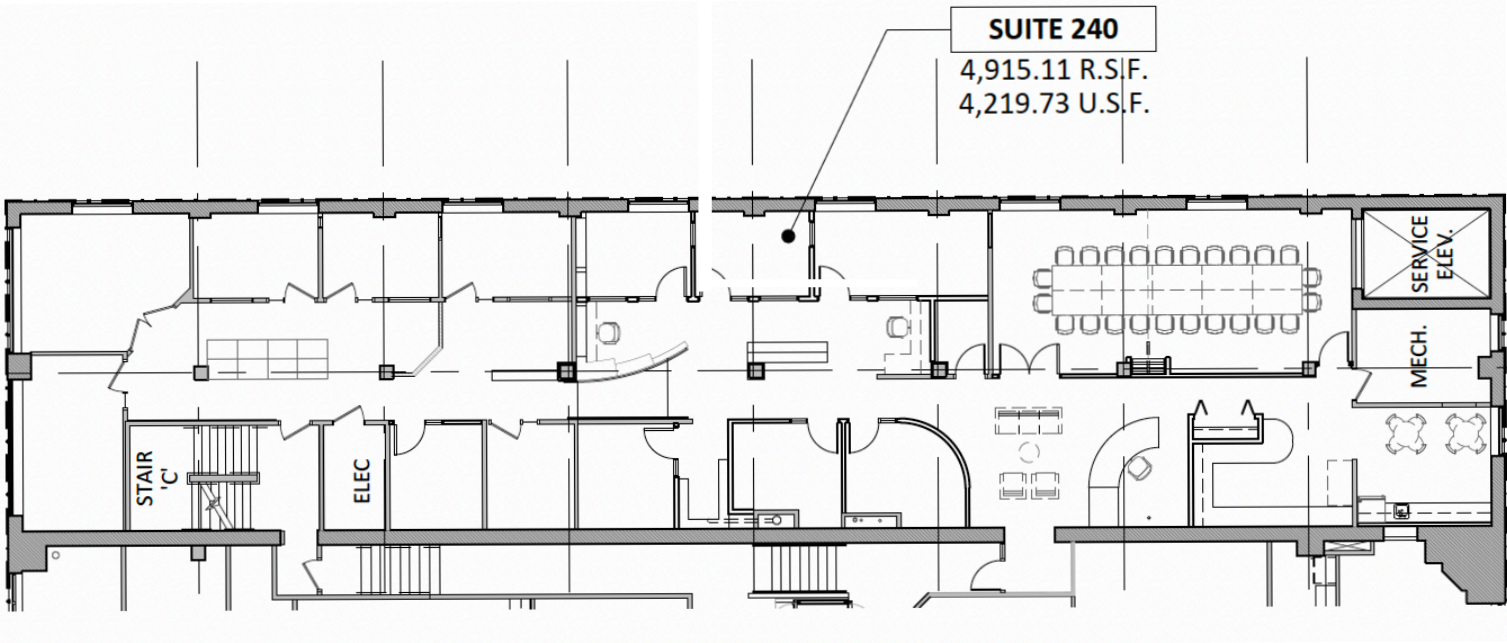
Space Plan | Suite 200B



Space Plan | Suite 220



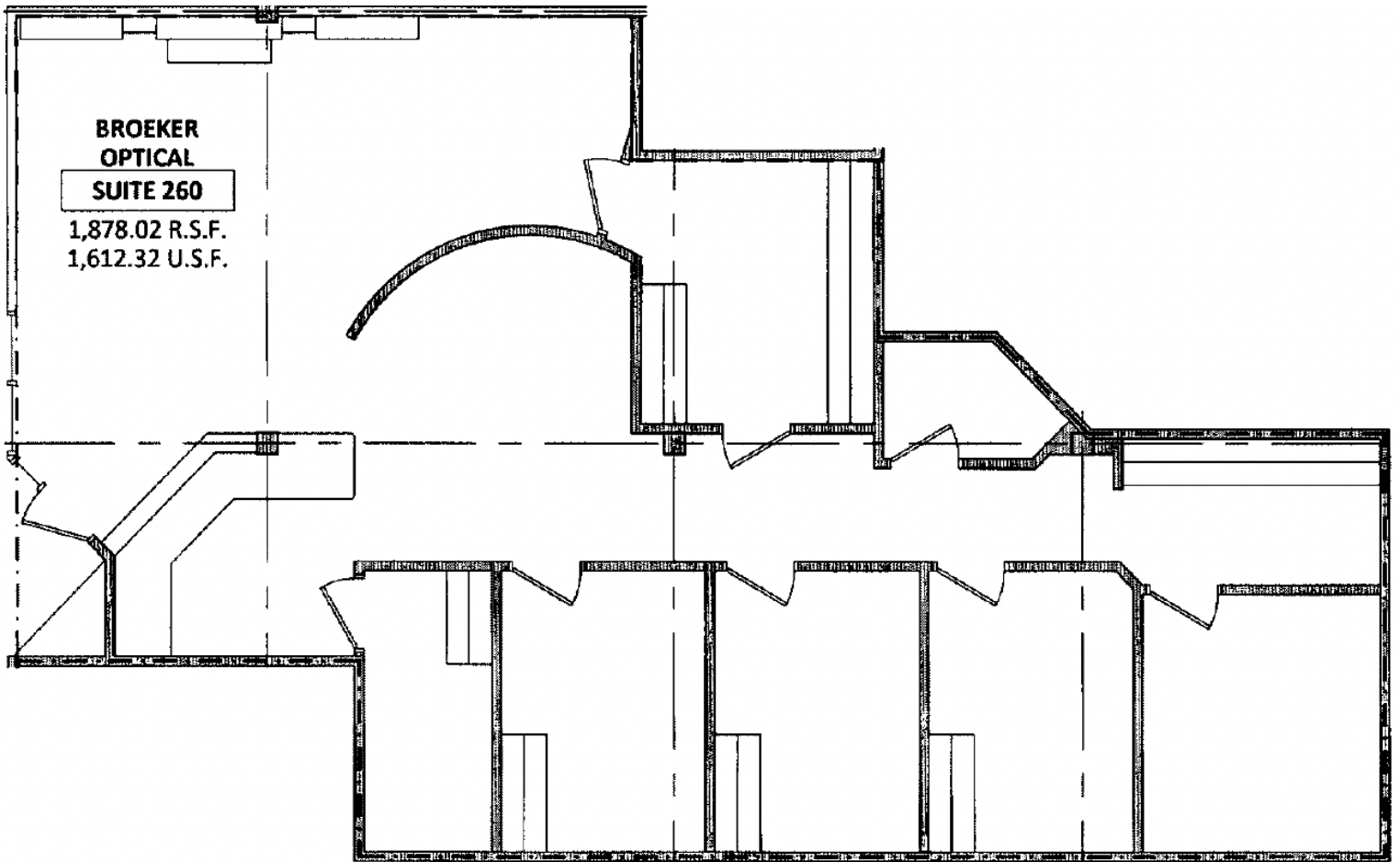
Space Plan | Suite 240



Interior Photos | Suite 260



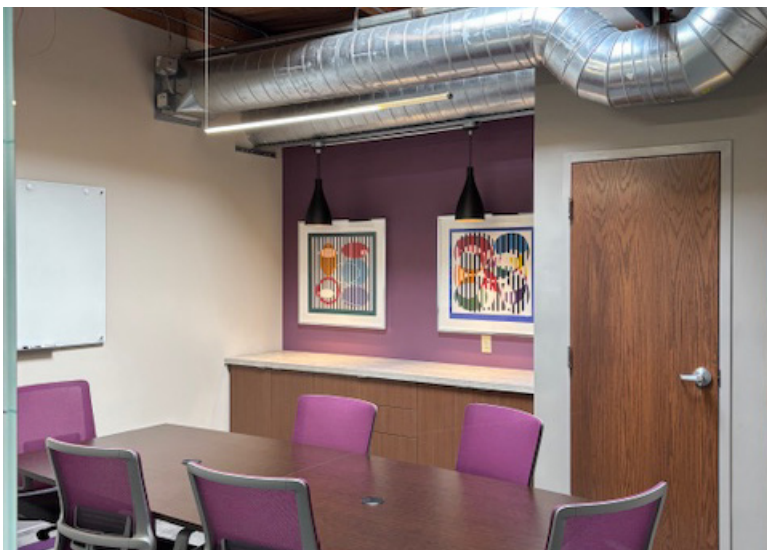
Space Plan | Suite 260



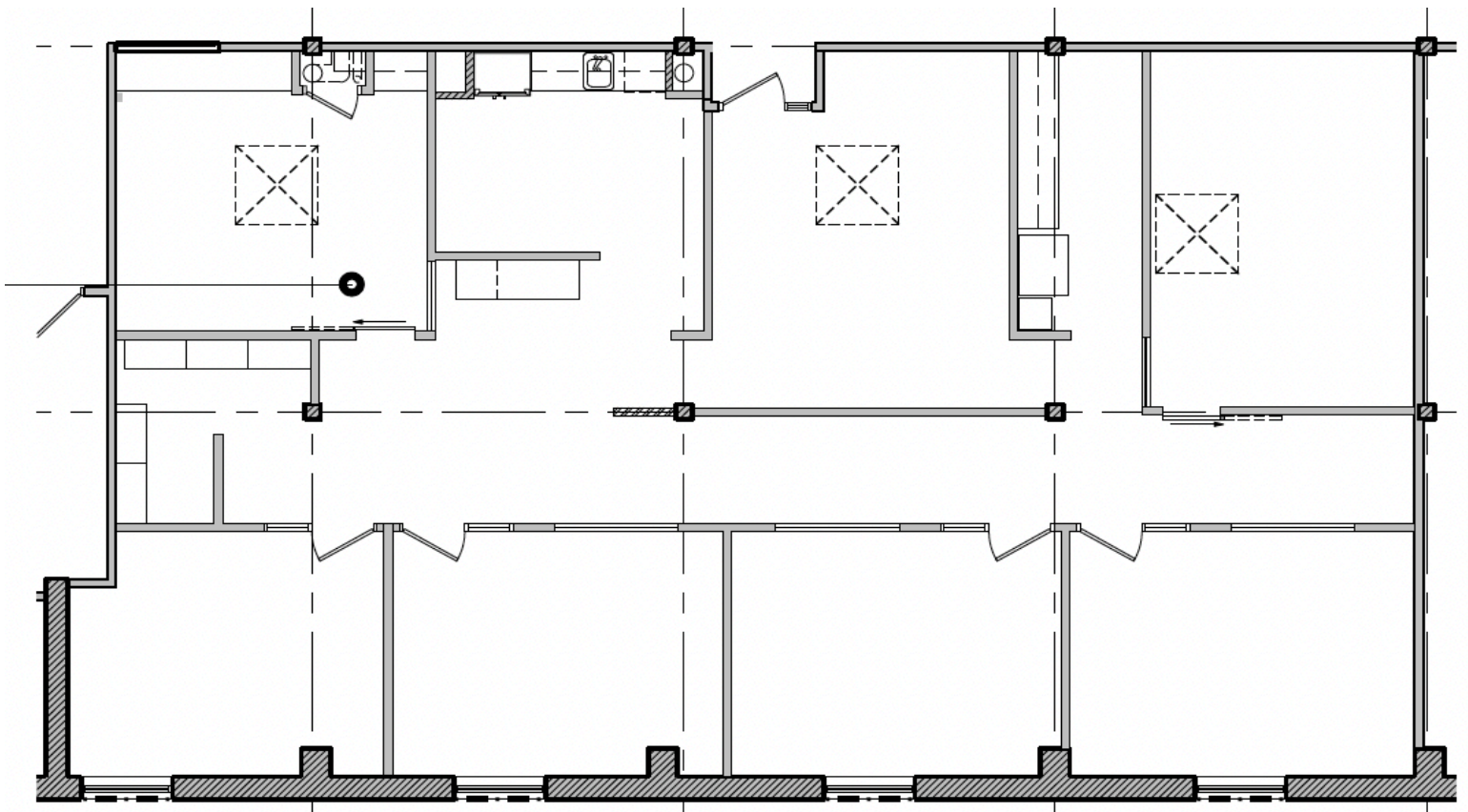
**BROEKER
OPTICAL
SUITE 260**
1,878.02 R.S.F.
1,612.32 U.S.F.



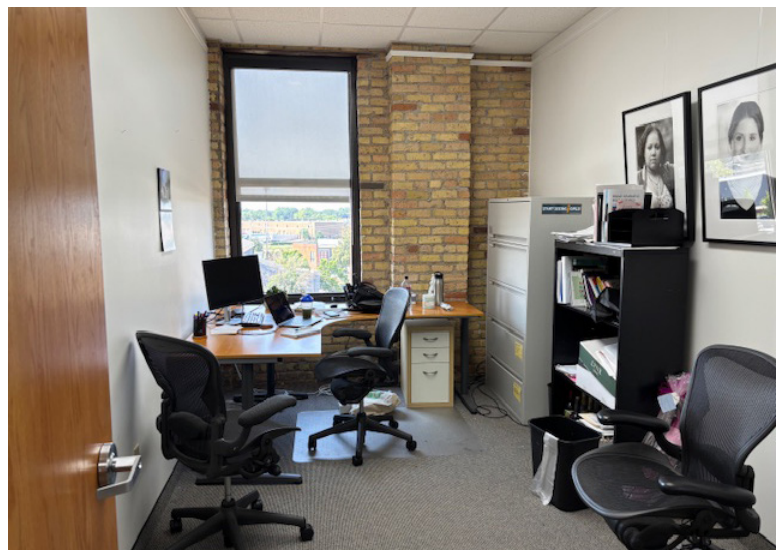
Interior Photos | Suite 400



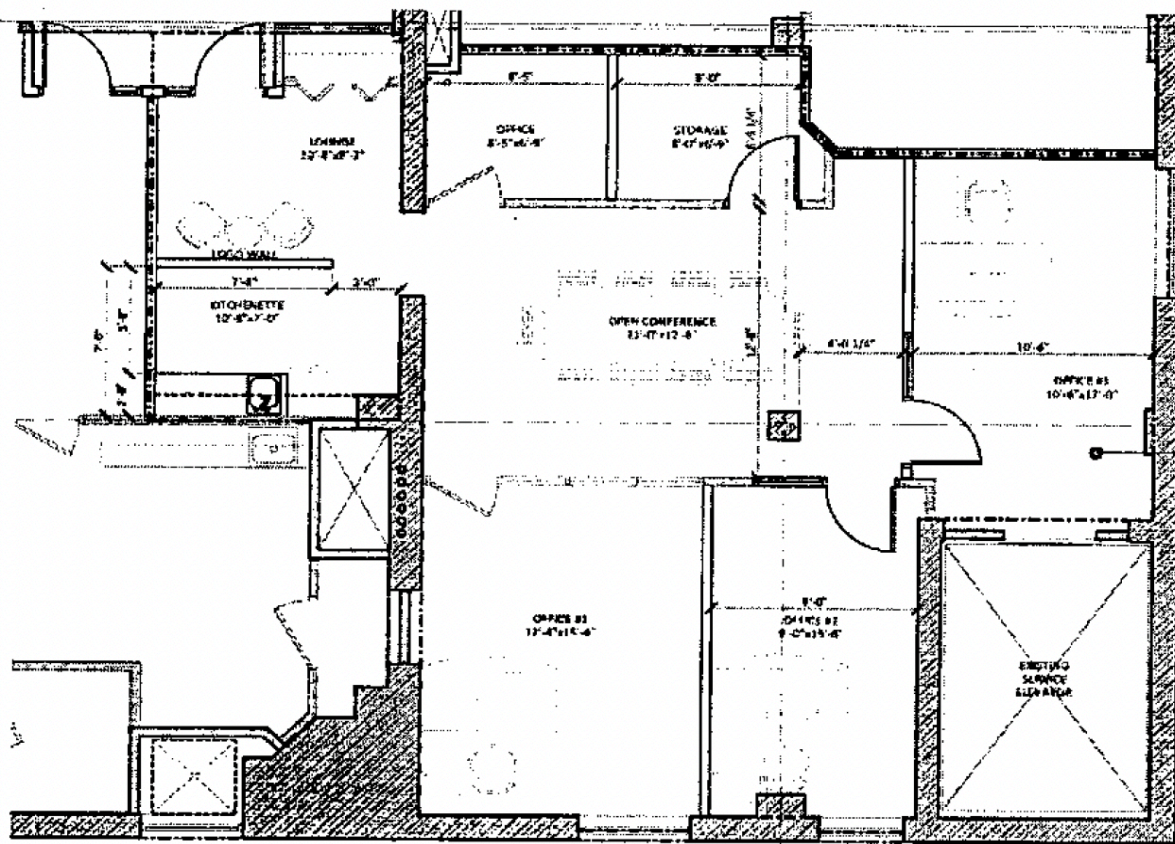
Space Plan | Suite 400



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

08.29.2019



Location Overview

Demographics

Average Household Population

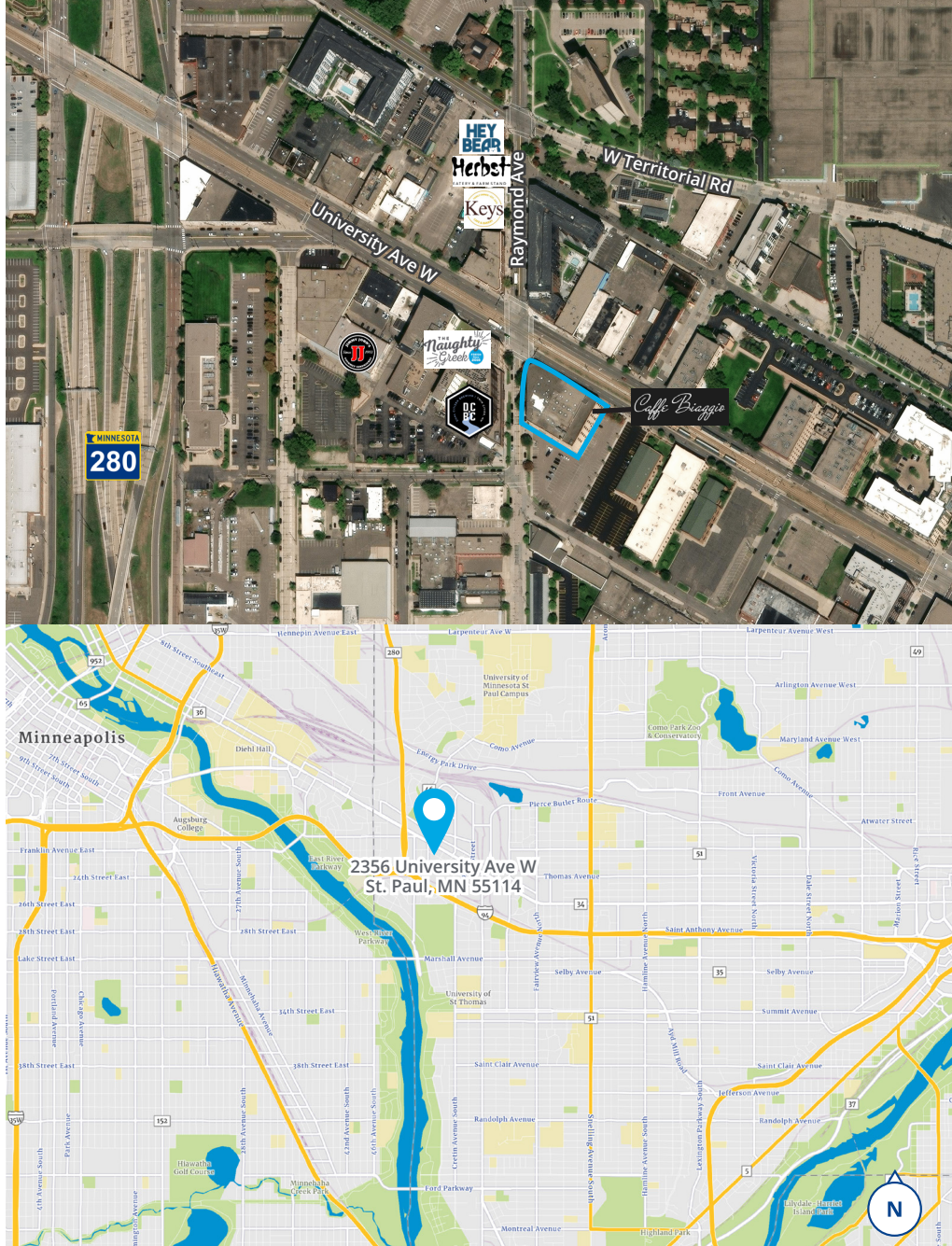
1 Mile	13,3018
3 Miles	75,367
5 Miles	188,156

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



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

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.