



2356 UNIVERSITY AVENUE W

St. Paul, MN 55114

Office Space For Lease Near Highway 280 and I-94

Space Available:

- Suite 230: 2,561 sf
- Lease Rate: \$18.00 psf Gross

Demographics:

- Average Household Population: 1 mile - 4,924, 3 miles - 86,623 and 5 miles - 281,975
- Average Household Income: 1 mile - \$66,618, 3 miles - \$60,477 and 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

Highlights and Features:

- 115,200 SF Building
- Large windows
- 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
- Common break area
- Local ownership
- Signage available
- Co-tenants: Axis Healthcare, Bike Walk Twin Cities, Broecker Eye & Optical, Caffe Biaggio, Caring Professionals Homecare, Center for Victims of Torture, Codeweavers, Document Strategies, Independent Natural Food Retailer, Innovative Furniture Solutions, Isaiah, Jeffrey P Scott & Associates, Minnesota Land Trust, North Star Mini Storage, Scott & Hespen Law, Specialty Building Management, Transit for Livable Communities



Christianson & Company
 COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com



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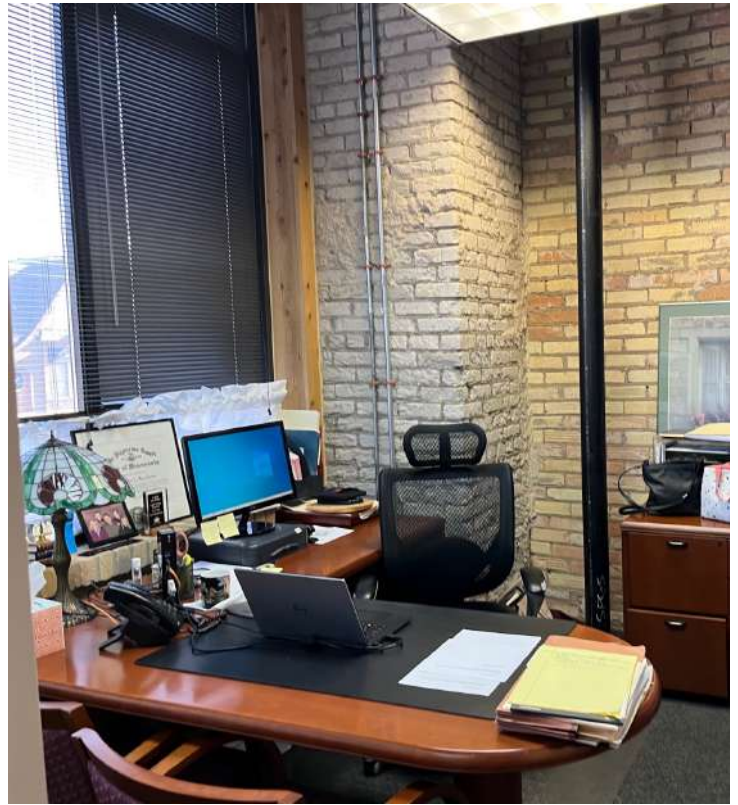
marilyn@christiansonandco.com

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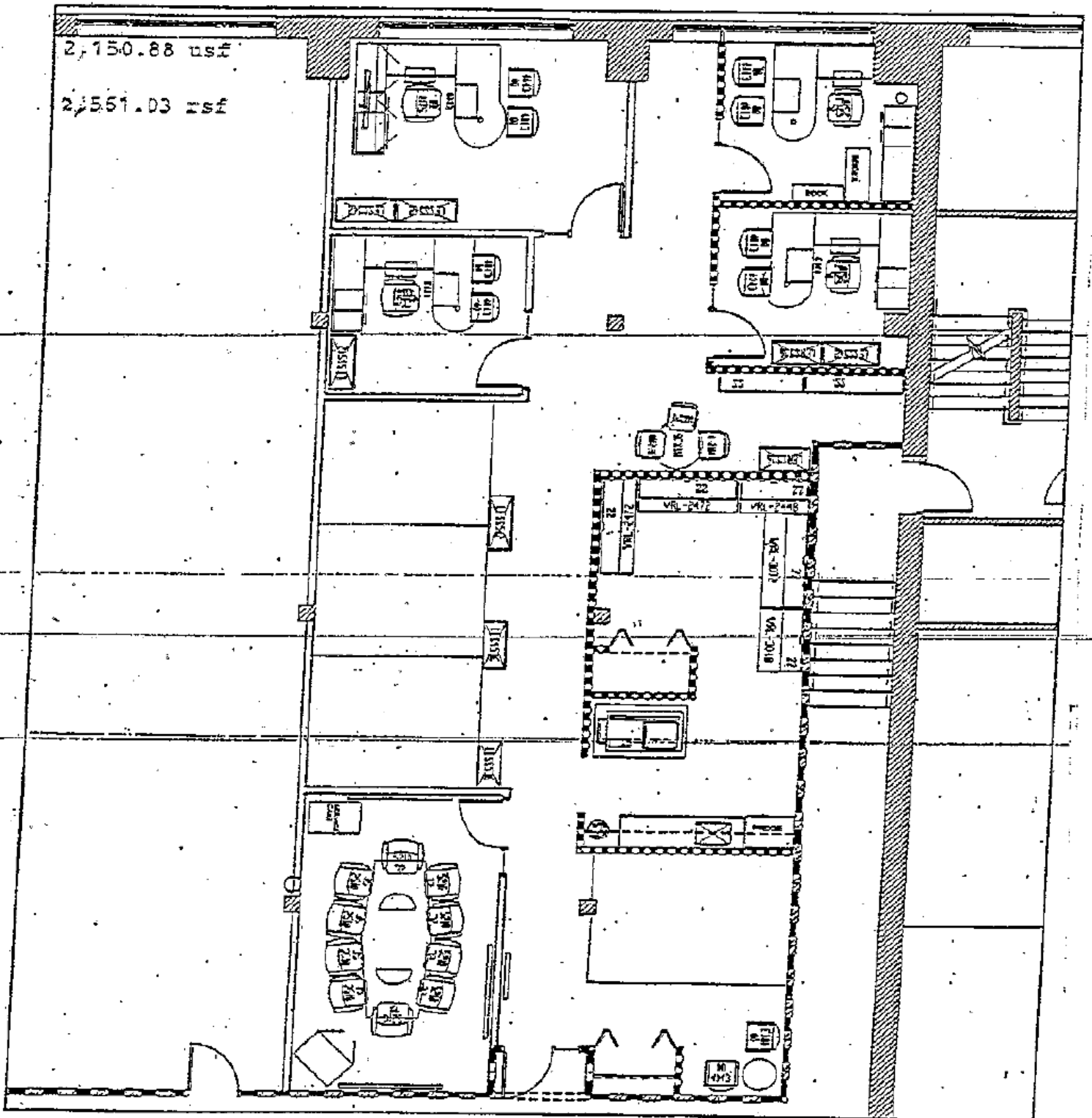
info@SpaceAvailableMN.com | 952.921.5844

Interior Photos

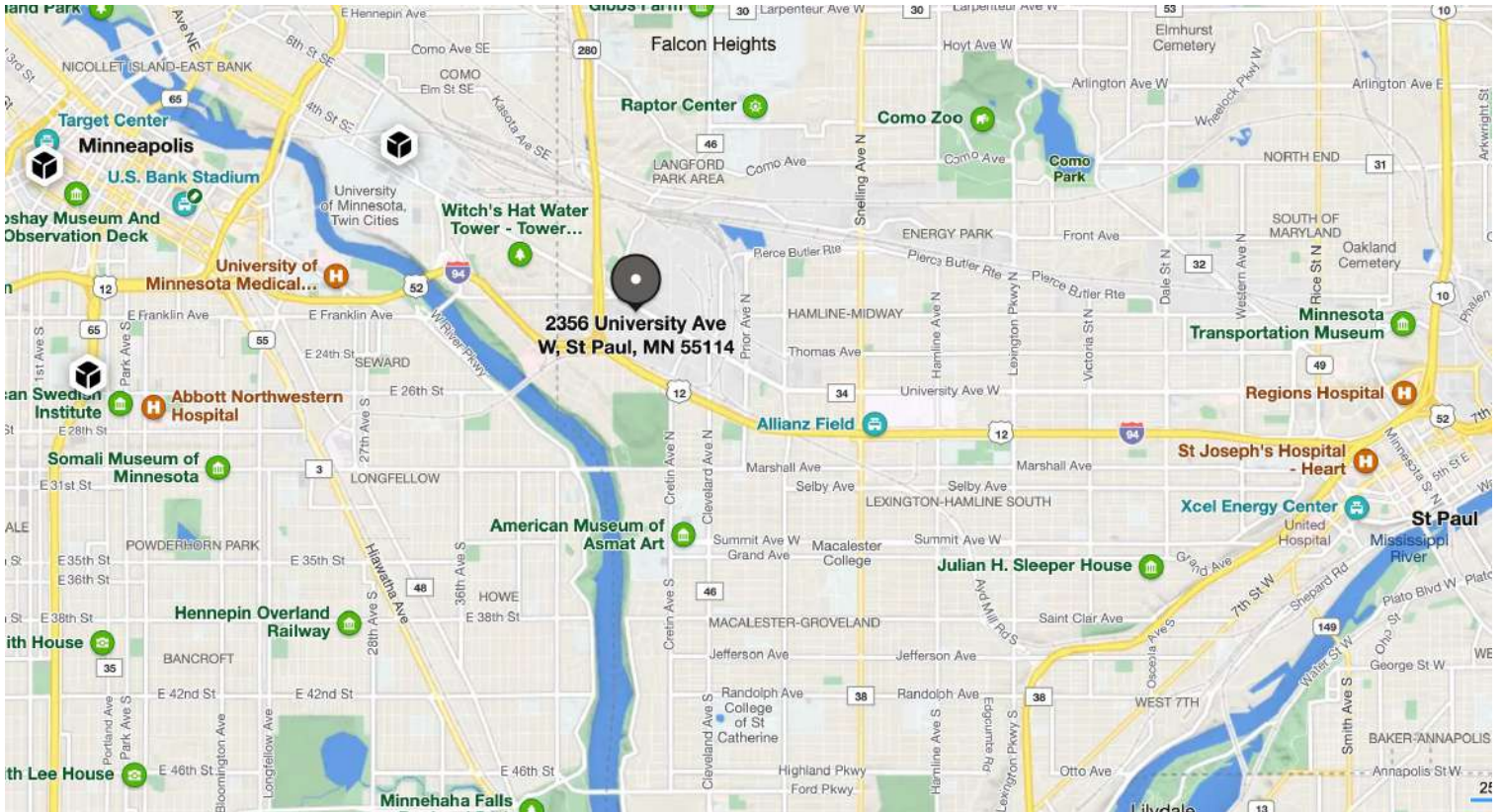


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Space Plan



Map



Aerial



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