

OFFICE/RETAIL SPACE FOR LEASE >

# 2225-2227 University Avenue W

St. Paul, MN 55114

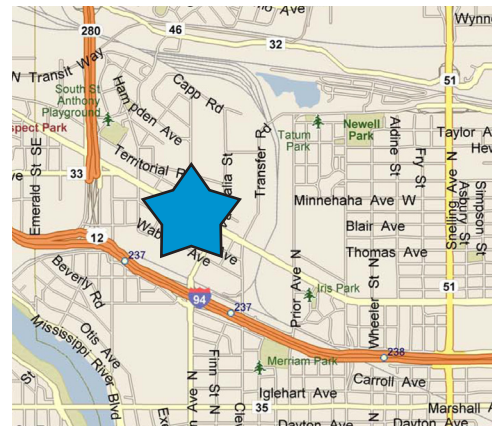


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## BUILDING AMENITIES

- > 14,233 SF office/retail/whse building along University Avenue
- > Available Space:
  - 2227 University Ave W
  - 5,084 SF office/retail space
- > FREE PARKING: 51 total striped parking stalls
- > Furniture systems available
- > Newly landscaped front entry
- > 10' ceiling height
- > Excellent visibility to University Avenue
- > Two blocks from Raymond Avenue light rail station
- > Access to I-94 and Hwy 280
- > Signage opportunities on University Avenue (pylon and building)
- > Rental Rate:
  - \$12.00 PSF Net
- > 2018 CAM/RE Tax: \$6.39 PSF



## CONTACT US

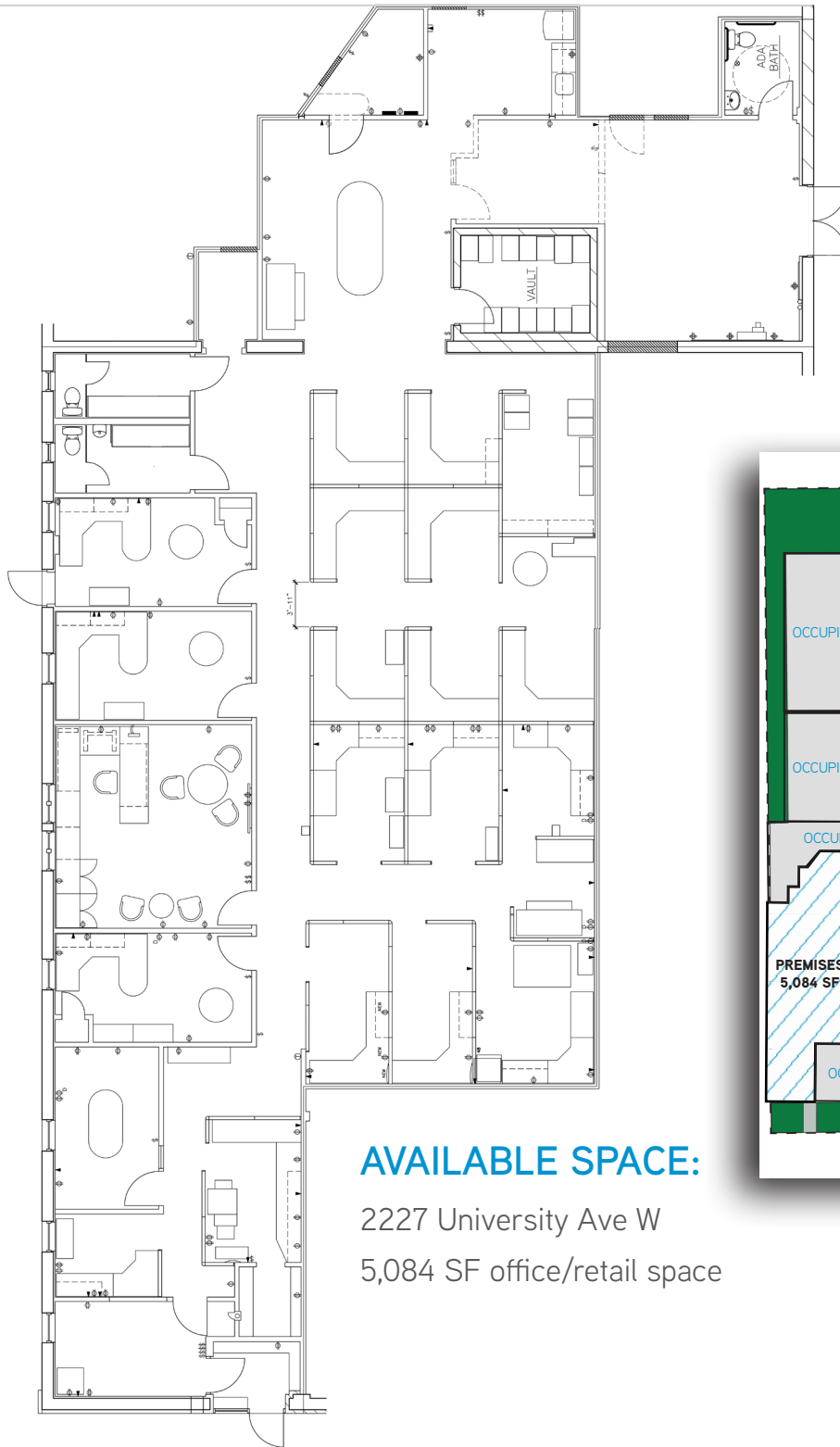
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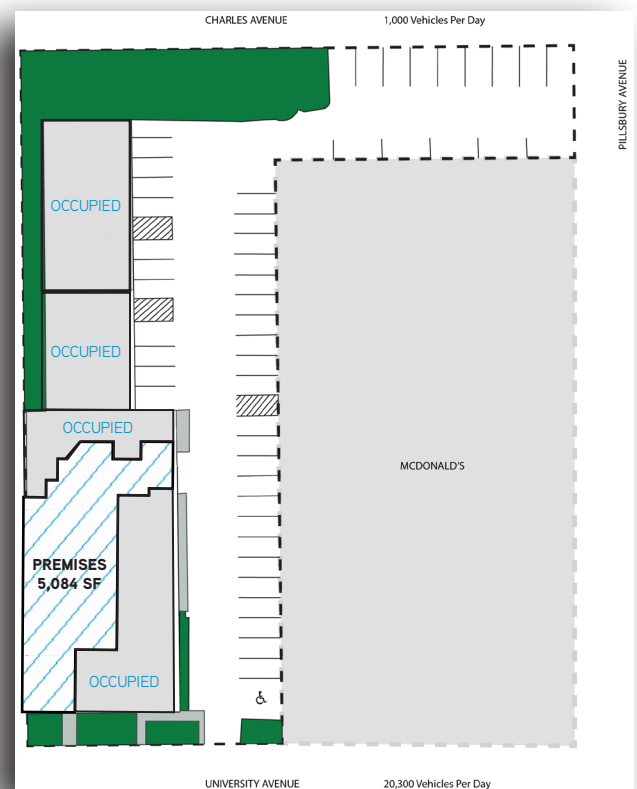


## FLOOR PLAN > 2225-2227 UNIVERSITY AVENUE W



### AVAILABLE SPACE:

2227 University Ave W  
5,084 SF office/retail space



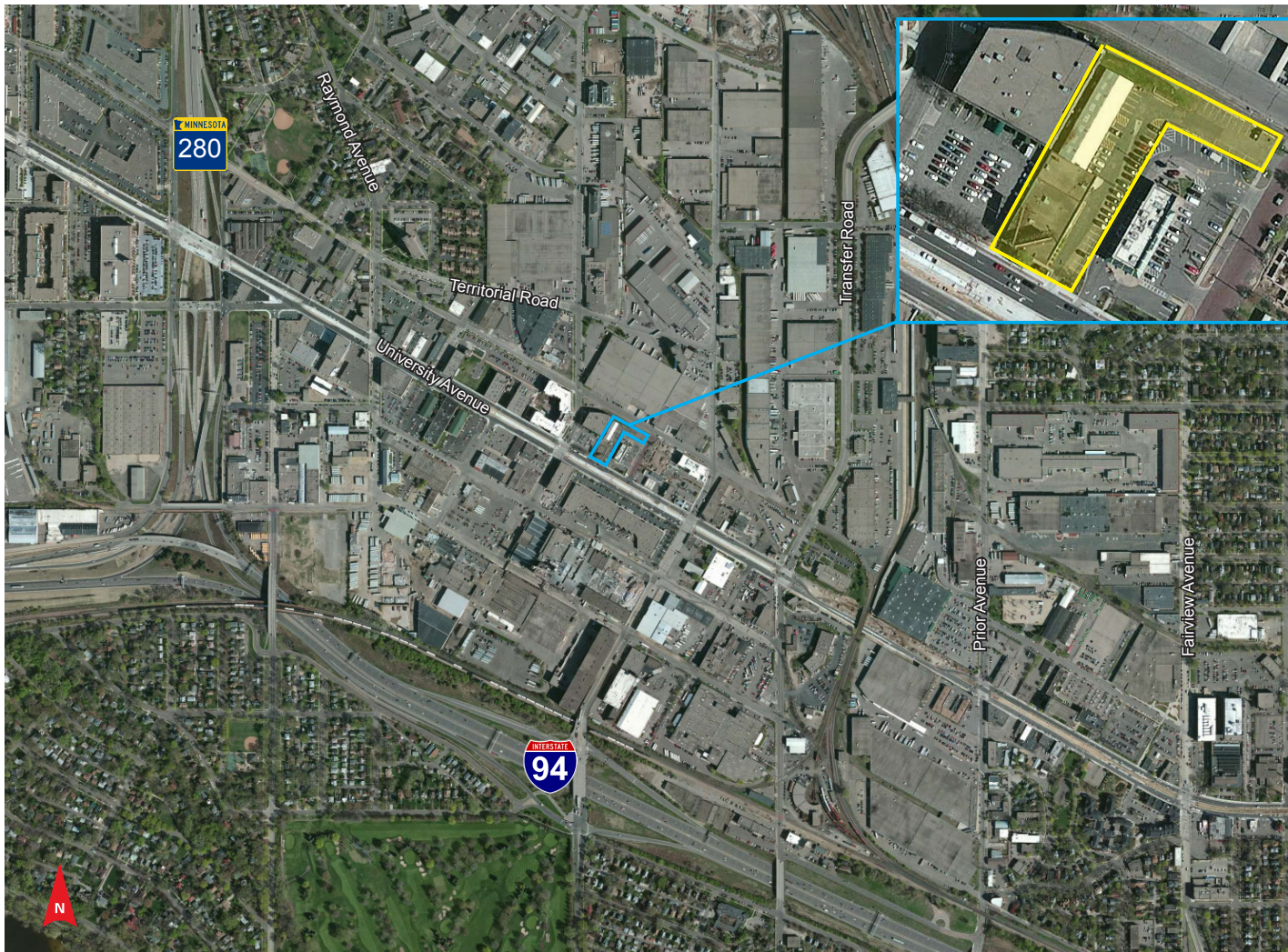
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