



1932 University Ave W  
St Paul, MN 55104

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FOR LEASE



# Overview

The property's stunning renovation showcases meticulous attention to detail and timeless design elements. From the exposed ceilings to the industrial-chic aesthetic, every aspect of the space exudes sophistication and charm, creating an inspiring backdrop for creativity, collaboration, and success. The exclusive use of the entire second floor provides unparalleled flexibility and freedom, allowing tenants to tailor the space to their unique needs and preferences. Whether it's hosting client meetings, networking events, or team gatherings, the possibilities are endless within this expansive and versatile environment. From open-plan areas equipped with modern workstations to cozy nooks designed for quiet reflection, the layout is optimized to accommodate diverse work styles and preferences, fostering creativity and collaboration throughout the floor.



## For Lease

- Asking Rent: \$16.00 PSF
- CAM/Tax \$9.00 PSF
- Lease Type: Flexible lease terms; NNN



## Key Highlights:

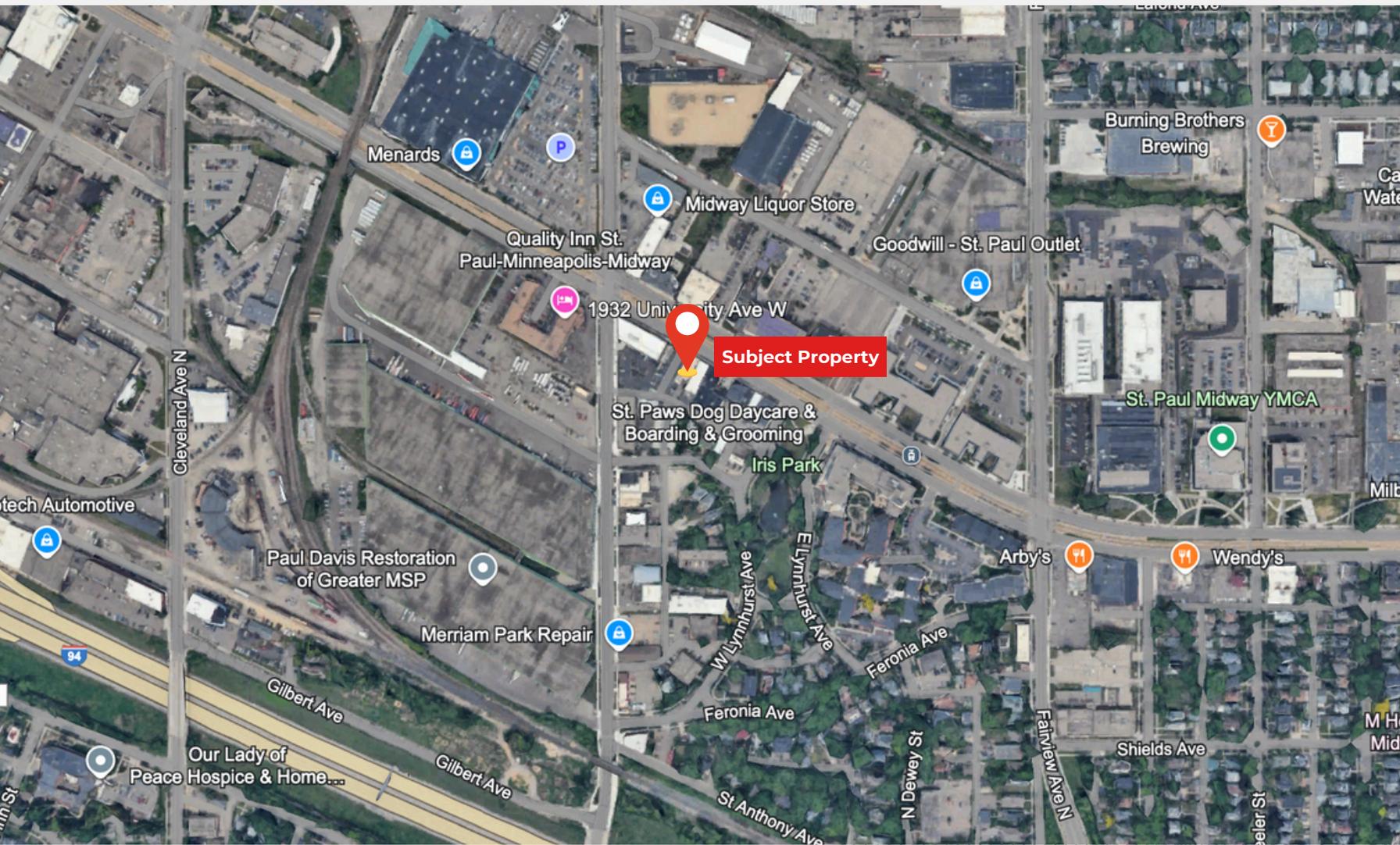
- New Built Out Office Space
- Kitchenette
- Private Offices and common space
- Lunch room
- Conference Room, Etc.



- 3,276 Square Feet
- Total Floors: 3

## Co-Tenants:

- Dental Office



## Area



### Area Tenants:

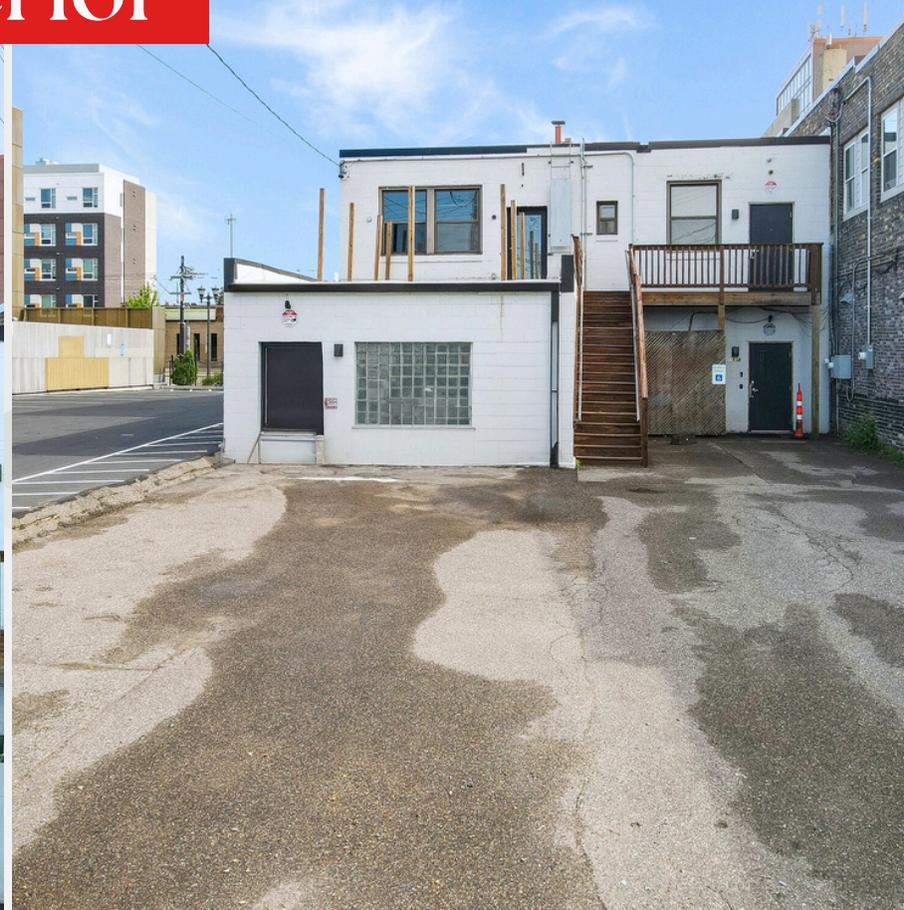
- Bills Imported Food, Speedway, Bryant Lake Bowl, Theater, Lots of Residential Apartments

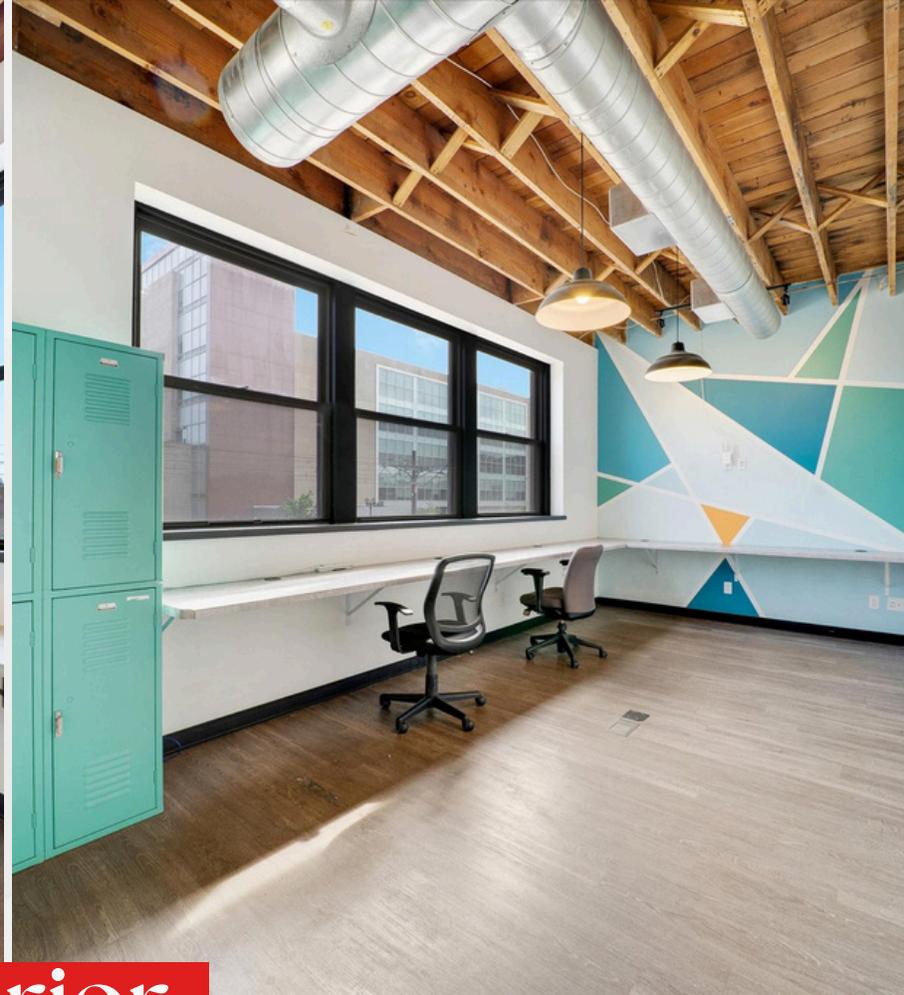
### Cross Streets:

University Ave N And Prior Ave N  
4,327 VPD



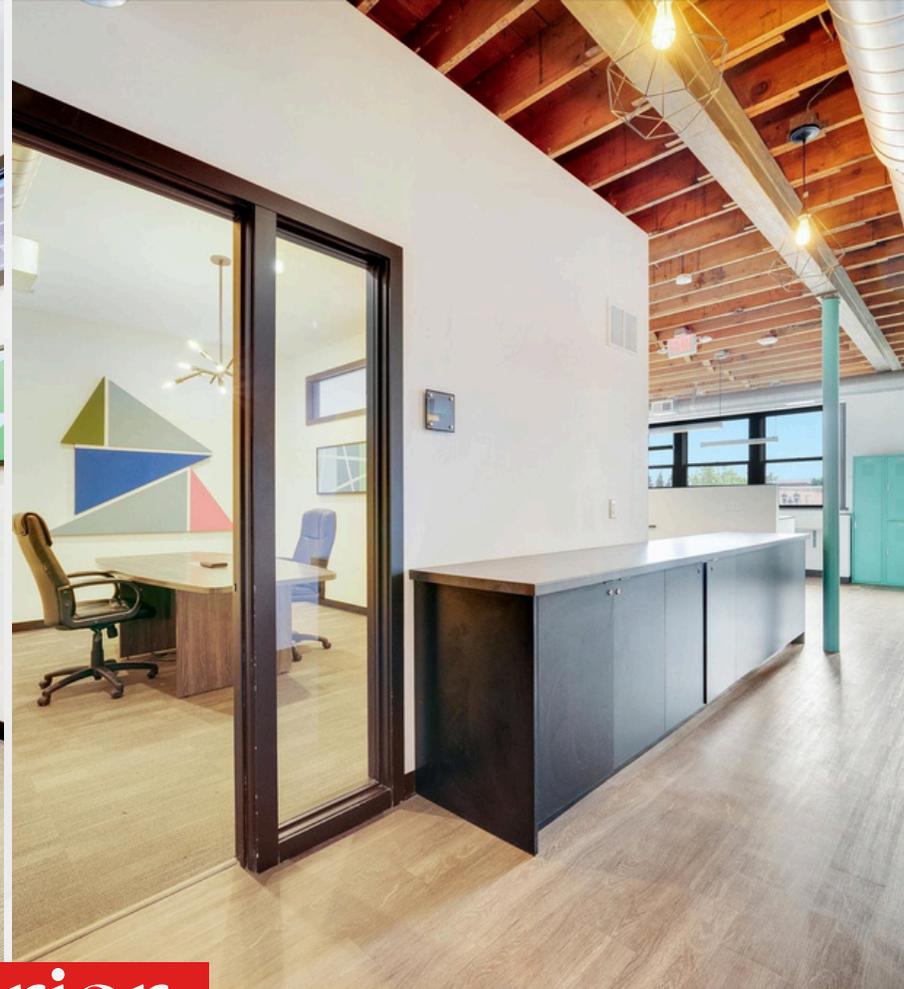
Interior



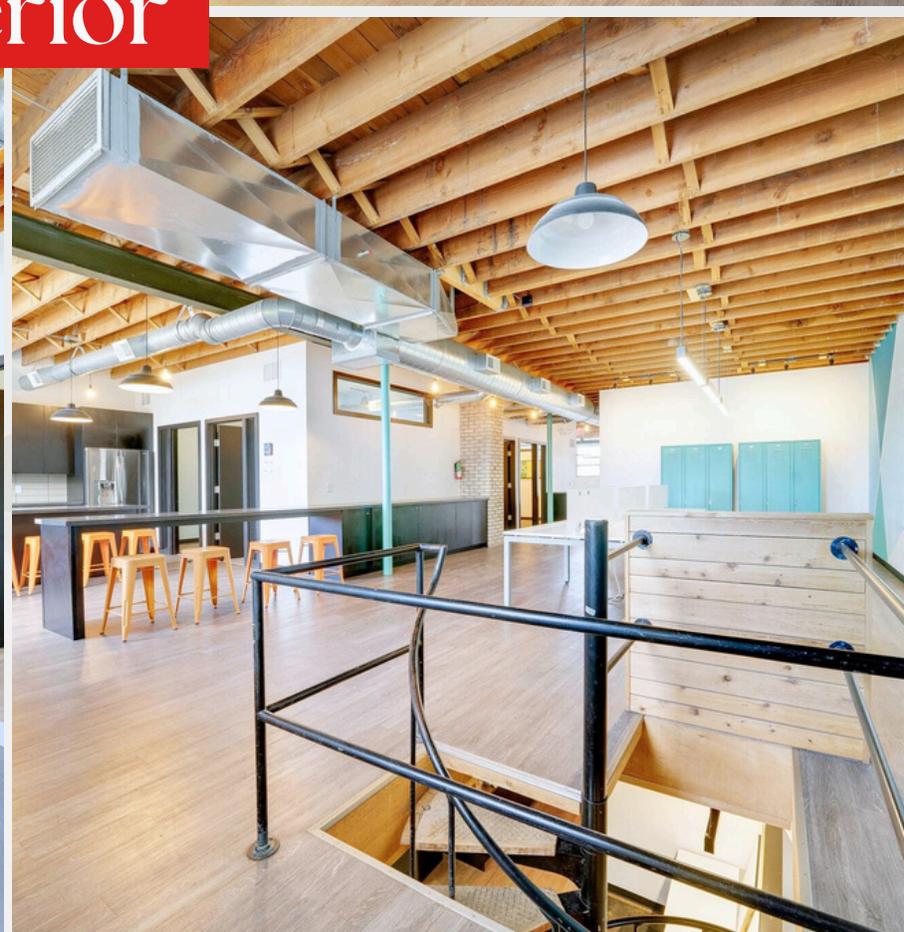


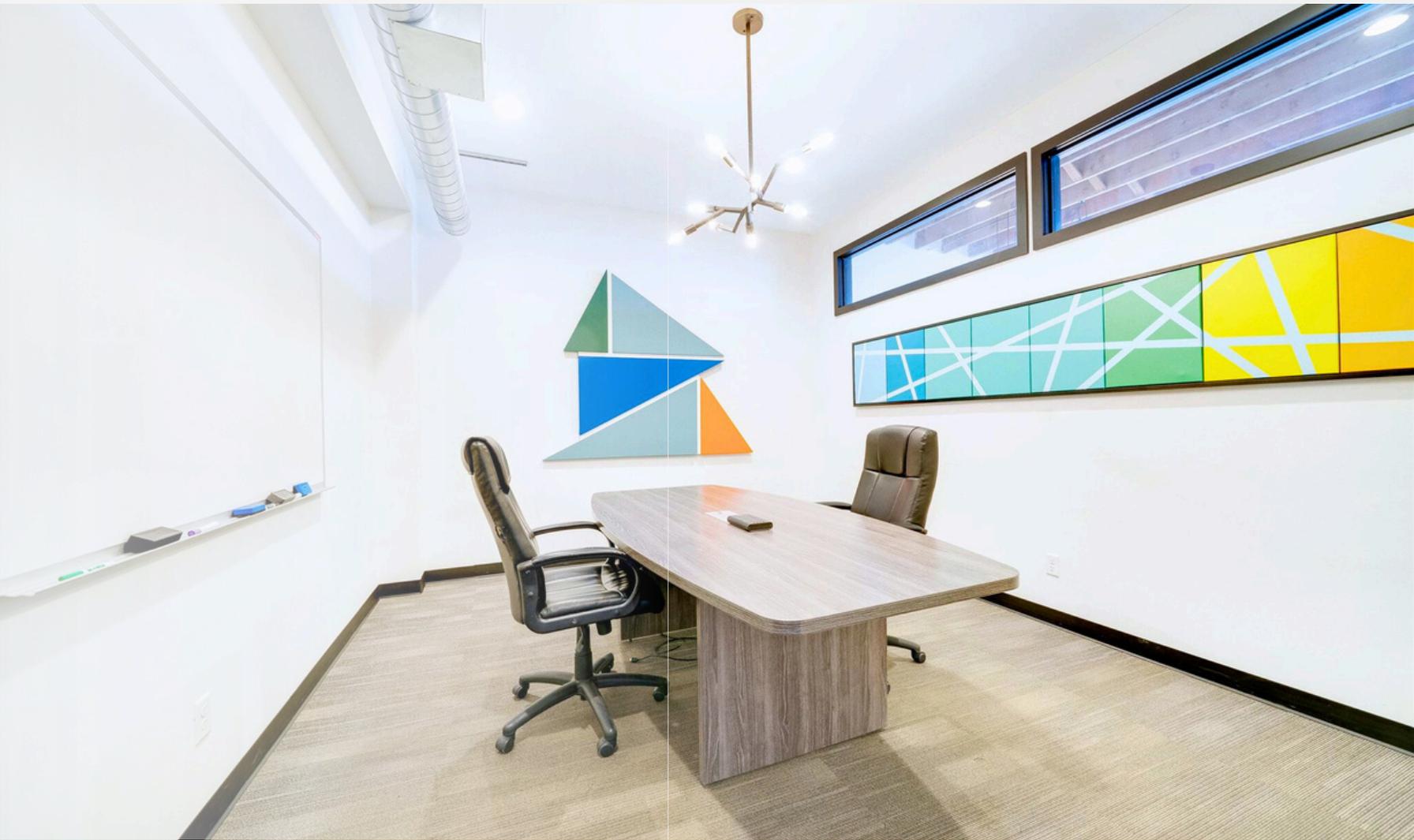
Interior





Interior





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## Contact Us

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Information is deemed reliable, but pricing and sizes are approximate and are subject to negotiation, change and verification. No warranty is given.