



THE
BROOKSHIRE
COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

2303 Wycliff St. St. Paul, Minnesota

Available Suites	Rate	Size (rentable)
Suite W-020	\$9.25 NNN	3,499 SF
Suite W-100	\$18.00 NNN	2,862 SF
Suite W-120	\$18.00 NNN	2,237 SF
Wycliff Collective	Contact Broker	Varies - office suites



CONTACT:
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*BROKER HAS A PRINCIPAL INTEREST IN BUILDING

Property Description

Conveniently located in the midway area of St. Paul, a few blocks north of University Avenue, the Property is easily accessible via University Avenue, Interstate 94 and Minnesota Highway 280, and is in close proximity to the CBD of Minneapolis and St. Paul. The building features intimate tenant spaces and elaborate ceilings, exposed brick and timber. Recent updates made to the building in 2018. As well as new executive office space available Fall 2024.



PROPERTY HIGHLIGHTS

- 42,316 SF Office Space
- 9'-10' Ceiling Height
- Exposed brick & timber
- A/C & Heating throughout
- Great location
- Separately metered heat & electric

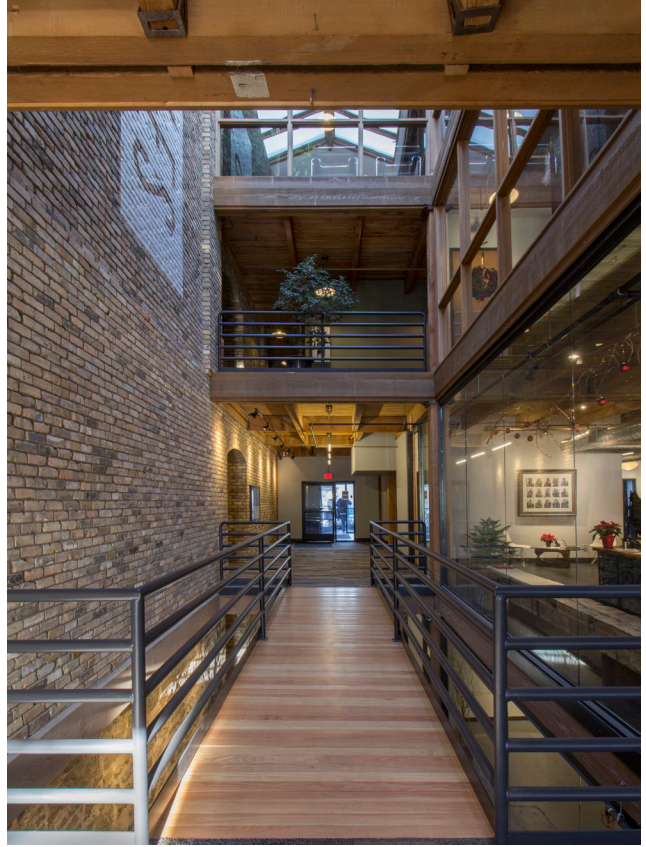
LOCATION DESCRIPTION

- Nearby highways: 94 & Hwy 280
- Close proximity to CBD
- 8.5 miles to MSP International Airport

PRICING SUMMARY

Wycliff Collective	Contact Broker
Suite W-100	\$18.00 NNN
Suite W-120	\$18.00 NNN
Suite W-020	\$9.25 NNN
Operating Expense (CAM & Tax)	\$6.16 SF (2024)

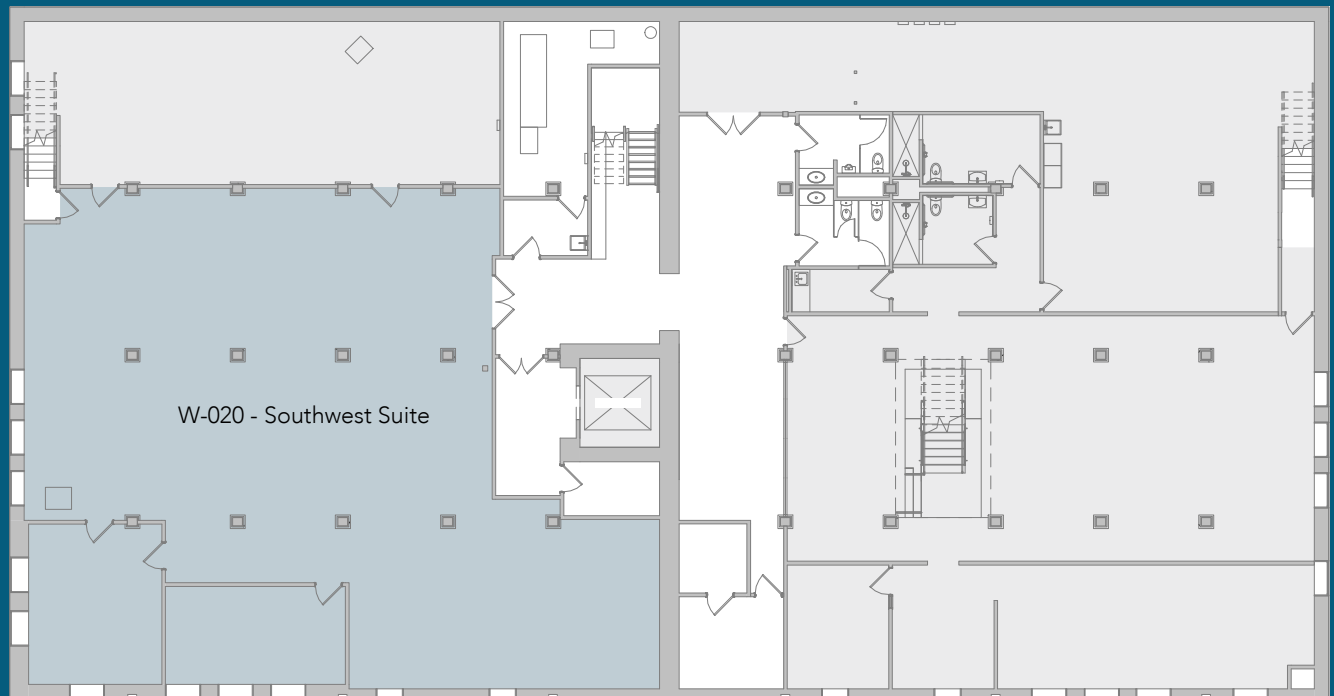




Available Suites

LOWER LEVEL

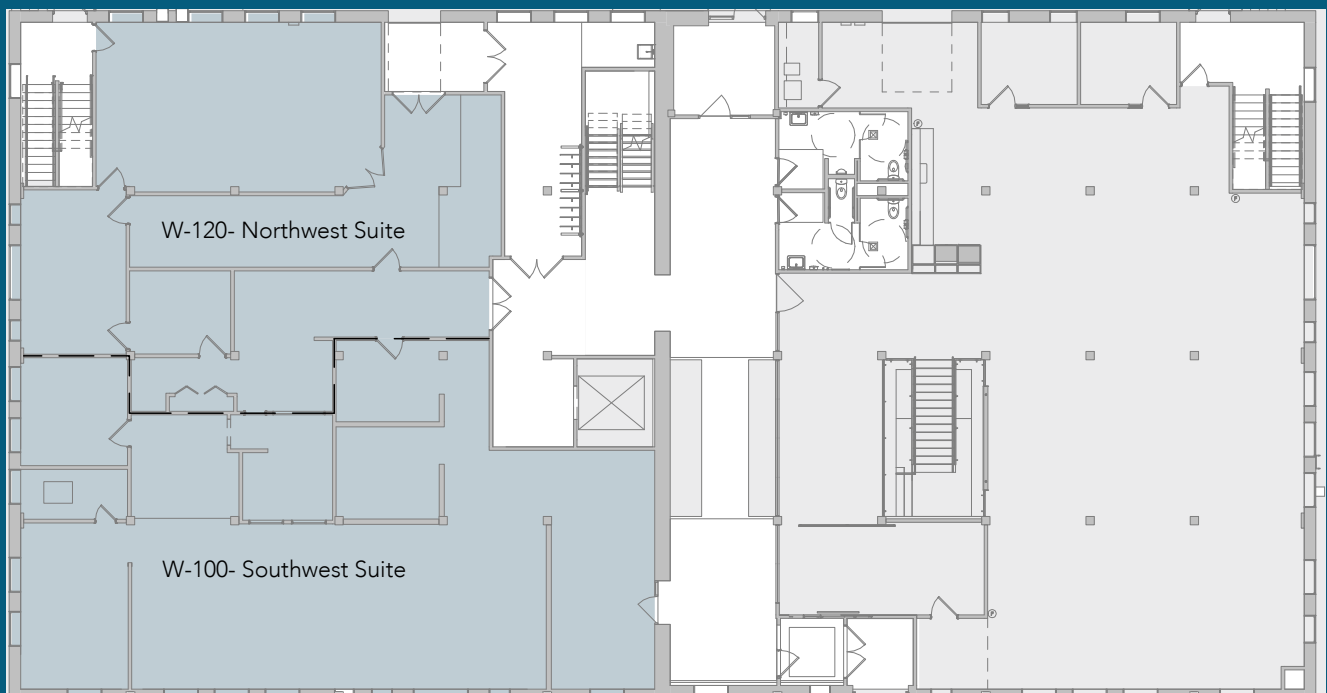
Suite W-020 - 3,778 SF



FIRST FLOOR

Suite W-100 - 2,862 SF

Suite W-120 - 3,237 SF

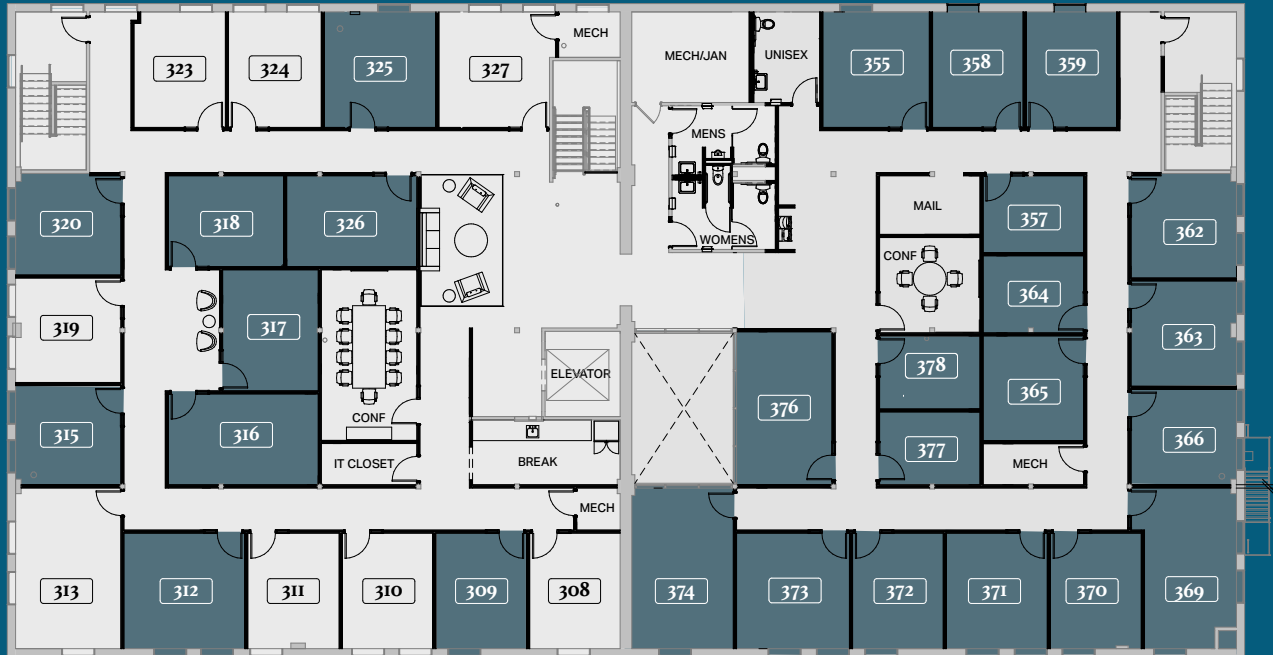




Wycliff Collective

PHASE 1 (NOVEMBER 2024)

Contact Broker for available suites and Pricing



Amenities/Highlights

- Shared Wifi/Ethernet access
- Breakroom with kitchenette
- Conference rooms available
- Exposed timber building
- Modern architecture



LOCATED A FEW BLOCKS NORTH OF UNIVERSITY AVE,
AND EASILY ACCESSIBLE VIA 94 AND HWY 280

For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

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