

FOR LEASE

PRIOR WORKS

Brick and Timber

Creative Office and Multi Purpose Space



755 Prior Avenue North
St. Paul, MN 55104

PRIOR WORKS
Brick and Timber

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CBRE

PROPERTY HIGHLIGHTS

BRICK AND TIMBER FEATURES

TOTAL AVAILABLE SQUARE FEET 38,225 (3 levels)

LEASE RATES Levels 1, 2 and 3: \$15.50/SF Net

2023 PROPERTY TAXES & COMMON AREA MAINTENANCE Real Estate Taxes: \$1.50 PSF
CAM: \$3.25 PSF (includes heat and high speed wireless internet)
Total: \$4.75 PSF Total

*Tenant pays for electric and interior suite cleaning.

FEATURES



- Two blocks North of University Avenue
- Quick access to I-94, I-35W, and Hwy 36 via Hwy 280
- \$10 Tenant improvement allowance (1st, 2nd, 3rd floors)
- Signage opportunities
- Fully sprinklered
- New: roof, HVAC, elevator, windows, restrooms and common areas
- On-site beverage/food and entertainment options
- Energy Star Certified building

PARKING

- 421 surface and interior heated garage stalls

AMENITIES

- Media/Conference Center with kitchenette (capacity 130 people)
- Fitness center with showers (3rd floor)
- Century Link - Symmetrical fiber optic internet connection
- On-site property management
- On-site security guard
- Storage space (lower level)

PHOTOS



Garden Level - Finished Space



1st Floor - Media/Conference Center



1st Floor - Finished Space



1st Floor - Finished Space



2nd Floor - Unfinished Space



2nd Floor - Unfinished Space



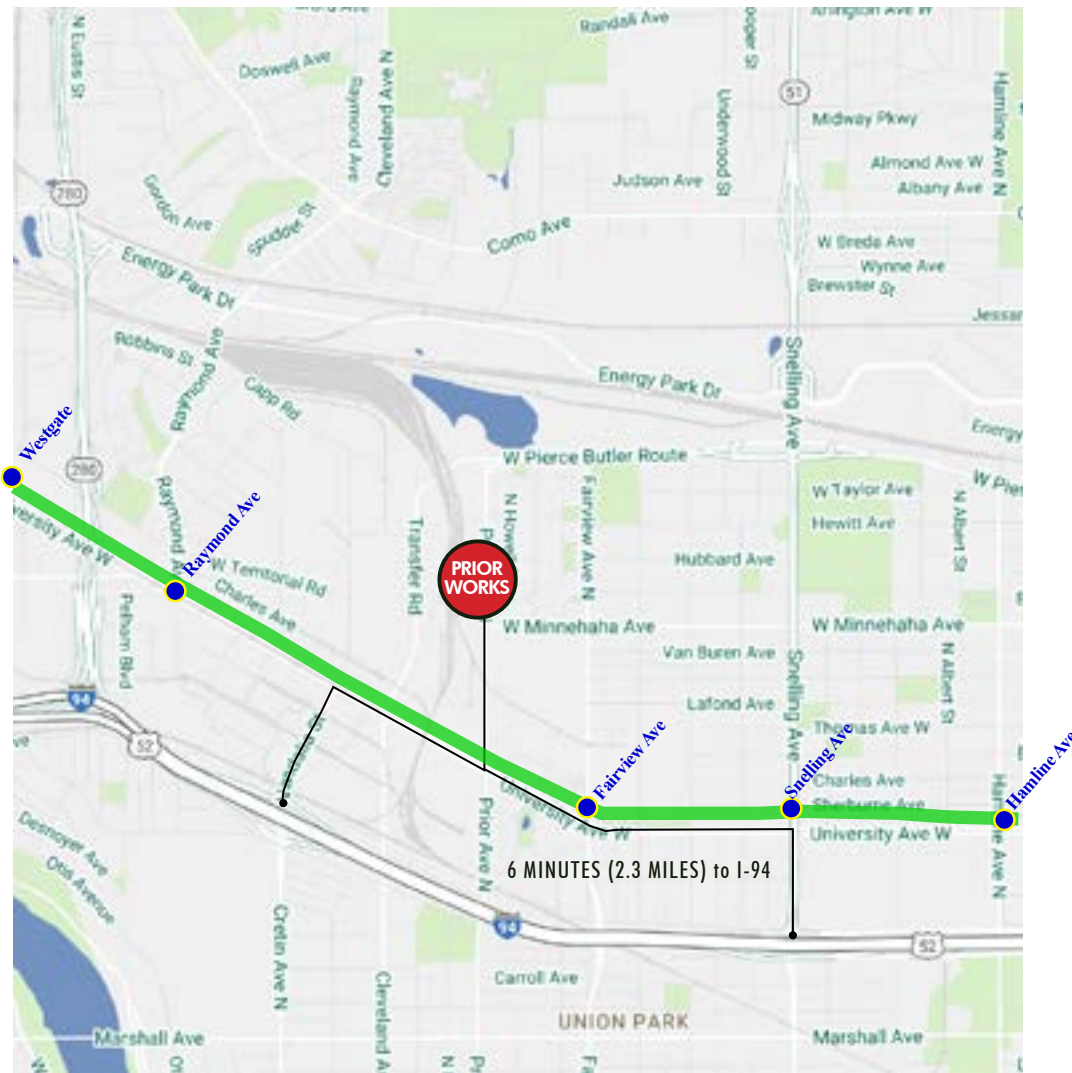
3rd Floor - Unfinished Space



3rd Floor - Unfinished Space

LOCATION
MAP

Quick Access to Freeways
I-94 and I-35W via Hwy 280



Green Line (Light Rail)

Light Rail Stations

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