

**FOR LEASE**

Prior Works  
755 Prior Avenue North  
St. Paul, MN 55104

# PRIOR WORKS Warehouse



**PRIOR WORKS**  
Warehouse

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**CBRE**



## PROPERTY HIGHLIGHTS

### Warehouse Features

#### AVAILABLE SQUARE FEET

Building #15 (Upper Level) - 51,365 SF

#### LEASE RATES

Building #15 (Upper Level) - \$7.50/SF GROSS

#### 2024 PROPERTY TAXES & COMMON AREA MAINTENANCE

Real Estate Taxes: \$1.46/SF Included in Gross Rate  
CAM: \$3.51/SF Included in Gross Rate

\*Tenant pays for electricity (separately metered).

#### FEATURES

- Two blocks North of University Avenue
- Quick access to I-94 and I-35W via Hwy 280
- Multi-use: tech, production, warehouse
- Fully sprinklered
- Five interior loading docks
- Landlord will entertain month to month occupancy
- Small increments of warehouse available for immediate occupancy

#### CLEAR HEIGHT

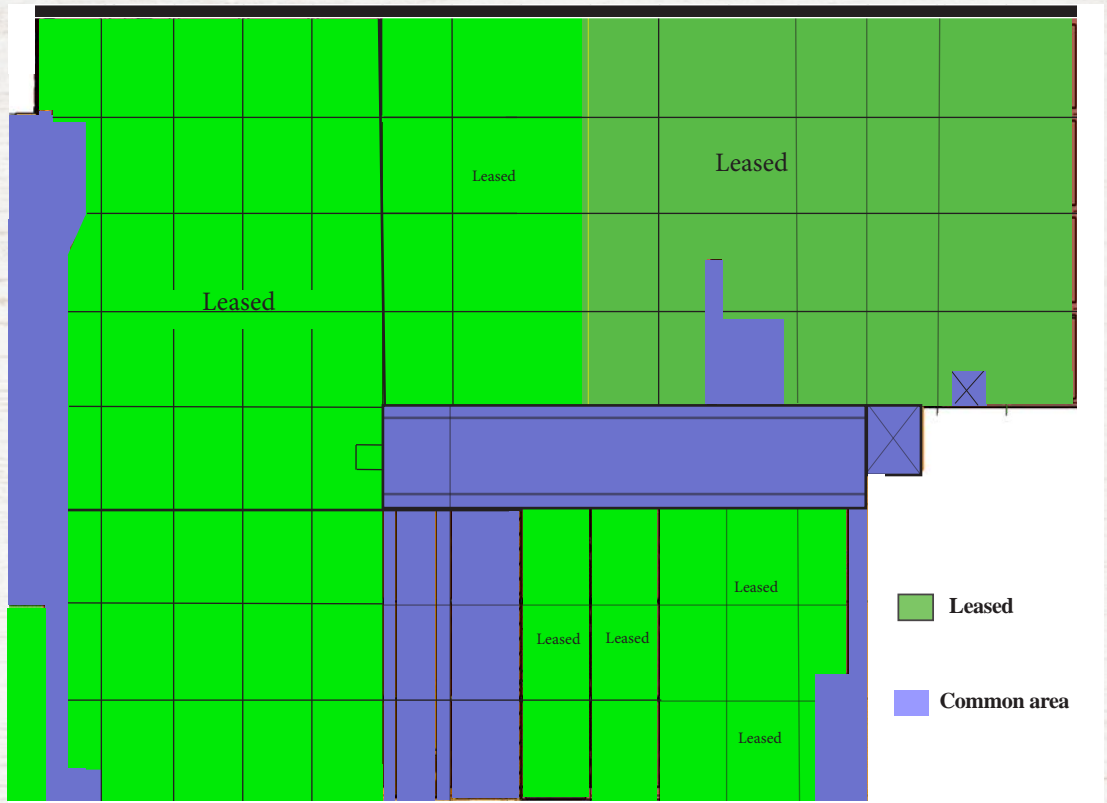
- Building #15 (Upper level) - 22'

#### PROJECT AMENITIES

- Media/Conference Center with kitchenette (capacity 130 people)
- Fitness center with showers (3rd floor)
- Century Link - Symmetrical fiber optic internet connection
- Professional property management
- On-site security guard
- **We are now offering storage space at Prior Works**, located within the brick and timber building. Lease terms: 1 year, +/- 1,000sf, \$7.00/sf GROSS

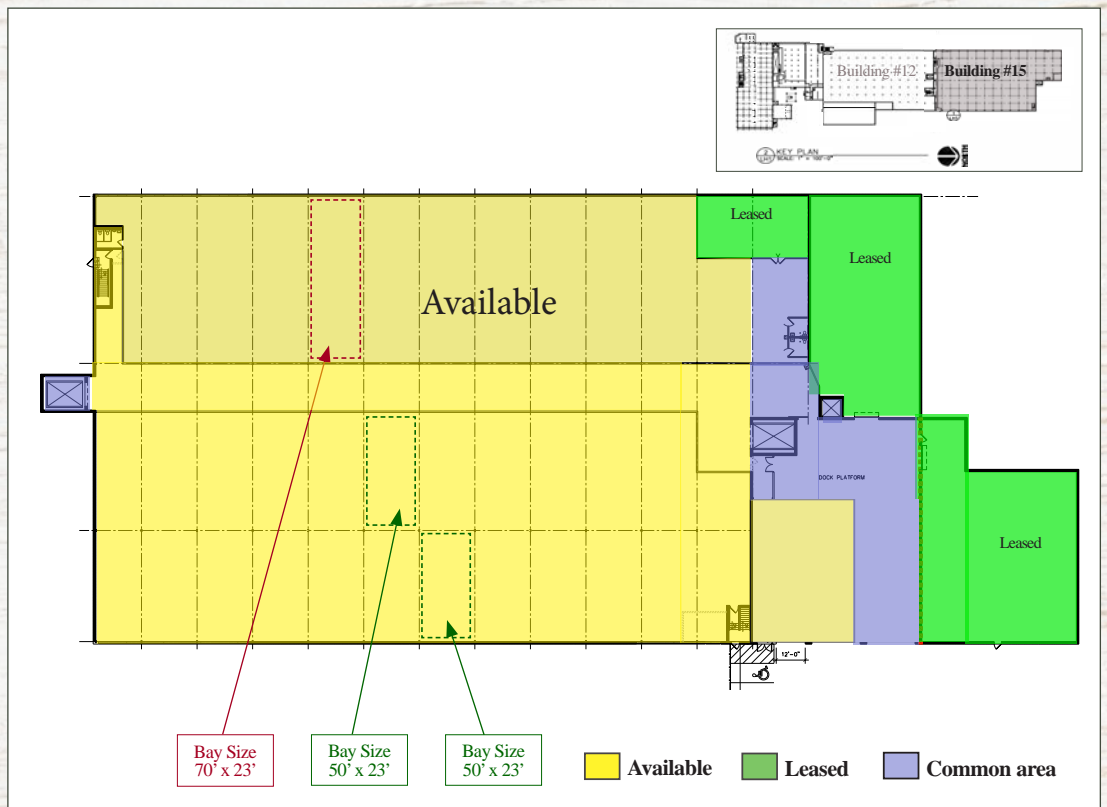
**FLOOR PLANS**

**BUILDING #15**  
Main Level  
Warehouse



■ Leased  
■ Common area

**BUILDING #15**  
Upper Level  
Warehouse  
(Divisible)

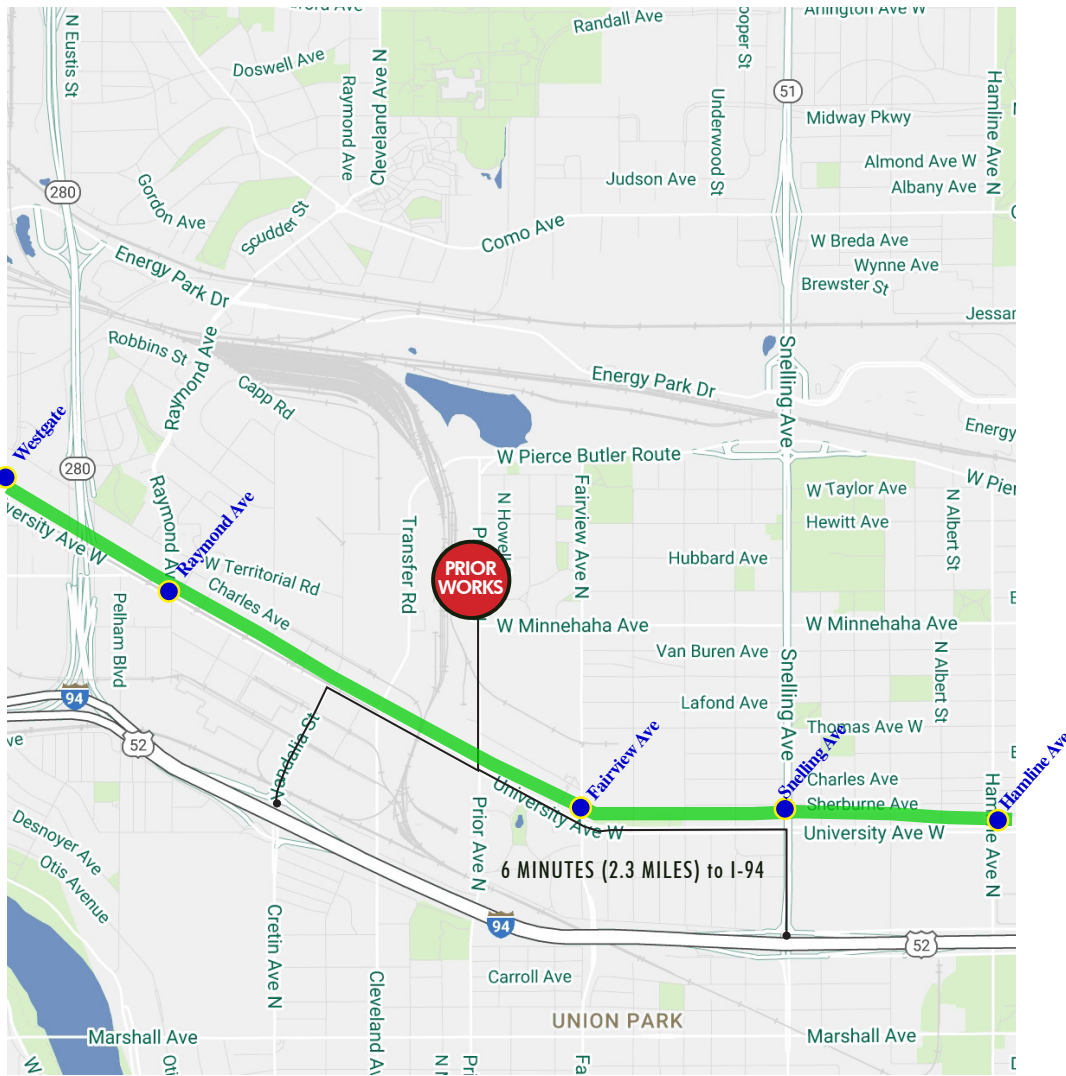


Bay Size 70' x 23'  
Bay Size 50' x 23'  
Bay Size 50' x 23'  
■ Available ■ Leased ■ Common area



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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