

FOR LEASE

PRIOR WORKS

Brick and Timber

Creative Office, Multi Purpose and Storage Space



755 Prior Avenue North
St. Paul, MN 55104

PRIOR WORKS
Brick and Timber

Contact Us: **Thomas Lelich** | +1.952.924.4675 | tom.lelich@cbre.com
Jerry Driessen | +1.612.336.4310 | gerald.driessen@cbre.com

CBRE, Inc.
4400 W 78th St Suite 200
Bloomington, MN 55435

CBRE

PROPERTY HIGHLIGHTS

BRICK AND TIMBER FEATURES

AVAILABLE SQUARE FEET 35,000 (divisible)

LEASE RATES Levels 1, 2 and 3: \$15.00/SF Net

2024 PROPERTY TAXES Real Estate Taxes: \$4.00 PSF
& COMMON AREA CAM: \$2.57 PSF (includes heat and high speed wireless internet)
MAINTENANCE Total: \$6.57 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
- 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
- **We are now offering storage space at Prior Works**, located within the brick and timber building. Lease terms: 1 year minimum, 1,000sf minimum, \$7.00/sf/yr gross.

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



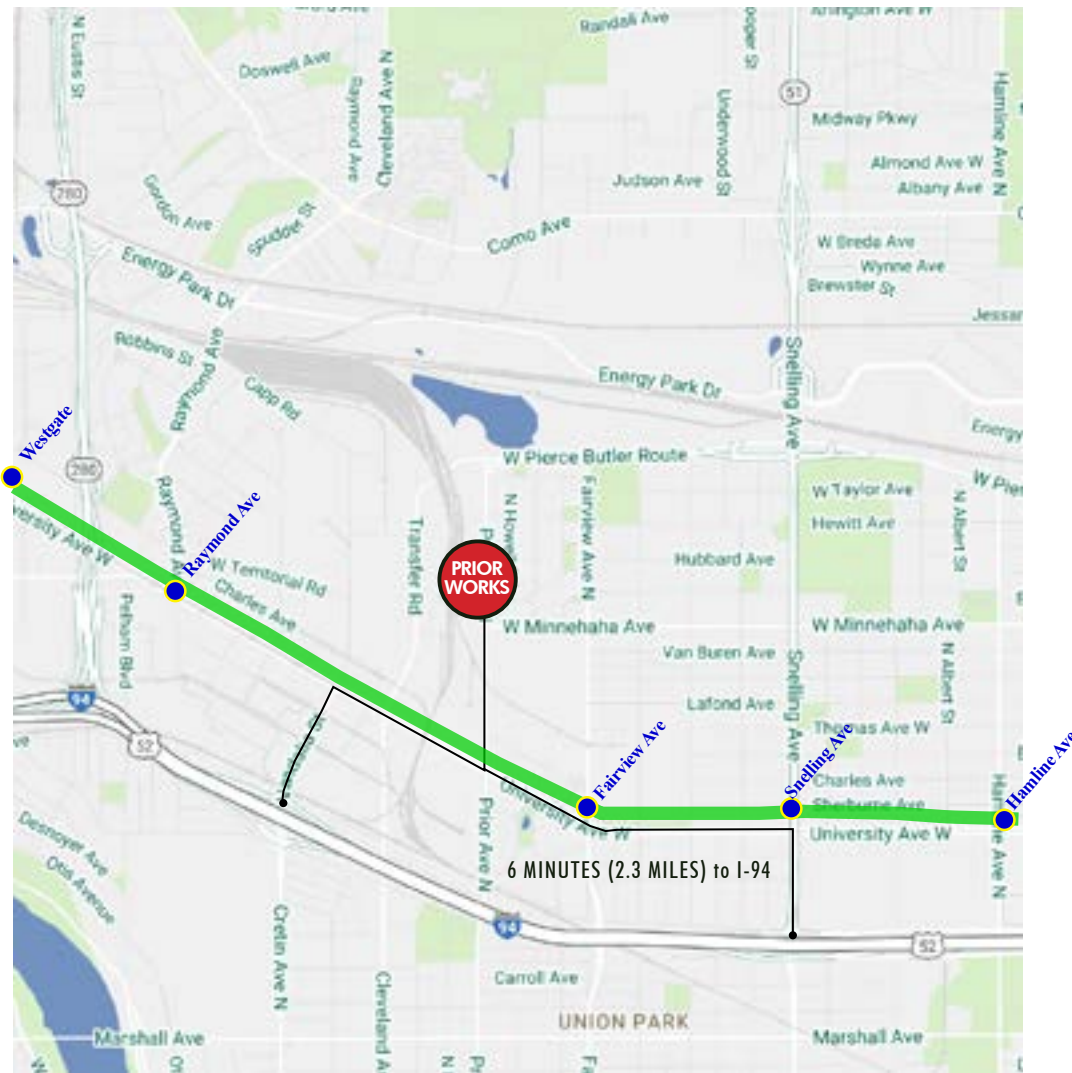
3rd Floor - Unfinished Space



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

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (Rev.5/6/24)