

Modern Office & Creative Space in St. Paul For Lease



**2375 University Ave W,
St. Paul, MN 55114**



This turnkey space is perfect for medical, wellness, creative, or professional office use. With modern finishes, a thoughtful layout, and a welcoming presence, it offers the ideal setting for businesses looking to establish or expand in St. Paul. Free on-site parking and immediate occupancy make this an unbeatable opportunity.

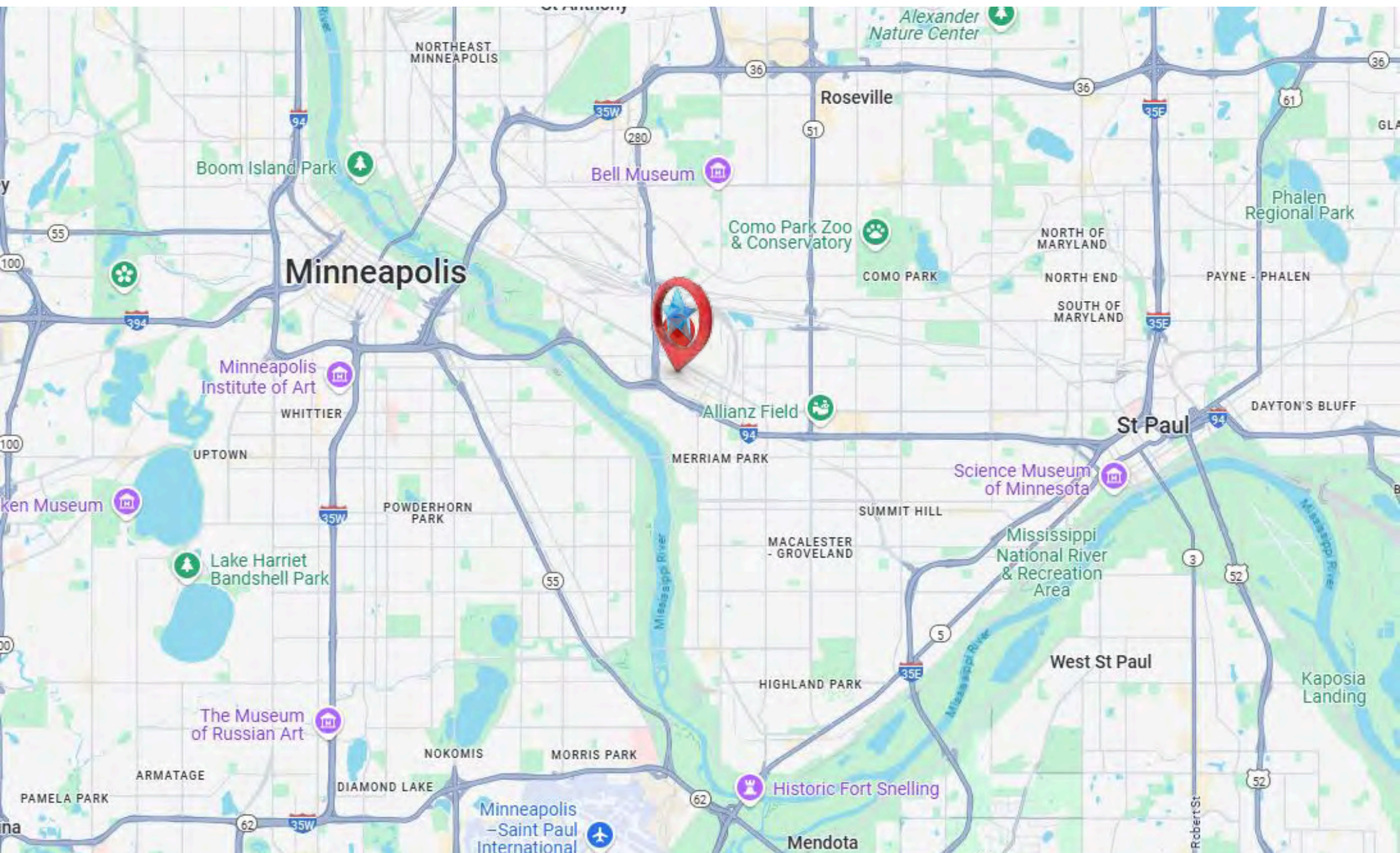
- Modern Kitchenette
- 2 Private Bathrooms
- 1 Conference Room
- 7 Private Offices
- Easy Access to I-94
- Free Parking On-site

Asking Rent	\$9-\$12 PSF
CAM/Taxes	\$10.31/SF
Suite	200
Property Type	Office
Total SF	15,120 SF
Lease Type	NNN
Available SF	3,203 SF
Availability Date	Now
Elevator	No
Class	A
Zoning	T3 Traditional Neighborhood
Year Renovated	2021





EXHIBIT A. DEPICTION OF PREMISES



7401 Bush Lake Rd Edina, MN 55439.

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2375 University Ave W, Saint Paul, Minnesota, 55114 3

Ring: 3 mile radius



Employment Overview

2375 University Ave W, Saint Paul, Minnesota, 55114 3

Ring: 3 mile radius

INCOME



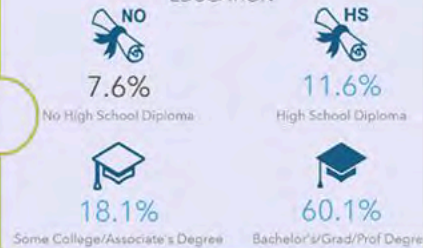
BUSINESS



COMMUTERS



EDUCATION



KEY FACTS



EMPLOYMENT



Annual Household Spending

\$3,630

Meals at Restaurants

\$676

Food & Drink on Trips

Local Business Summary

7,424

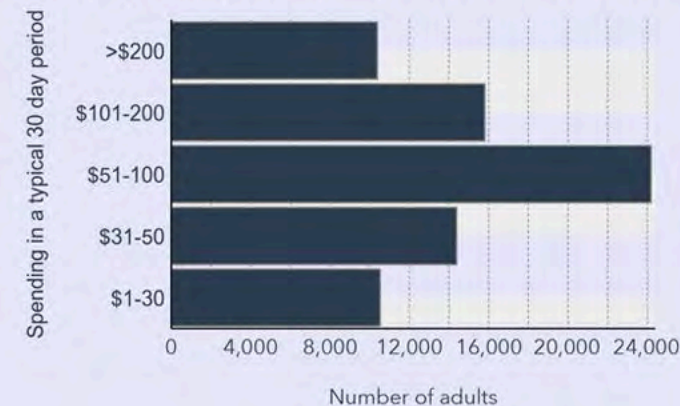
Total Businesses

130,452

Total Employees



Family Restaurants Market Potential



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We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose Caspian Group, where your real estate goals become our mission.



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