



441 UNIVERSITY

441 University Ave W, St. Paul, MN 55103

2nd Floor Office/Retail/Medical Space for Lease

Property Description

441 University is an attractive, 2-story brick property in the Thomas-Dale / Frogtown corridor close to the Minnesota State Capital. The property sits in a vibrant, growing district and is surrounded by an array of diverse dining options.

Neighboring Tenants

Inter Faculty Organization, Basil Cafe, Wendy's, The Luscious Crab, Trieu Chau, Ai Hue's Bakery & Deli, McDonalds, Flava Coffee, Hook Fish & Chicken and Tay Ho

Highlights and Features

- Zoning: Business Commercial (B)
- Ideal for retail, medical, office users, and non-profits
- Approx. 25 parking spaces
- Natural light
- Elevator
- Excellent visibility and signage on University Avenue
- Minutes from Downtown Saint Paul and I-94 access
- Proximity to METRO Green Line light rail and multiple bus routes

Spaces Available

1st Floor: 1,230 SF
2nd Floor: 2,000 SF
Lease Rates: Negotiable

Demographics & Traffic Counts

Average Household Population:

1 mile radius - 16,922
3 mile radius - 100,292
5 mile radius - 248,022

Average Household Income:

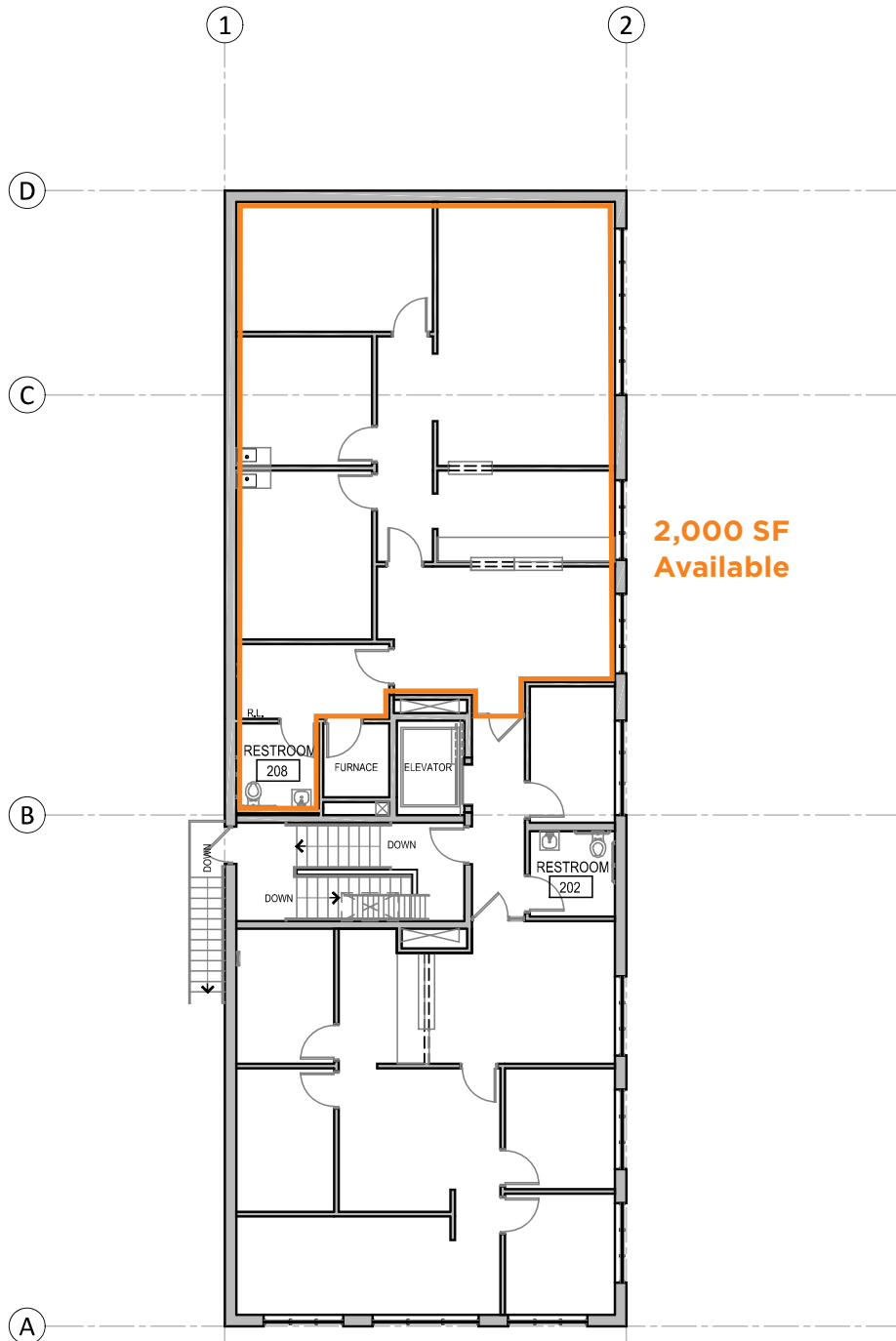
1 mile radius - \$41,606.15
3 mile radius - \$54,907.35
5 mile radius - \$61,623.56

Traffic Counts:

University Avenue: 14,100 vpd (2016)
Western Avenue: 5,500 vpd (2018)
Thomas Avenue: 3,650 vpd (2019)



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Upper Level Floor Plan
Scale: 1/16" = 1'-0" 3,533 GSF

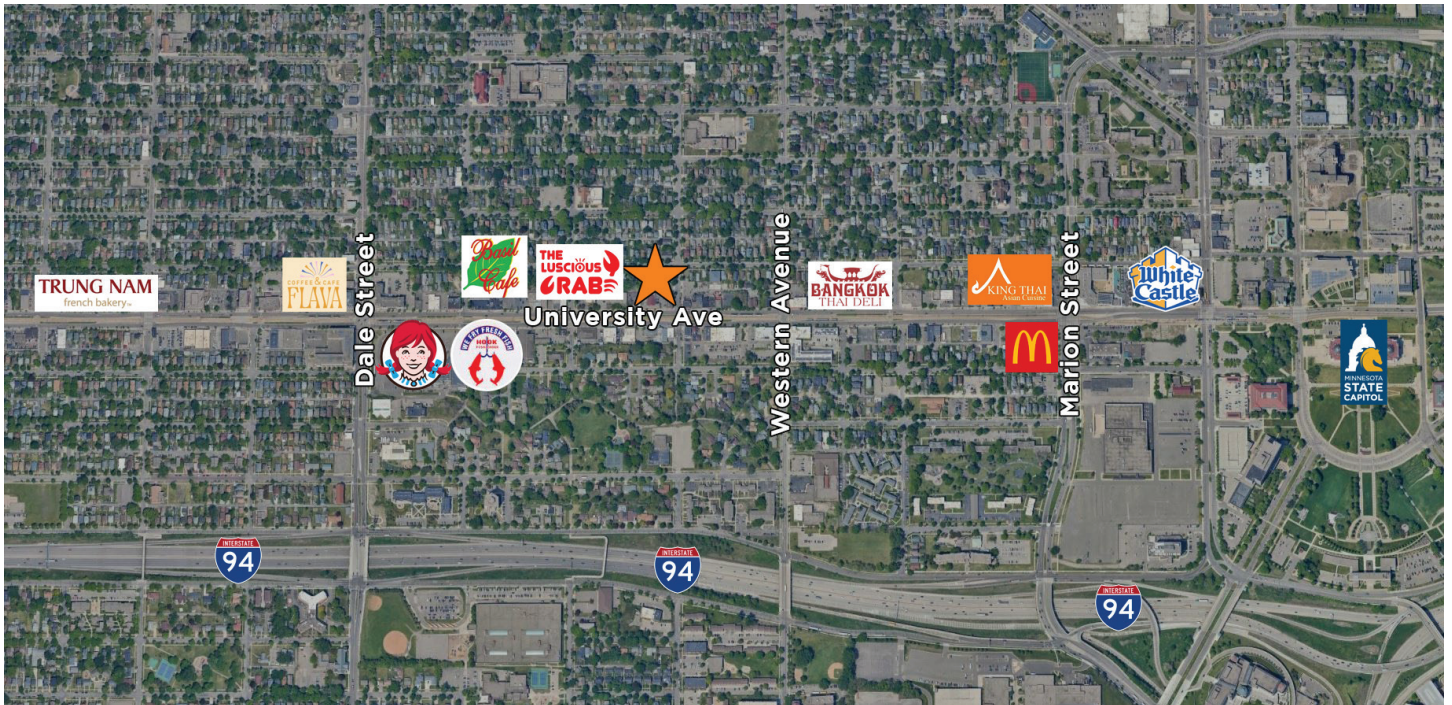
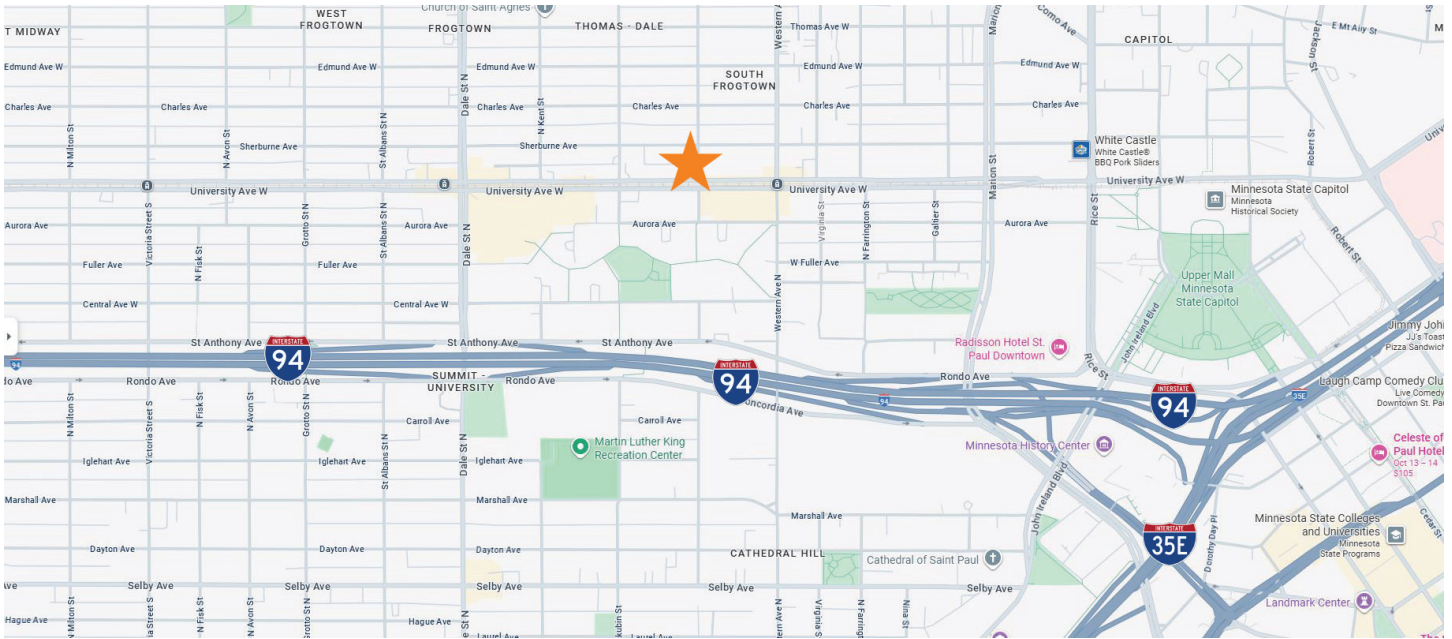


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