



THE  
**BROOKSHIRE**  
COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

# 2303 Wycliff St. St. Paul, Minnesota

## Available Suites

Suite W-020  
Suite W-100  
Suite W-120  
Wycliff Collective

## Rate

\$9.25 NNN  
\$18.00 NNN  
\$18.00 NNN  
Contact Broker

## Size (rentable)

3,499 SF  
2,862 SF  
2,237 SF  
Varies - office suites



## CONTACT:

**GERRY NORTON**

(952) 960-4745 | [GERRY@BROOKSHIRECO.COM](mailto:GERRY@BROOKSHIRECO.COM)

\*BROKER HAS A PRINCIPAL INTEREST IN BUILDING



# Property Description

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Conveniently located in the midway area of St. Paul, a few blocks north of University Avenue, the Property is easily accessible via University Avenue, Interstate 94 and Minnesota Highway 280, and is in close proximity to the CBD of Minneapolis and St. Paul. The building features intimate tenant spaces and elaborate ceilings, exposed brick and timber. Recent updates made to the building in 2025.



## Tour the building!

[WATCH VIDEO](#)

## PROPERTY HIGHLIGHTS

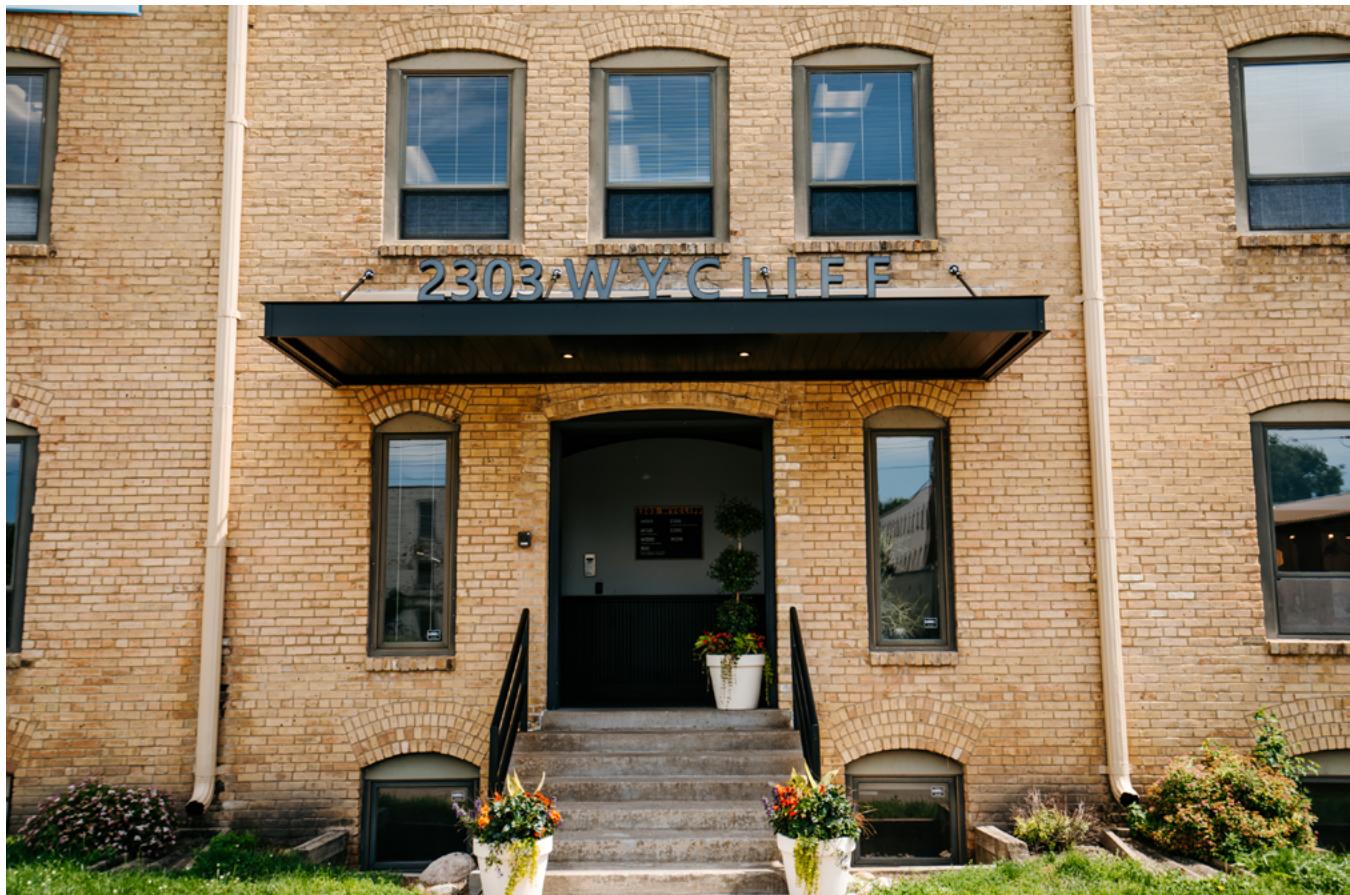
- 42,316 SF Office Space
- 9'-10' Ceiling Height
- Exposed brick & timber
- A/C & Heating throughout
- Great location
- Separately metered heat & electric
- Elevator & Dock-Access

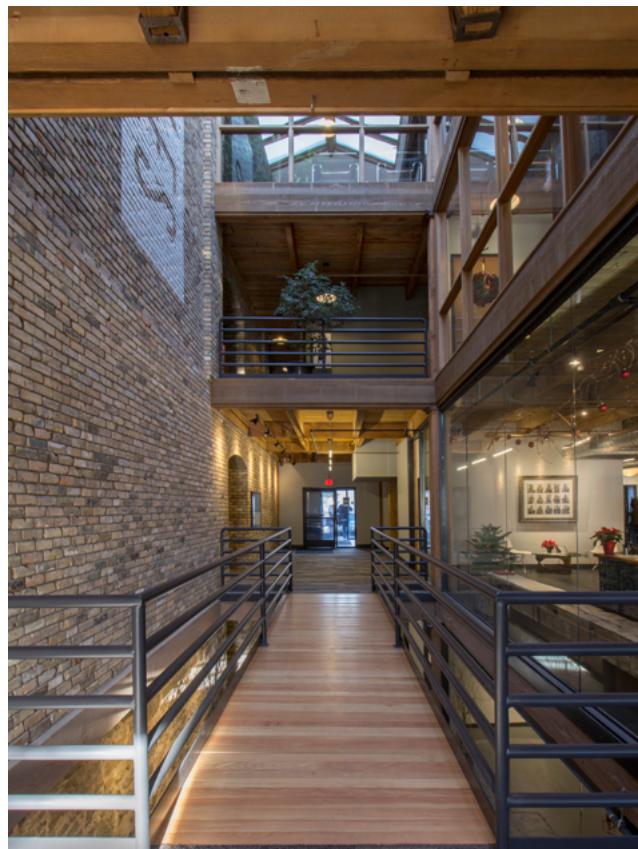
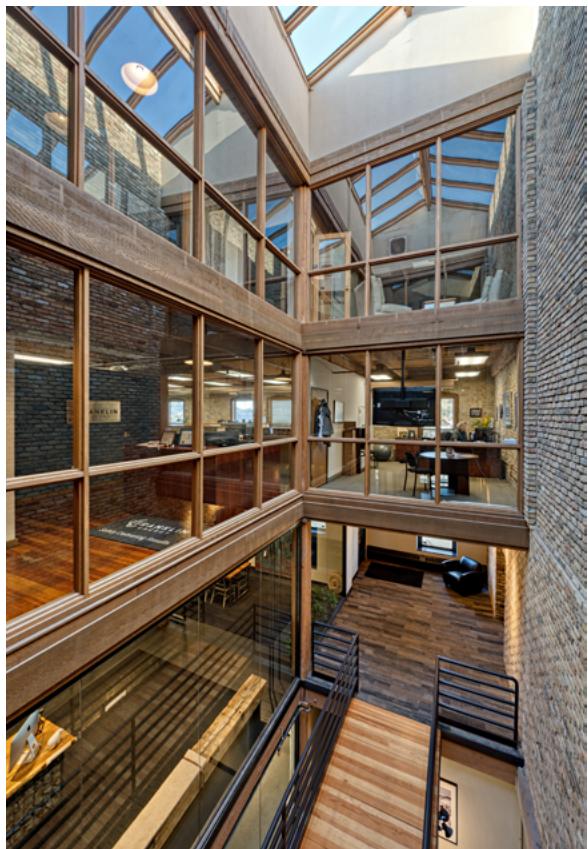
## LOCATION DESCRIPTION

- Nearby highways: 94 & Hwy 280
- Close proximity to CBD
- 8.5 miles to MSP International Airport

## PRICING SUMMARY

<b>Wycliff Collective</b>	Contact Broker
<b>Suite W-100</b>	\$18.00 NNN
<b>Suite W-120</b>	\$18.00 NNN
<b>Suite W-020</b>	\$9.25 NNN
<b>Operating Expense (CAM &amp; Tax)</b>	\$8.13 SF (2026)





# Available Suites

## LOWER LEVEL

Suite W-020 - 3,778 SF



## FIRST FLOOR

Suite W-100 - 2,862 SF

Suite W-120 - 2,237 SF

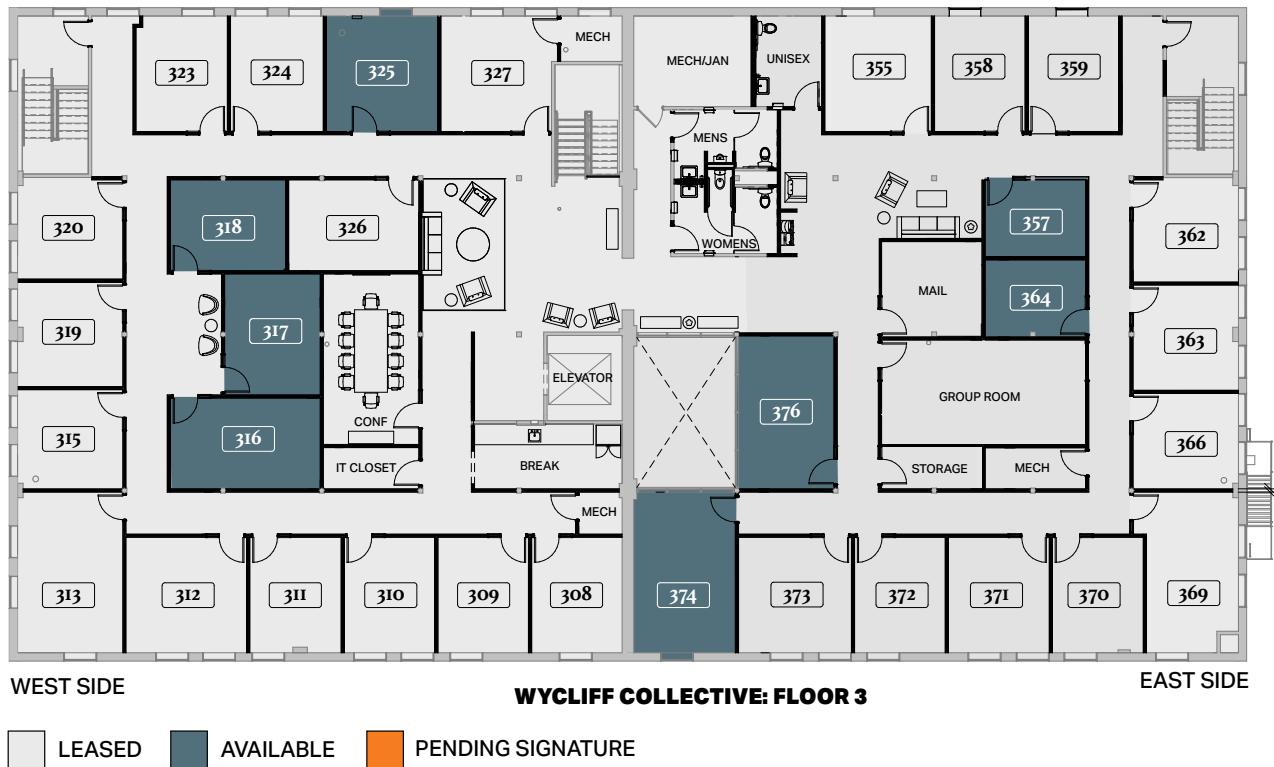




# Wycliff Collective

## IMMEDIATE AVAILABILITY

*Contact Broker for available suites and Pricing*

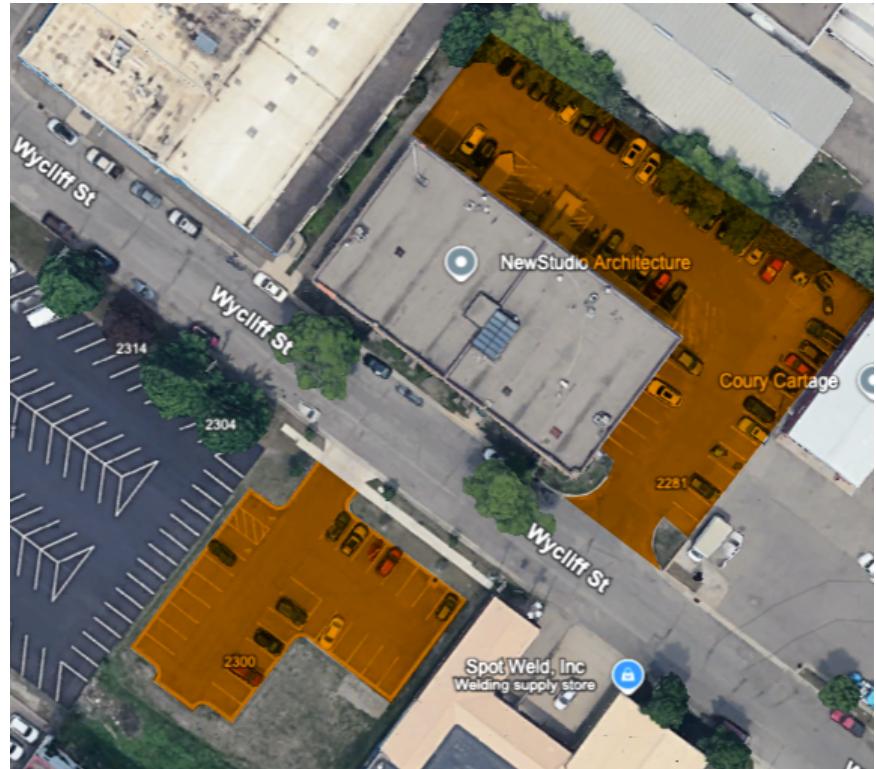


## Amenities/Highlights

- Shared Wifi/Ethernet access
- Breakroom
- Conference room/group room available
- Exposed timber building
- Modern architecture

## PARKING

- Ample Parking available for FREE!
- Street parking available
- Handicap Accessible parking and Ramp



LOCATED A FEW BLOCKS NORTH OF UNIVERSITY AVE,  
AND EASILY ACCESSIBLE VIA 94 AND HWY 280

For more information, contact  
The Brookshire Co.

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