

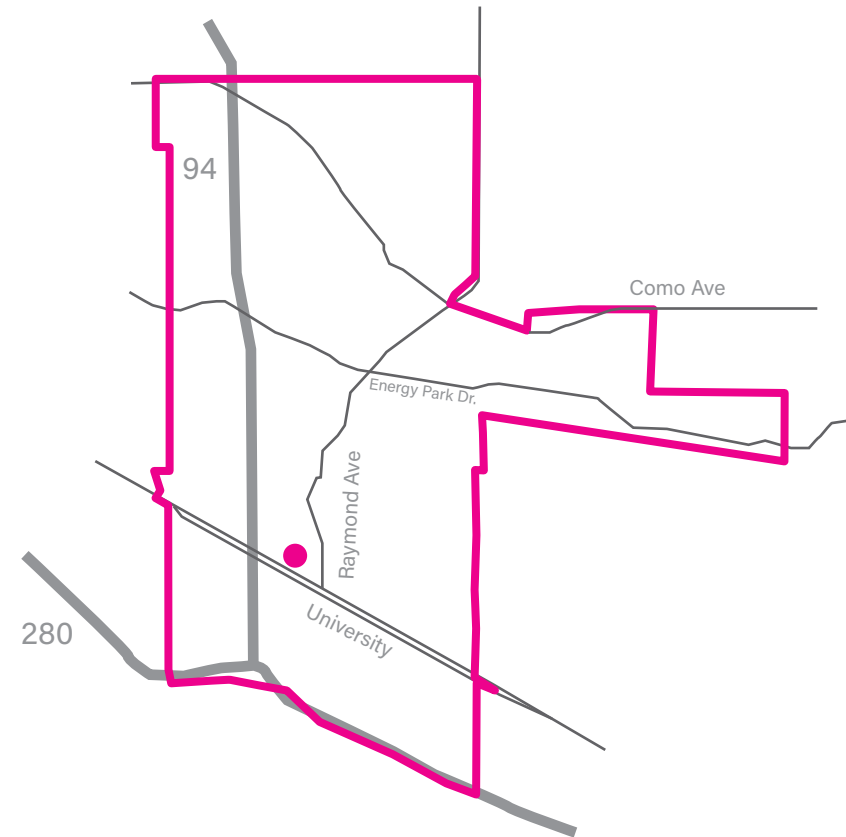
2441 UNIVERSITY AVE W, SAINT PAUL, MN 55114

CREATIVE OFFICES



PUBLIC + PRIVATE PARTNERSHIP: INSPIRED BY SOCIAL OUTREACH THROUGH THE ARTS

The 2441 Arts Building is a Class A, adaptive reuse project for creative businesses. The project is a public private partnership that supports FilmNorth a non-profit arts center. Rental income goes back to provide operating income and opportunities for the local arts community.



THE NEIGHBORHOOD | 2441 ARTS

St. Anthony Park is tucked into the north-west corner of St. Paul. With easy access to the Green Line, Highway 280 and I-94 it has great access to the Twin Cities.

2441 ARTS is located at 2441 University Avenue West, just to the east of the University of Minnesota.

This neighborhood is transforming from a mid-century industrial zone to a vibrant arts district. New mixed-use housing projects, restaurants, and arts events continue to develop making this one of the most unique, upcoming neighborhoods in the metro.

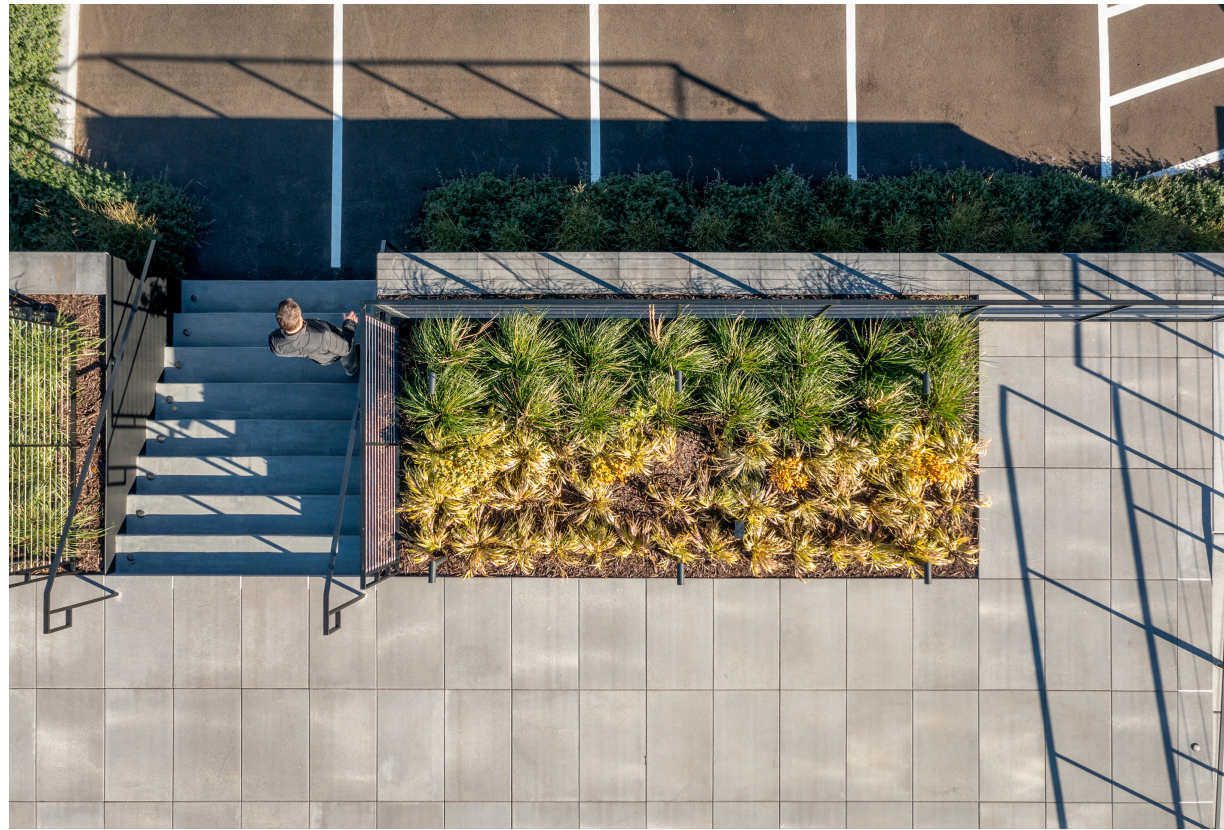




DESIGN | 241 ARTS

Designed by the famed historic architect Clarence Johnston in 1930, the building is a part of Saint Paul's most important architecture.

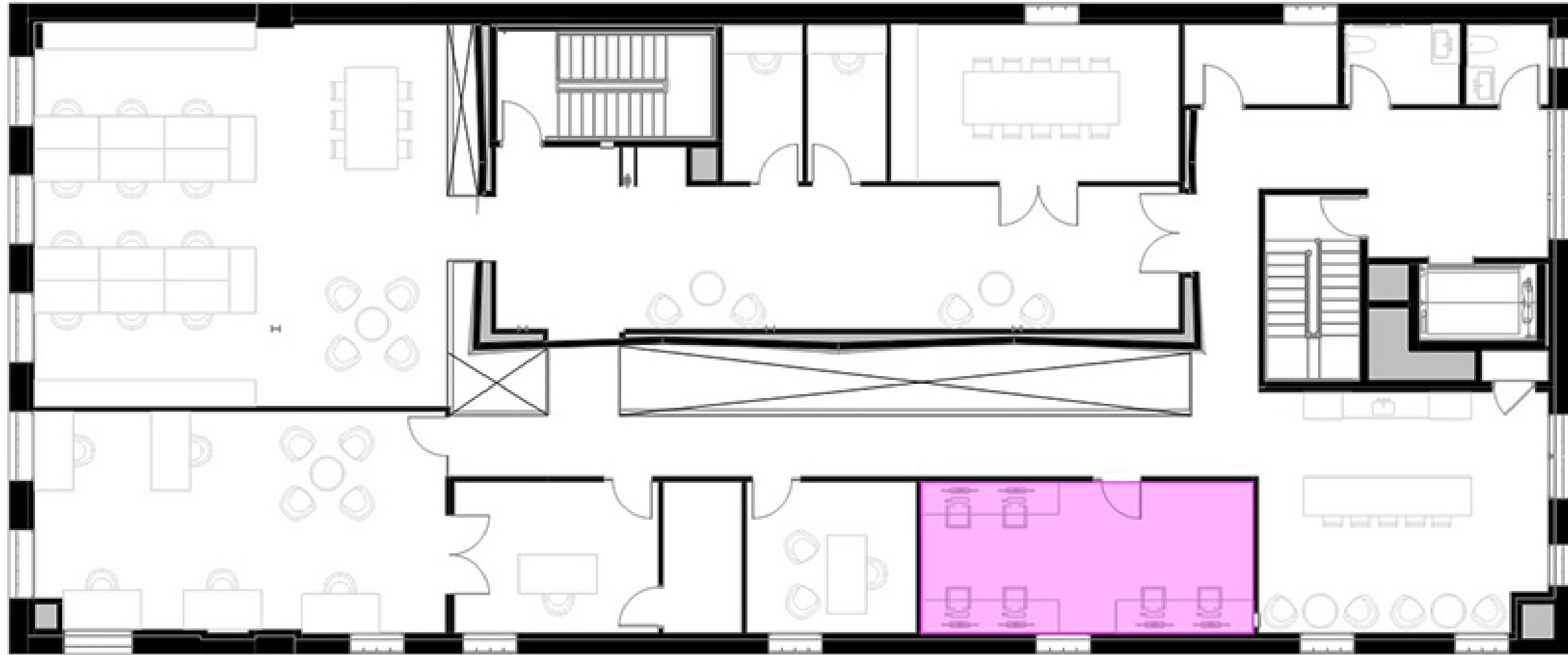
Redeveloped in 2025 and designed by D/O Architects the space is transformed into light filled modernist workspaces with features rarely found in the Twin Cities.



AMENITY | 2441 ARTS

2441 ARTS offers the highest quality of amenity spaces for its tenants. A large co-working lounge offers flexible work space during the day, and potential event space in the evenings. A 54-seat cinema provides opportunities for corporate events. Third floor amenities are open to the building including, zoom rooms, large conference space and a luxury community breakspace and kitchen.





THIRD LEVEL PLAN



CULTIVATING CULTURE, HISTORY, AND SUSTAINABILITY

3 Stories + Basement — 24,000 total square feet

Class A Adaptive Reuse Office

Transit Connected Development (Green Line and busses) with nearby contract parking

Tenant Features

Backyard Event Space

Cinema Screening Room

Comfortable Co-Working Lobby

Full Community Kitchen & Coffee Station

Modern Tenant Conference Space

On-Site Parking

Interior Bike Storage & Shower

Secure Building 24/7

On-Site Management

Sustainable Features

LEED GOLD Building

High-Efficiency VRF Heating & Cooling System

Super Insulated Windows & Walls

Healthy Interior Finishes

On-Site Solar Generation

Low Flow Water Fixtures

Innovative Stormwater System

Sustainable Landscape Terraces





LEASING CONTACT

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