



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

2303 Wycliff St. St. Paul, Minnesota

| Available Suites | Rate | Size (rentable) |
|--------------------|----------------|------------------------|
| Suite W-020 | \$9.25 NNN | 3,499 SF |
| Suite W-100 | \$18.00 NNN | 2,862 SF |
| Suite W-120 | \$18.00 NNN | 2,237 SF |
| Wycliff Collective | Contact Broker | Varies - office suites |



CONTACT:
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*BROKER HAS A PRINCIPAL INTEREST IN BUILDING

Property Description

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 2018. As well as new executive office space recently completed!



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

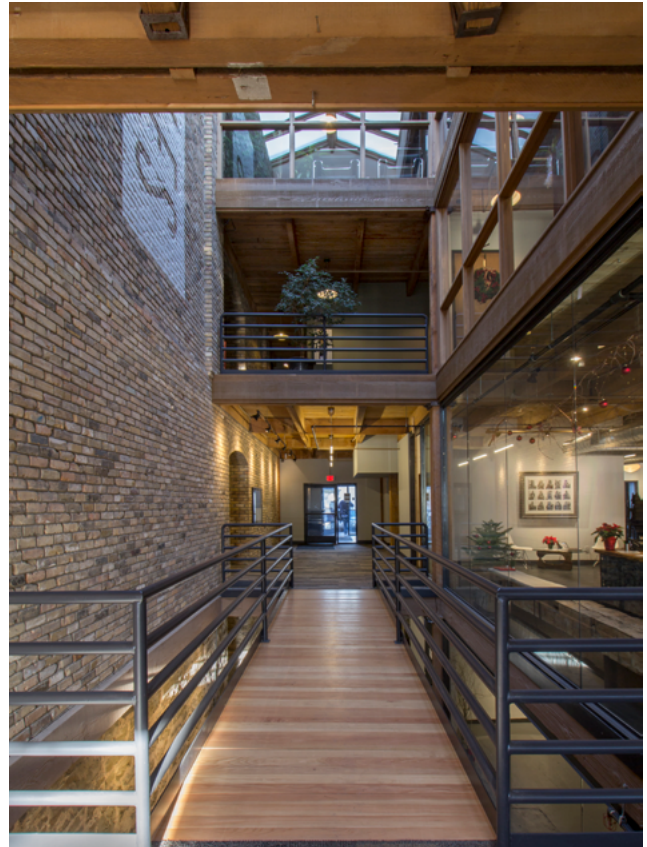
LOCATION
DESCRIPTION

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

PRICING
SUMMARY

| | |
|--|---------------------|
| Wycliff Collective | Contact Broker |
| Suite W-100 | \$18.00 NNN |
| Suite W-120 | \$18.00 NNN |
| Suite W-020 | \$9.25 NNN |
| Operating Expense (CAM & Tax) | \$8.06 SF (2025) |

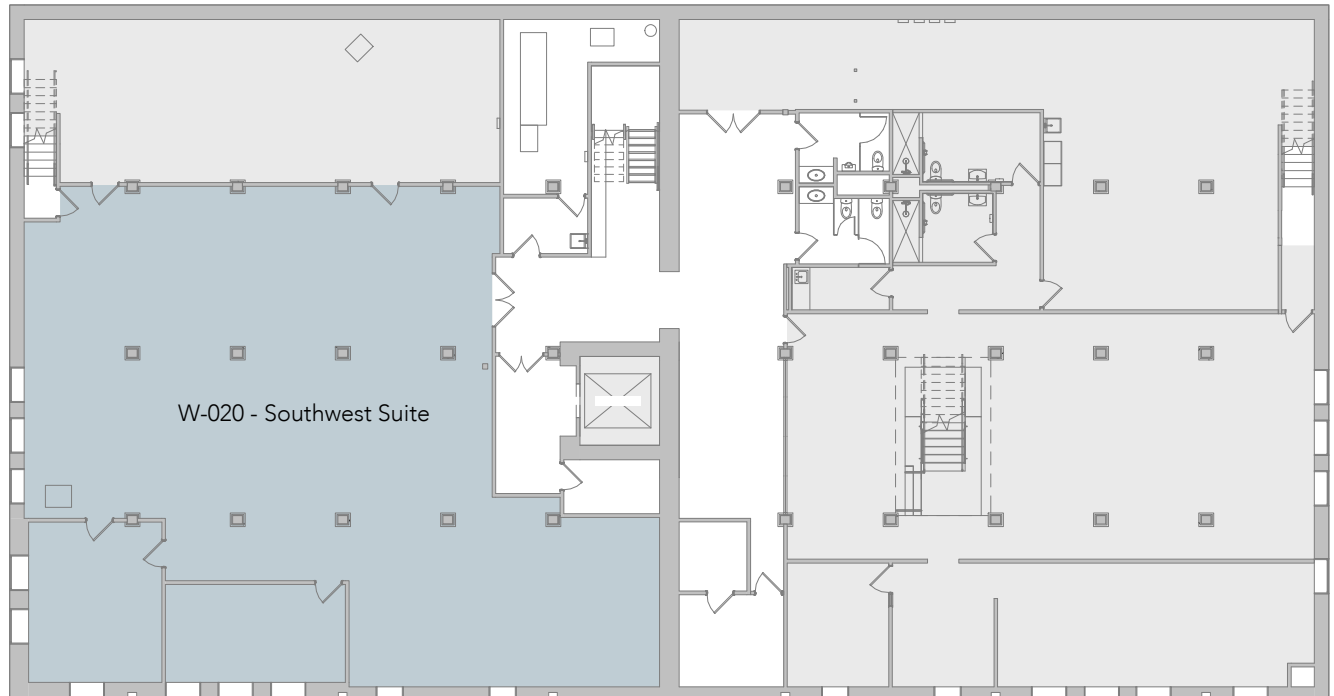




Available Suites

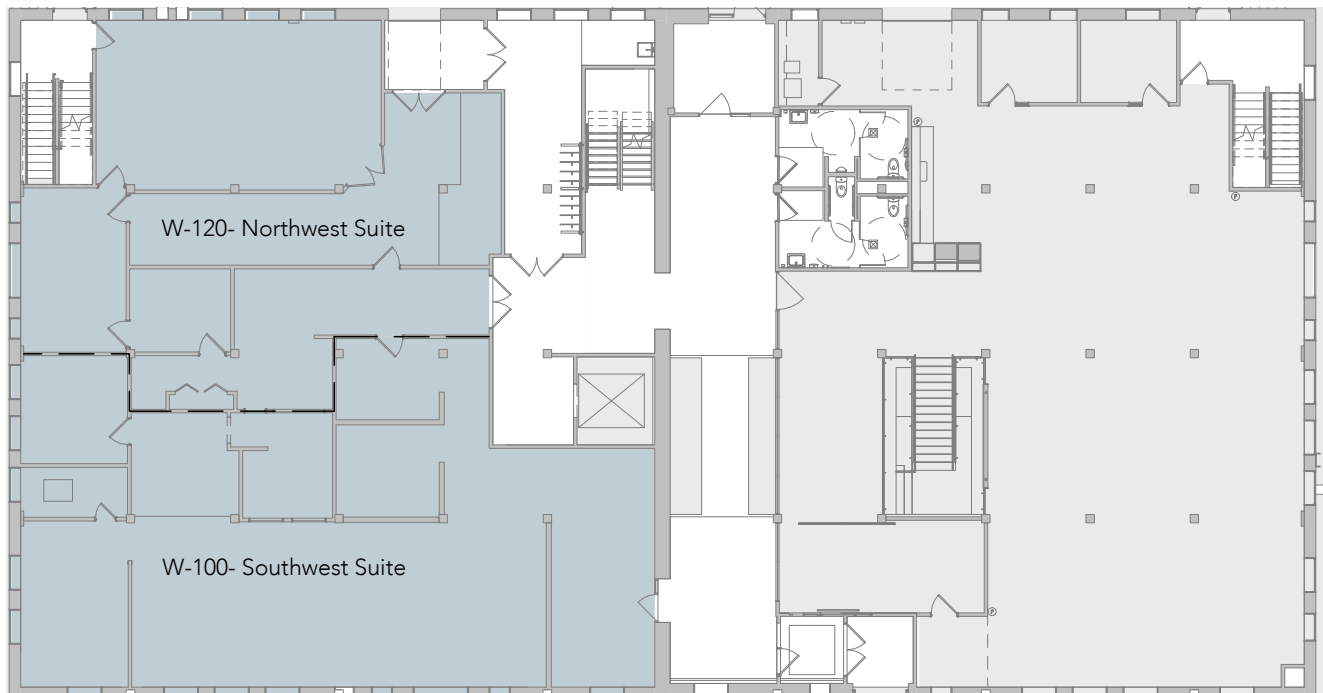
LOWER LEVEL

Suite W-020 - 3,778 SF



FIRST FLOOR

Suite W-100 - 2,862 SF Suite W-120 - 2,237 SF





Wycliff Collective

DECEMBER 2025 AVAILABILITY - PHASE I COMPLETE

Contact Broker for available suites and Pricing



WEST SIDE

WYCLIFF COLLECTIVE: FLOOR 3

EAST SIDE

LEASED AVAILABLE PENDING SIGNATURE

Amenities/Highlights

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



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

For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

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