



## 2334 University Ave W

2334 University Ave W, Saint Paul, MN 55114



**Sandy Jacobs**

Update Company

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## 2334 University Ave W

\$19.00 - \$20.00 /SF/Yr

This unique suite has exposed brick and a high wooden ceiling - Very cool. Two private offices plus coffee bar make this space a great place to work. Walk to many restaurants, breweries, banks, unique shops. 2334 University is located in the Creative Enterprise Zone, containing many artists, entrepreneurs, and nonprofits. Free ample parking and free conference room use are included....

- 2334 University is located at the Raymond Station of the Green Line LRT.



Rental Rate:	\$19.00 - \$20.00 /SF/Yr
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Property Type:	Office
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Building Class:	C
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Rentable Building Area:	9,000 SF
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Year Built:	1909
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Walk Score ®:	73 (Very Walkable)
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Transit Score ®:	56 (Good Transit)
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Rental Rate Mo:	\$19.00-\$20.00/sq. ft.
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1

**1st Floor Ste 150**

Space Available	2,600 SF
Rental Rate	\$19.00 - \$20.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

2

**1st Floor Ste 170**

Space Available	3,420 SF
Rental Rate	\$19.00 - \$20.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	4 - 6 Years

200 feet from the Raymond LRT station! This suite was a physical therapy center for many years, but will get a complete remodel, including new paint, carpet, coffee bar, and new rest rooms. Suite has private entrance, private rest rooms, high ceilings, parking right in front of the door. Very convenient space.



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