

2288 University Ave W

Office For Lease in Saint Paul



Very comfortable second floor office settings in a very central location with excellent proximity to I-94 and MN 280. Call Brian Fulford at 651.646.6845 for more information.

Location

2288 University Ave W
Saint Paul, MN 55114
Park/Complex
Market: St Paul
Submarket: non-CBD
Cross Streets: NE of and

Listing Summary

Available SF	2,829 SF	Rate	\$15.00 FSG
Min Div	181 SF	Taxes/SF	\$1.80
Max Contig	2,829 SF	Operating Exp/SF	\$6.00
Sublease	No		

Property Description

Building Size	50,000 SF	Class	B	Common Area Factor		Parking Spaces	69
Floors	2	Status	Existing	Min Floor Size	15,000 SF	Parking Ratio	1.38/1000
		Year Built	1913	Max Floor	15,000 SF		

Available Suites

Floor	Unit	SF Avail	Min Div	Max Contig	Rate	Available
2	206	1,882	1,882	2,648	\$15.00 FSG	Now

Comments: Nice suite with one private office and remaining open area. South-facing windows = plenty of light! Beautifully renovated 2nd floor office space. Very professional image at reasonable rates! Good parking too!

Judd Commercial Properties LLC

Brian Fulford

(651) 646-6845



JUDD COMMERCIAL PROPERTIES, LLC.

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Available Suites

Floor	Unit	SF Avail	Min Div	Max Contig	Rate	Available
2	204/203	947	181	2,829	\$15.00 FSG	Now
2	204/206 /203	2,829	181	2,829	\$15.00 FSG	Now
2	206/204	2,648	766	2,829	\$15.00 FSG	Now
2	204	766	766	2,829	\$15.00 FSG	Now

Comments: Nice suite with south-facing windows and an old vault. Property has great parking.

2	203	181	181	947	\$15.00 FSG	Now
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Comments: Little office. South window. Located right off of lobby area (most convenient). Great parking.

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