



For Lease

\$19.00

PSF Gross

3 SPACE OPTIONS AVAILABLE

- Suite 110: 14,731 sf (can be demised to 5,000 sf)
- Suite 110A: 7,407 sf
- Suite 110B: 7,323 sf

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5,000 SF to 14,731 SF of Office Space Near Highway 280 and I-94

HIGHLIGHTS

- 46,723 SF Building
- Large windows
- Ideal location just east of Highway 280 and I-94 interchange
- Well served by the light rail and buses
- 1 block from the Raymond Avenue light rail station
- Minutes to both Downtowns
- Ample parking
- Common break area
- Local ownership
- Signage available
- Co-tenants: Move Minnesota, MN Adopt, Outfront Minnesota, Mizna, Hearth Connections, Minnesota Housing Inc., Jimmy John's, The Kitty Custodian, and Minnesota Coalition Against Sexual Assault

Accelerating success.

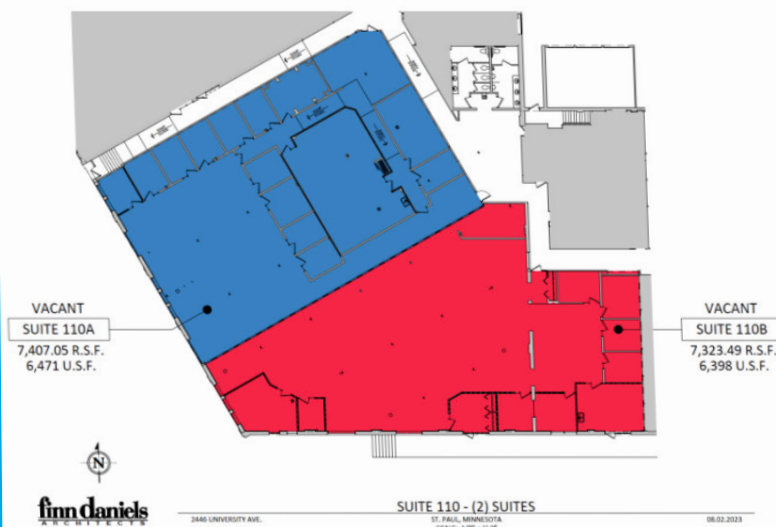
Suite 110 and Common Area Photos



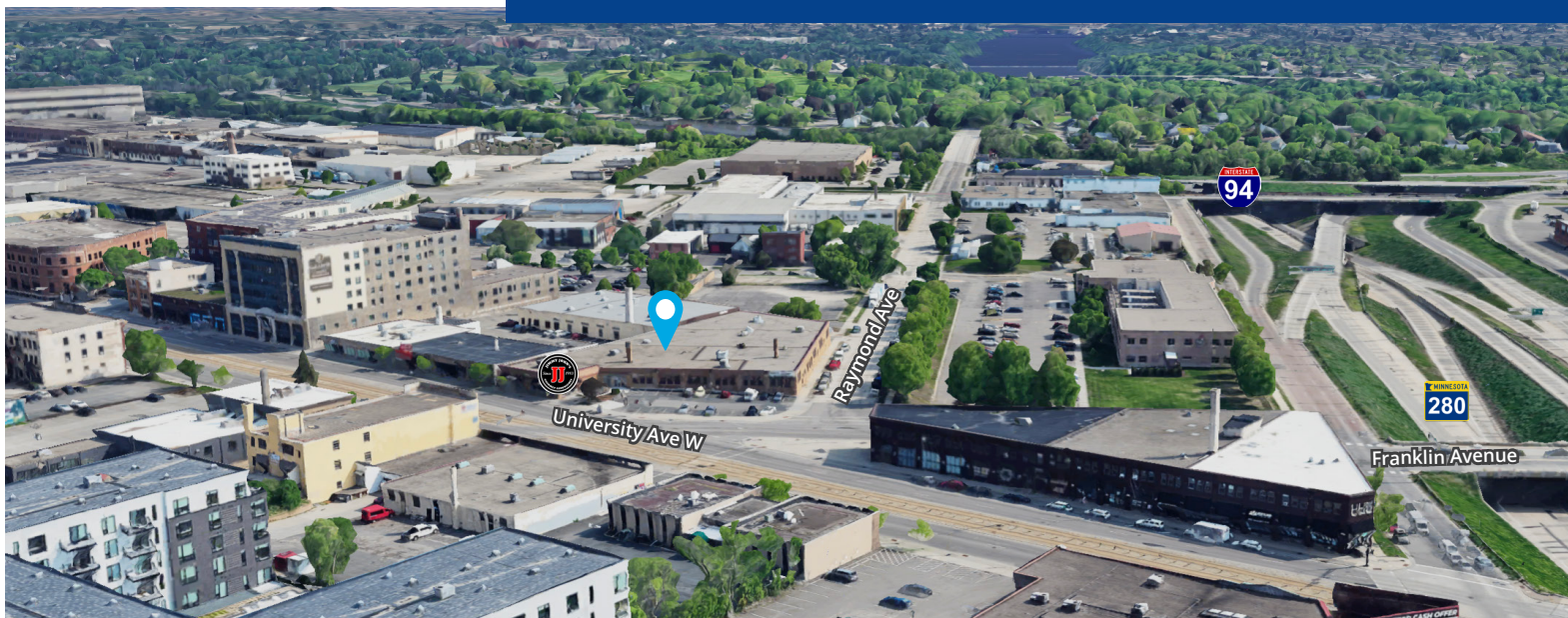
3 Space Plan Options



Can be demised to 5,000 sf



Location Overview



Average Household Population

1 Mile	4,924
3 Miles	86,623
5 Miles	281,975

Average Household Income

1 Mile	\$66,618
3 Miles	\$60,477
5 Miles	\$62,353

Traffic Counts

- University Avenue W - 17,800 vpd
- Hwy 280 - 35,000 vpd
- Franklin Avenue - 7,800 vpd
- Raymond Avenue - 7,500 vpd
- I-94 - 169,000 vpd