



FOR LEASE

**SUITE 101 & 102
360 UNIVERSITY AVE W
SAINT PAUL, MN 55103**

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY: SUITE 102

OFFICE OR RETAIL STOREFRONT AVAILABLE
360 UNIVERSITY AVE W, SAINT PAUL, MN 55103



OFFERING SUMMARY: SUITE 102

Lease Rate:	\$15.00 SF/YR (NNN)
CAM/Tax Expense:	\$10.21 SF/YR
Total Rent Rate:	\$2,390/month
Building Size:	15,688 SF
Available SF:	1,137 SF
Year Built:	2016
Zoning:	T2
Parking Spaces:	2

LEASE OVERVIEW

- **Turn-key 1,137 SF office space available immediately**
- **Competitive base lease rate starting at \$1,422/Month + \$968/Month for CAM/TAX (\$2,390/month total)**
- 2 designated parking spaces in the private lot on the south side of the building for Tenant's customers
- Easy access to I-94 and public transportation (light rail station across street)
- Open floor plan to accommodate different business needs
- Great visibility along University Avenue with strong daily traffic counts and excellent frontage and signage
- Close proximity to downtown St Paul and State Capitol
- High-quality finishes and contemporary design
- Private kitchenette space and small office/conference room for staff
- Large storefront windows for natural light
- Signage for Tenant is available at Tenant's expense and subject to Landlord approval
- **Contact Listing Brokers for more information & tours**

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



EXECUTIVE SUMMARY: SUITE 101

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360 UNIVERSITY AVE W, SAINT PAUL, MN 55103



OFFERING SUMMARY: SUITE 101

Lease Rate:	\$15.00 SF/YR (NNN)
CAM/Tax Expense:	\$10.21 SF/YR
Total Rent Rate:	\$4,995/month
Building Size:	15,688 SF
Available SF:	2,378 SF
Year Built:	2016
Zoning:	T2
Parking Spaces:	2

LEASE OVERVIEW

- **Turn-key 2,378 SF office space available immediately**
- **Competitive base lease rate starting at \$15.00 PSF + \$10.21 PSF for CAM/TAX (\$25.21 PSF total)**
- 2 designated parking spaces in the private lot on the south side of the building for Tenant's customers
- Easy access to I-94 and public transportation (light rail station across street)
- Open floor plan to accommodate different business needs
- Great visibility along University Avenue with strong daily traffic counts and excellent frontage and signage
- Close proximity to downtown St Paul and State Capitol
- High-quality finishes and contemporary design
- Open layout with kitchenette and private offices
- Large storefront windows for natural light
- Signage for Tenant is available at Tenant's expense and subject to Landlord approval
- **Contact Listing Brokers for more information & tours**

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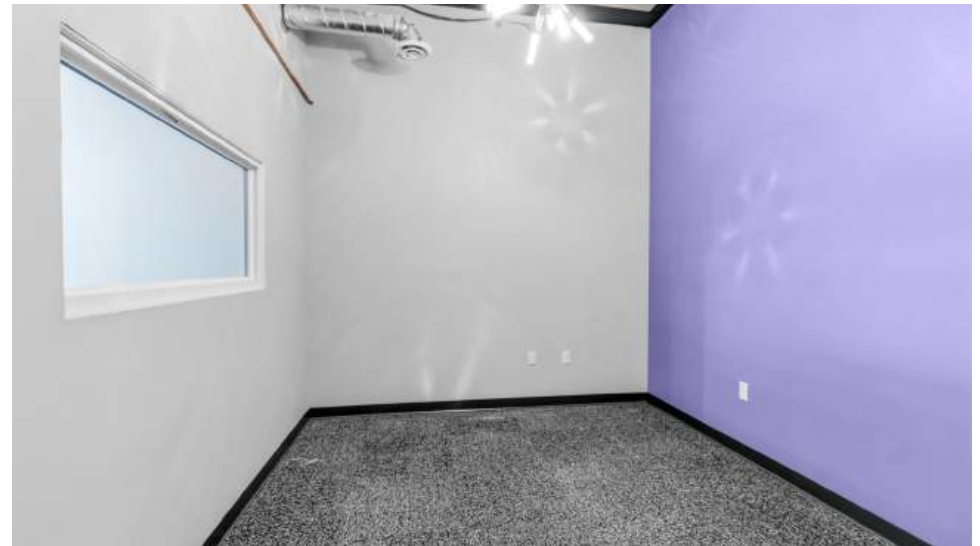
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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Results
COMMERCIAL
RE/MAX RESULTS

AERIAL PHOTOS OF PROPERTY

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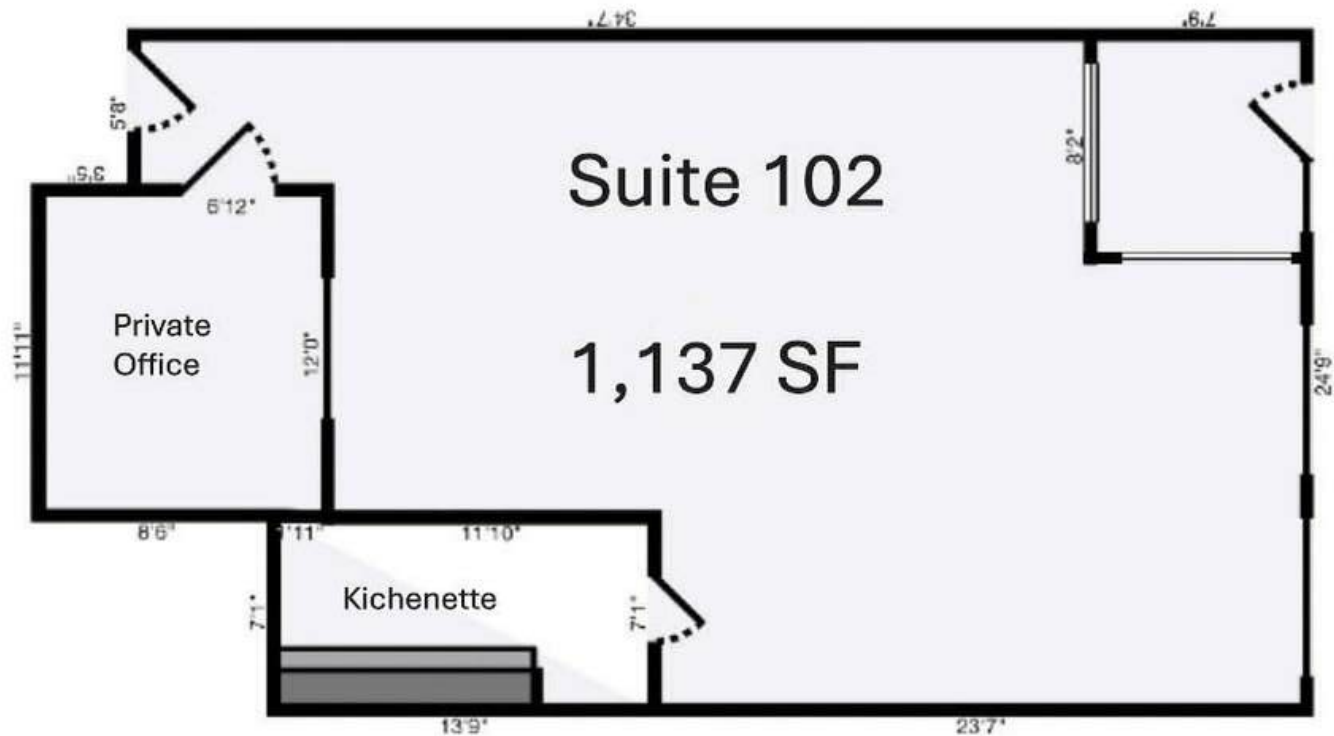
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FLOOR PLANS

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University Avenue

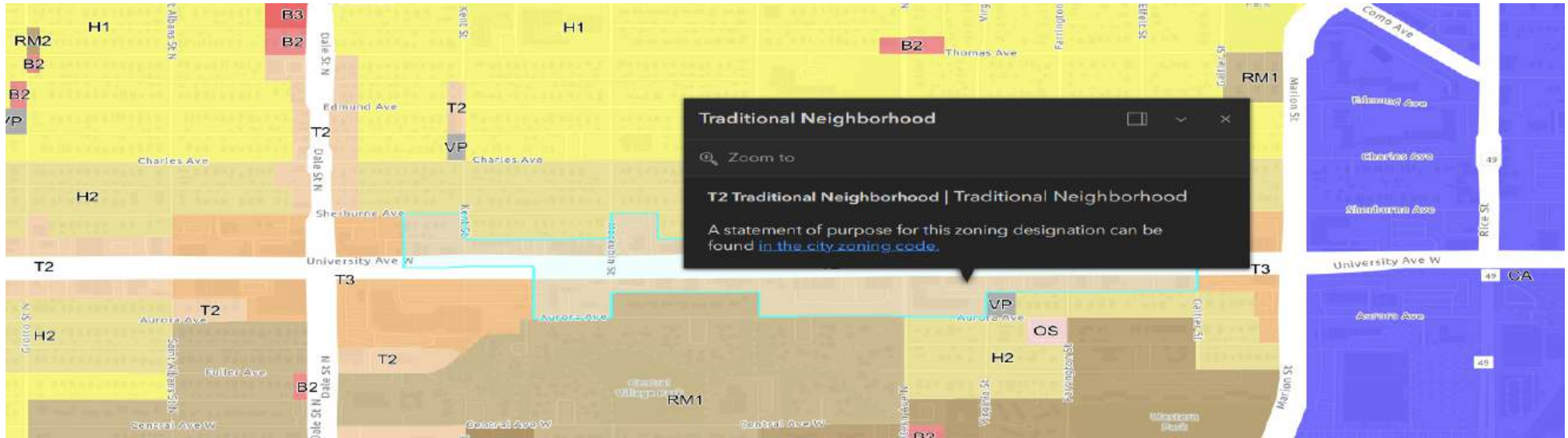
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ZONING INFORMATION



T2 - TRADITIONAL NEIGHBORHOOD

Permitted Uses: One-family dwelling, Two-family dwelling, cluster development, multiple-family dwelling, housing for the elderly, home occupation, live-work unit, mixed residential and commercial use, adult care home, dormitory, emergency/housing facility, foster home, fraternity, sorority, shelter for battered persons, sober house, supportive housing facility, club, noncommercial , college, university, seminary, or similar institution of higher learning, community center, day care, homeless service facility, museum public library, public and private park, playground, religious institution, school, primary & secondary, trade school, arts school, dance school, antenna, cellular telephone, municipal building or use, solar energy generation facility, community, general office, studio, general retail, service business (general), service business with showroom or workshop, animal day care, artist's studios, business sales and services, cannabis retail, dry cleaning, commercial laundry, farmers market, garden center, outdoor, mortuary, funeral home, outdoor uses, commercial, tattoo shop, tobacco products shops, veterinary clinic, bar, brew on premises store, coffee shop, tea house, restaurant, restaurant (fast food), bed and breakfast residence, hotel, short term rental dwelling unit, health/sports club, theater, assembly hall, agriculture, brewery (craft), distillery (craft), limited production and processing, printing and publishing, winery (craft), accessory use, dwelling unit (accessory), micro-unit accessory to a religious institution.

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PARKING AND TRANSPORTATION

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TRANSPORTATION

Metro Transit Bus Line

Dale St & University Ave: 65

Rice St & University Ave: 3 , 62 , 67

Metro Transit Green Line

Western Ave Station

For more information:

Metro Transit: <https://www.metrotransit.org/stops-stations>

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RETAILER MAP

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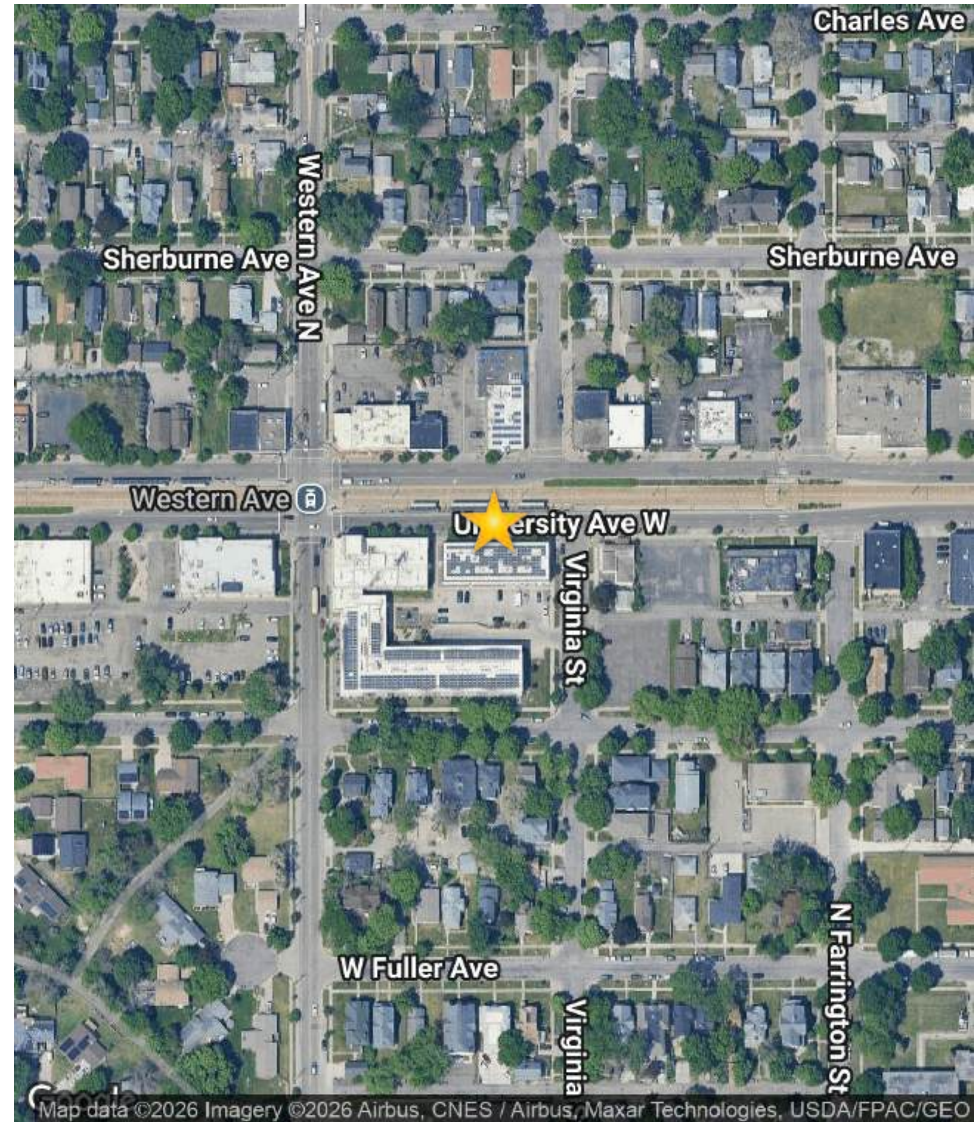
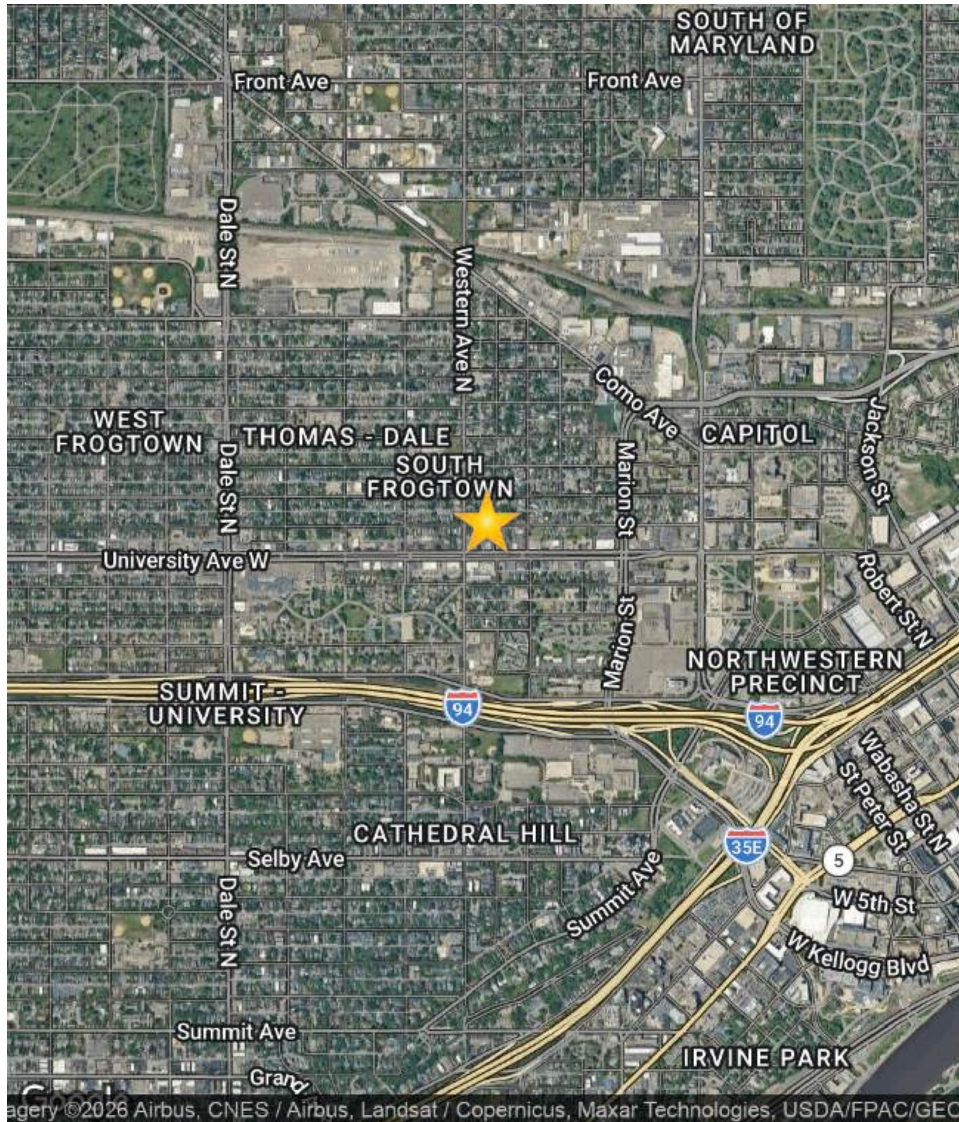
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LOCATION MAP

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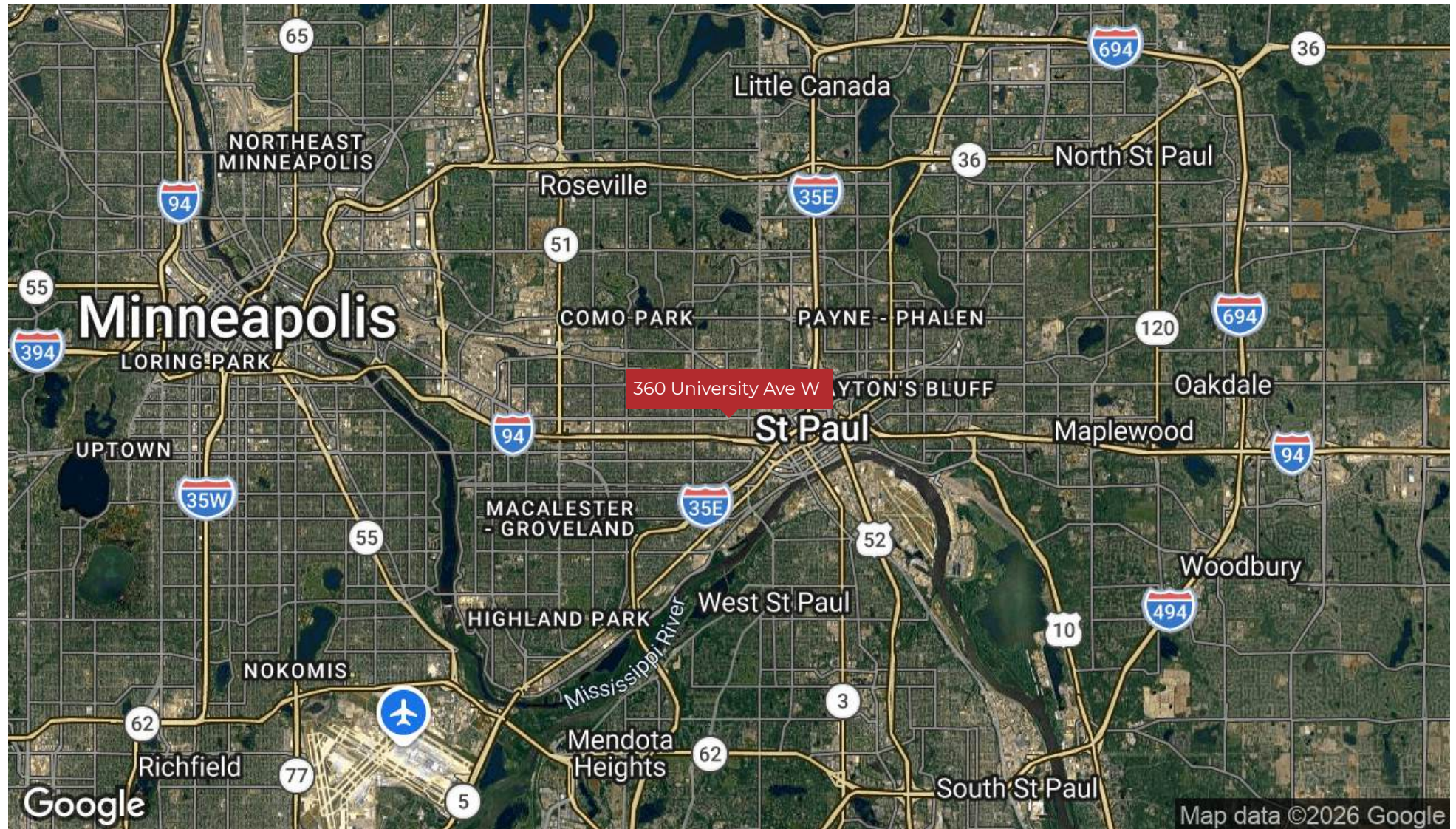
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

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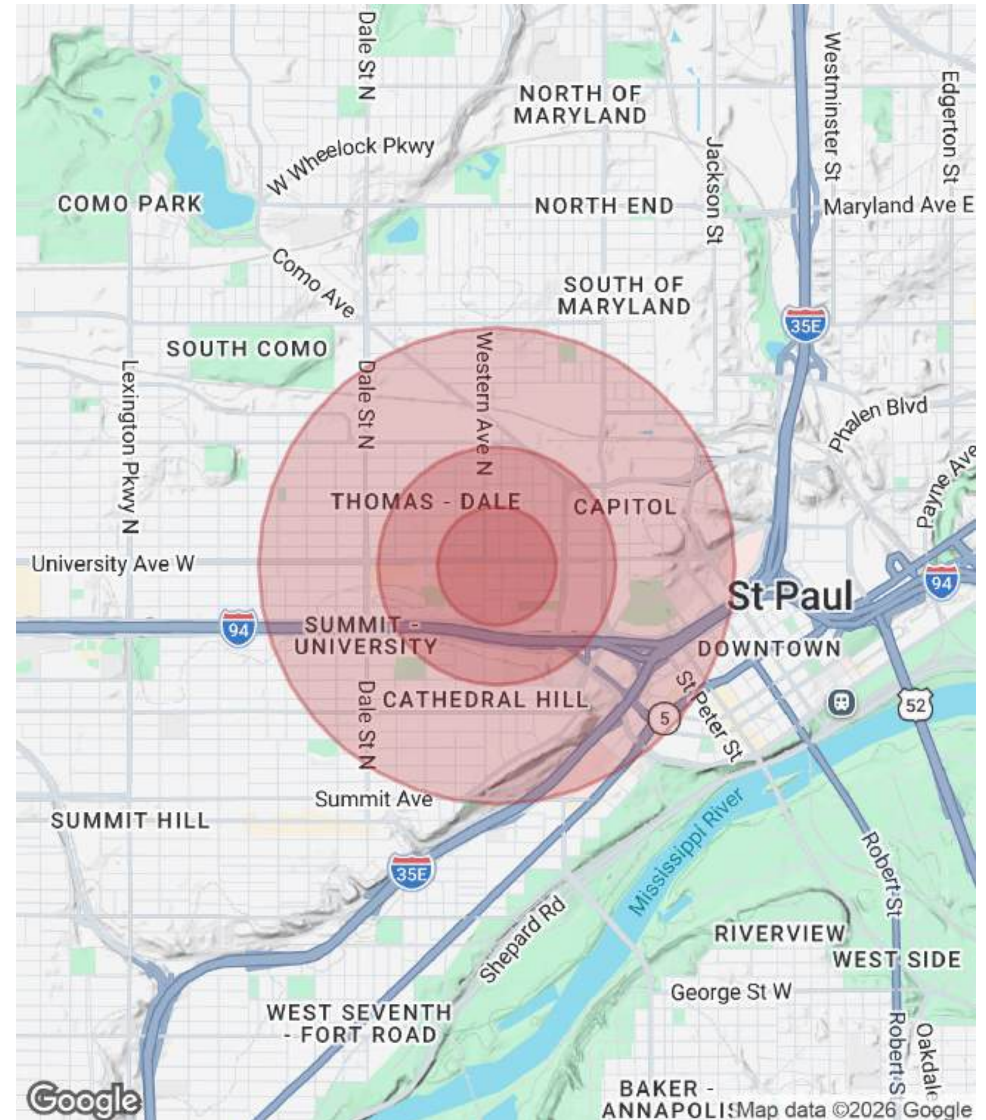
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,537	8,793	27,038
Average Age	28.2	29.7	33.3
Average Age (Male)	29.4	27.5	32.3
Average Age (Female)	29.7	32.8	35.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	819	3,047	10,852
# of Persons per HH	3.1	2.9	2.5
Average HH Income	\$49,326	\$54,159	\$84,393
Average House Value	\$311,853	\$286,164	\$297,773

2023 American Community Survey (ACS)



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MEET THE TEAM

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