



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

2303 Wycliff St. St. Paul, Minnesota

Available Suites

Suite W-020
Suite W-120
Wycliff Collective

Rate

\$8.00 NNN
\$19.50 NNN
Contact Broker

Size (rentable)

3,499 SF
2,237 SF
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 2025.



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
- Elevator & Dock-Access

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-120	\$19.50 NNN
Suite W-020	\$8.00 NNN
Operating Expense (CAM & Tax)	\$8.13 SF (2026)

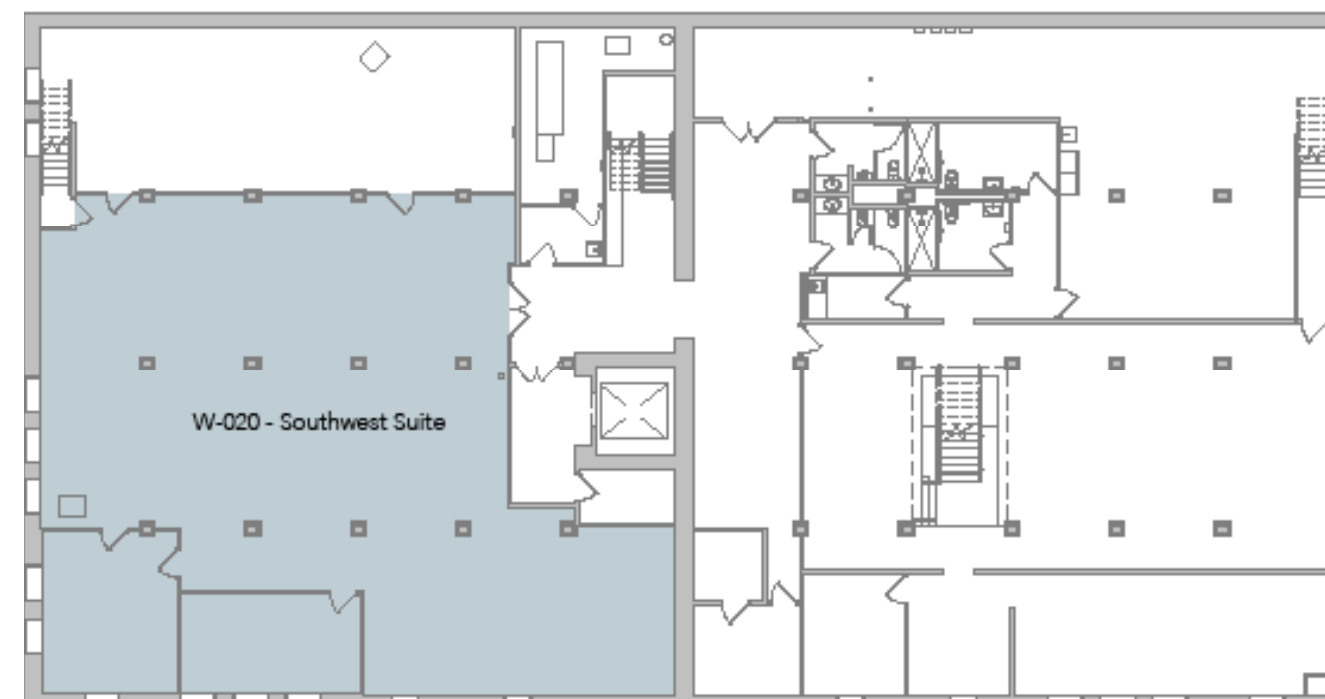




Available Suites

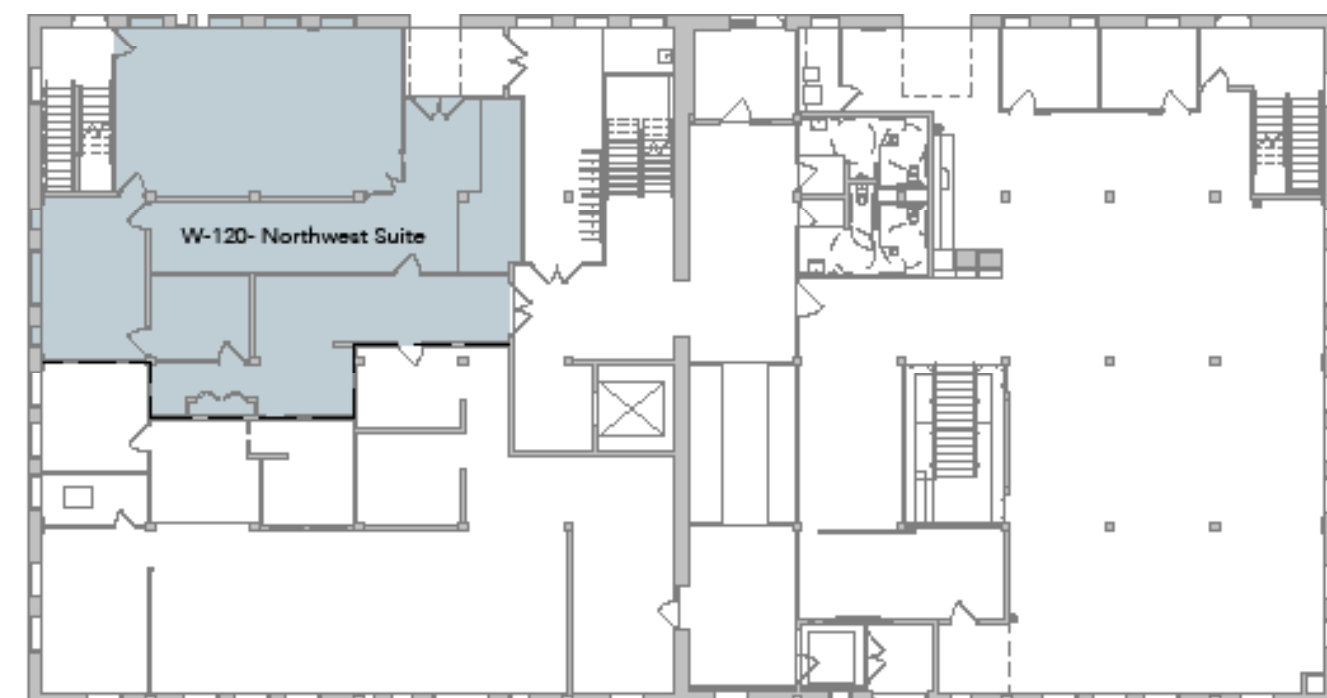
LOWER LEVEL

Suite W-020 - 3,778 SF



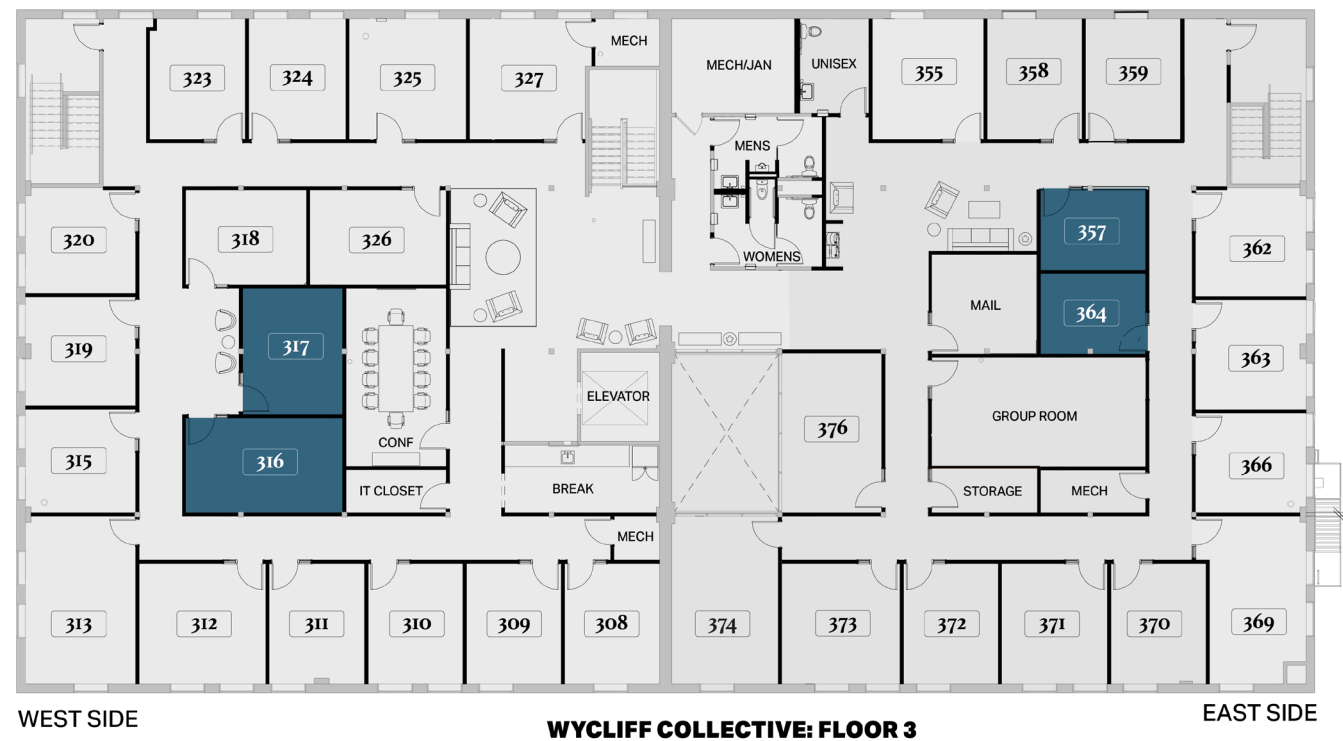
FIRST FLOOR

Suite W-120 - 2,237 SF





Contact Broker for available suites and Pricing

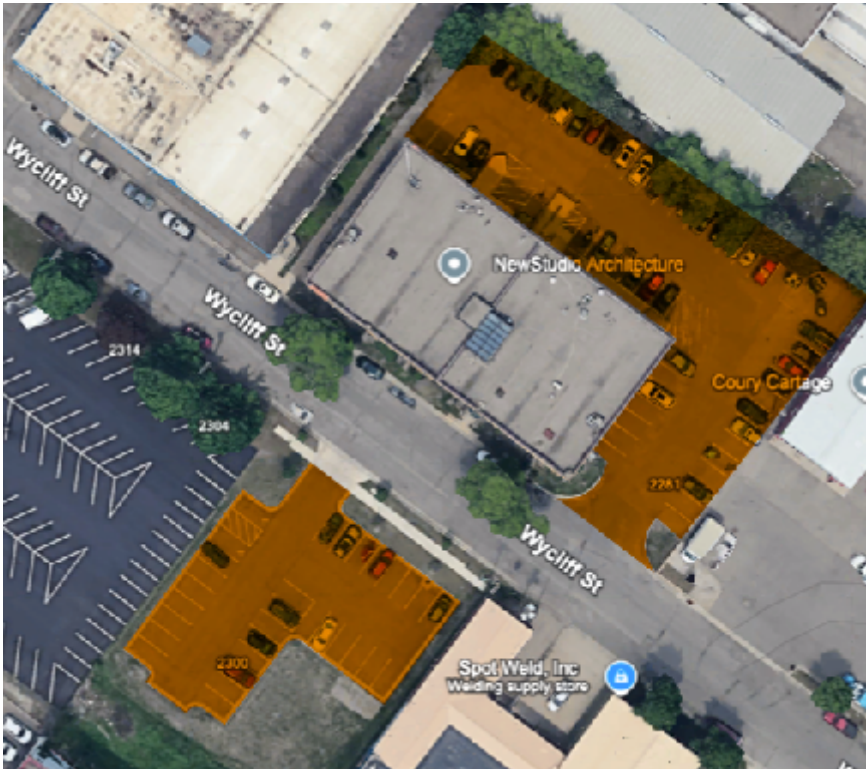


Amenities/Highlights

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

PARKING

- Ample Parking available for FREE!
- Street parking available
- Handicap Accessible parking and Ramp



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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