



TRANSWESTERN

REAL ESTATE
SERVICES

1600
SPRUCE TREE

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TRANSWESTERN
For Lease
(612) 343.4200

University Ave

Eastfield
HOSPITAL

SPRUCE TREE CENTER

1600 UNIVERSITY AVENUE WEST, ST. PAUL, MN 55104



LIGHT RAIL

ADJACENT



EXCELLENT

LOCATION



128,162

TOTAL SF



FITNESS CENTER

WITH SHOWERS



ICONIC

MIDWAY BUILDING

PROPERTY SPECIFICATIONS

Property Summary

- **Building Size:** 128,162 Net Rentable SF
- **Availability:** 749 - 4,821 SF
- **Lease Rate:** \$12.00 - \$15.00 PSF NNN
- **Operating Expenses:** \$7.87
- **Real Estate Taxes:** \$3.82
- **2021 Estimate:** \$11.69 PSF
- **Parking Patio:** 2.53/1,000 SF with attached structured parking

Property Amenities

- Iconic St. Paul-Midway building
- Structured parking
- Building conference room
- Fitness Center with showers
- Vending
- Mother's Room
- After-hour card key access
- Secure, heated bike storage
- Building storage available
- Four Electric vehicle charging stations
- Hour Car on site



BUILDING LOCATION



Area Amenities

- LRT Green Line Station Stop - in front of building
- Situated on University & Snelling Avenue just one block to I-94
- 1 block from Allianz Field
- Surrounded by convenient shopping/restaurants

Professionally Managed By:

METRO *Plains*
DEVELOPMENT · PROPERTIES · MANAGEMENT

TRANSWESTERN REAL ESTATE SERVICES

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