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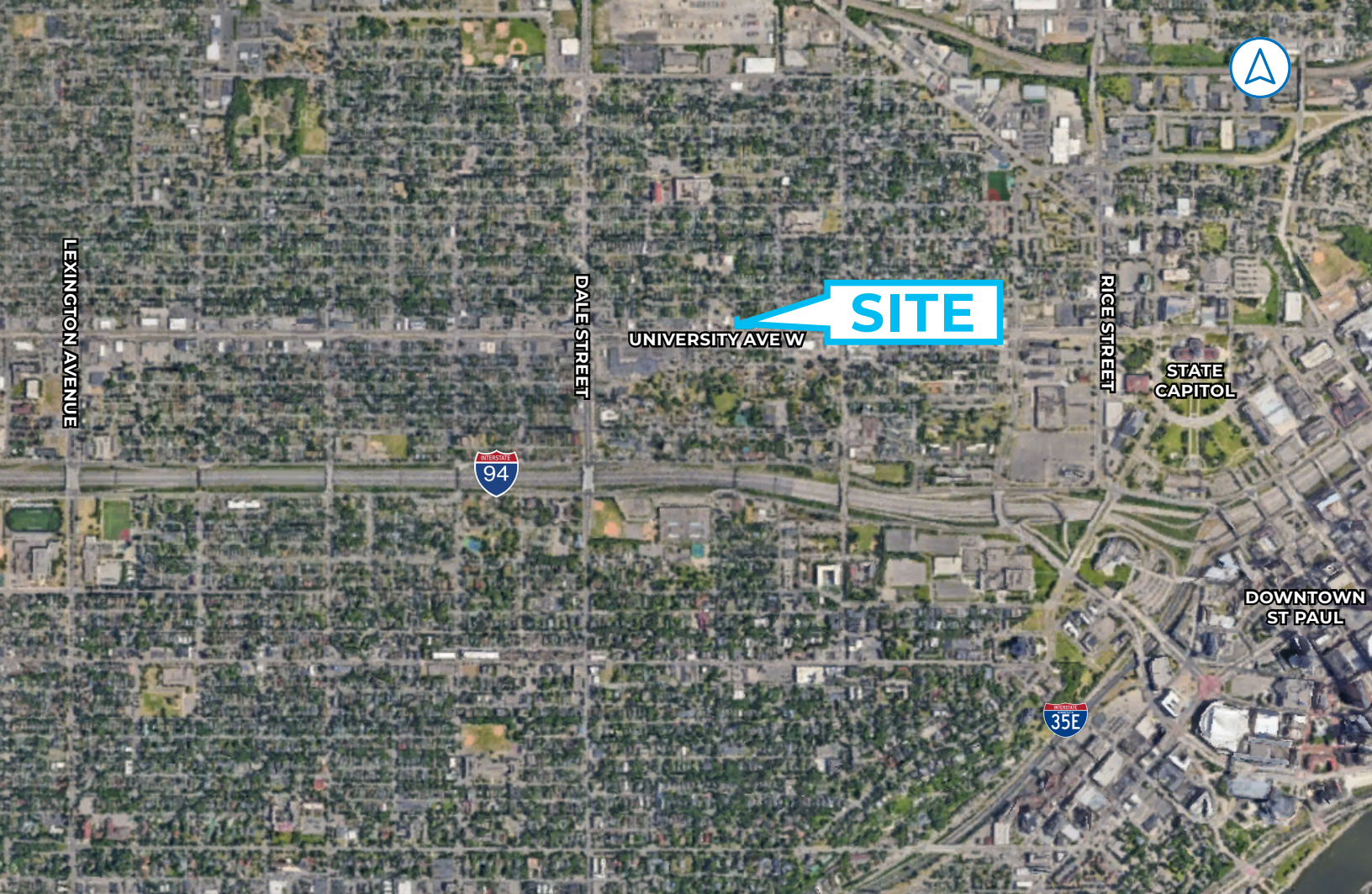
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475 UNIVERSITY AVE W

ST. PAUL, MN

MIKE SALMEN | BRETT DRAXLER



HIGH DEMAND
OFFICE PROPERTY



EXCELLENT
LOCATION



8,100
TOTAL SF

PROPERTY SPECIFICATIONS

Building Information

The subject property is located at 475 University Avenue West in St. Paul, MN. It is a high quality office building located in the heart of the vibrant Midway area, a bustling and culturally diverse neighborhood. The building sits on .64 acres of land and contains approximately 8,100 square feet. The property enjoys easy access to major highways such as I-94 and I-35W that connect it to all points in the Minneapolis/St. Paul metropolitan area. Neighborhood amenities are abundant and located within walking distance. The building is also ideally situated within minutes of downtown St. Paul and the State Capitol.

Property Summary

- **Building Area:** 8,100 SF
- **Stories:** One (1)
- **Land Size:** 0.64 Acres (27,878 SF)
- **PID:** 36-29-23-24-0215
- **Year Built:** 1980
- **Zoning:** T2, Traditional Neighborhood
- **HVAC:** One (1) Lennox rooftop unit (2013)
Two (2) Ruud rooftop units (2005)
- **Roof:** Replaced in 2011
- **Ceiling Height:** 8' finished
- **Construction Type:** Brick & block masonry
- **Parking:** 38 stalls
- **Security:** Internal/external cameras and security system
- **Listing Price:** Negotiable

Property Features

- Great owner/user opportunity
- Outstanding visibility off of University Avenue
- Located adjacent to LRT (Greenline)





THINKING BEYOND THE OBVIOUS

FOR MORE INFORMATION CONTACT:

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