

ASSEMBLY

Development • Brokerage • Consulting

**2233 University Ave W
St. Paul, MN**

FOR LEASE



2233 University Ave W

ASSEMBLY is pleased to offer this spacious, second floor office suite located in the Wright Building, in the heart of St. Paul's Creative Enterprise Zone. Suite 201 offers multiple private offices, conference room, and in-suite kitchenette.

Proximity to Hwy 280 and downtowns of both Minneapolis and St. Paul make this an ideal location to grow or expand your business.

Other space available in the building from 500–5,000 SF.



2233 University Ave W

LEASE RATES: \$24.00 PSF Gross

Year Built: 1912

Available Spaces:

- 3,300 SF - Suite 201
- Other spaces available 500-5,000 SF

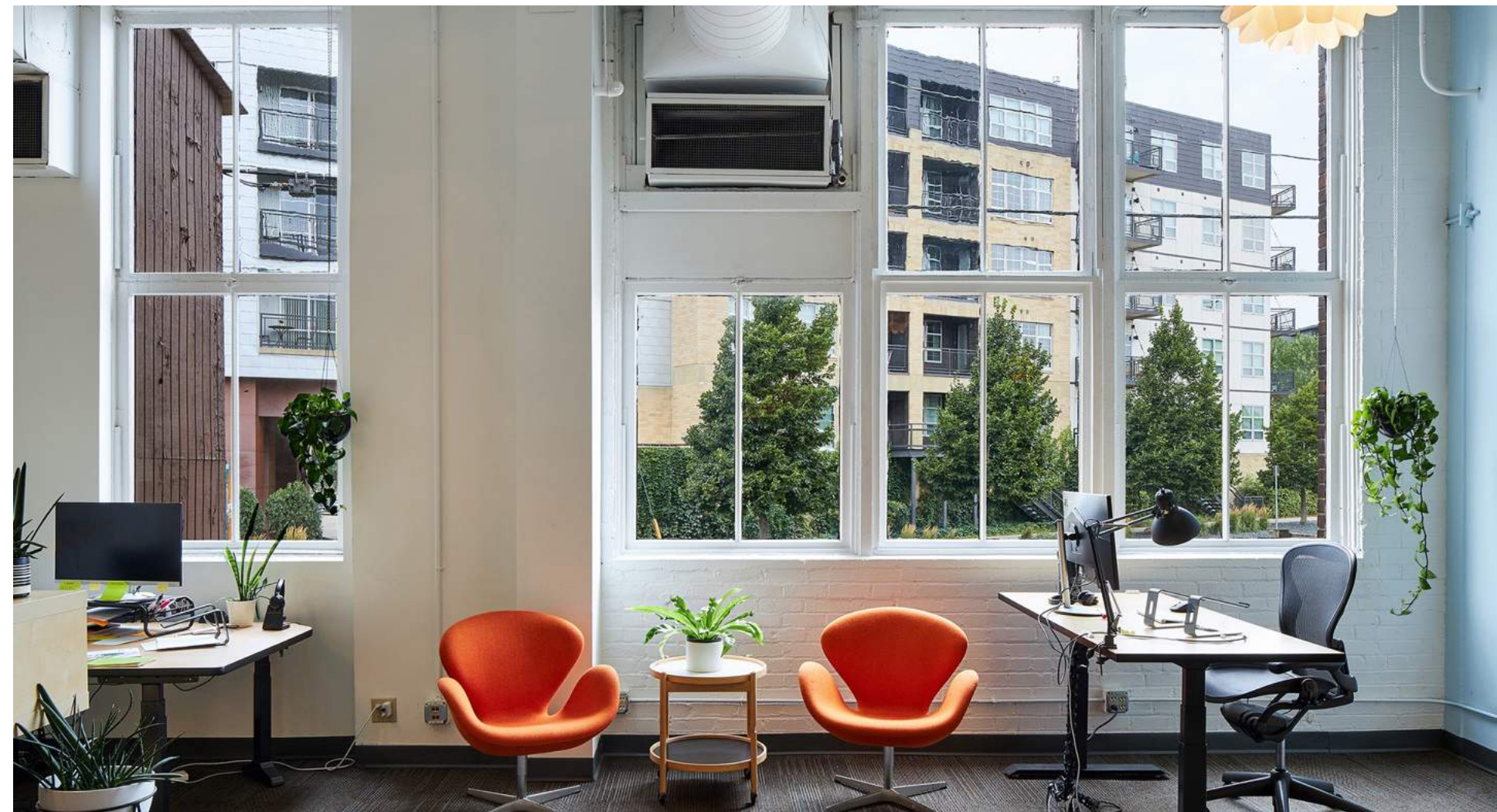
Parking: Ample on-site parking including underground

Clear Heights: 13 feet

Features: Great location, flexible space, ADA accessible, elevator, in-suite kitchenette, flexible floorpan, great location close to both downtown St Paul and Minneapolis, close to Hwy 280

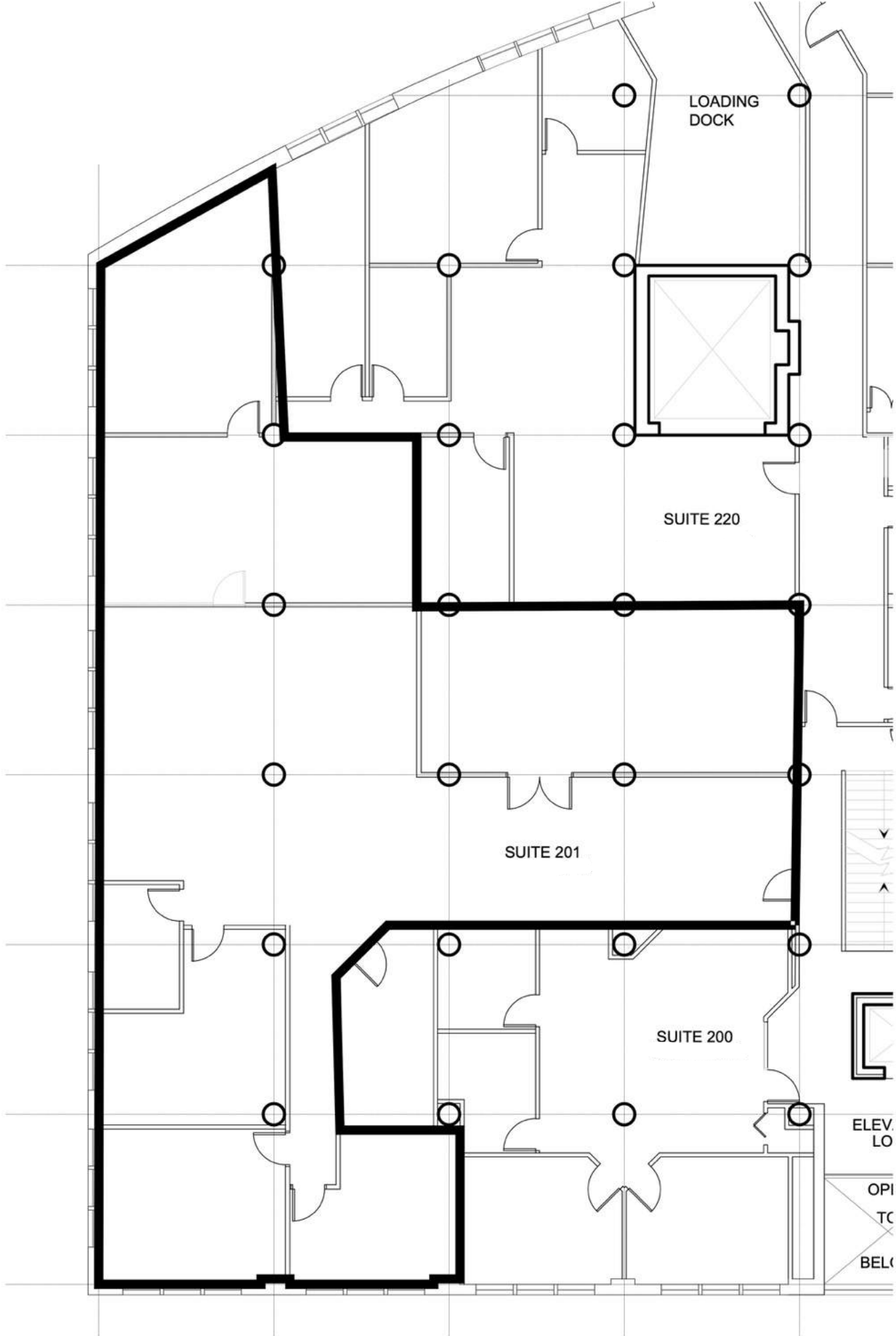
Nearby: Dogwood Coffee, Dubliner Pub, Jimmy John's, Spicy Feta, Herbst Eatery, BlackStack Brewing, Roundtable Coffee Works

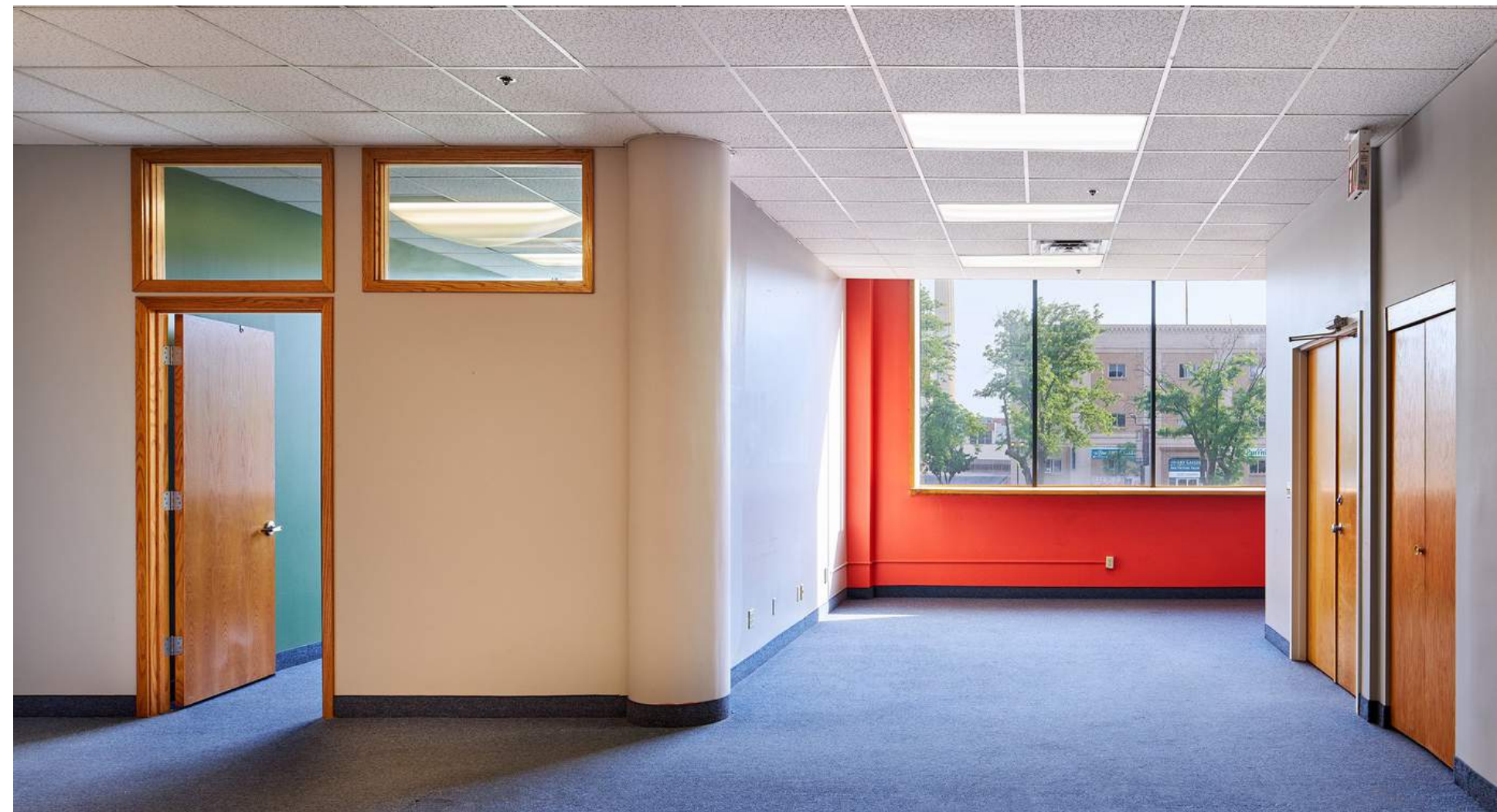




Suite 201

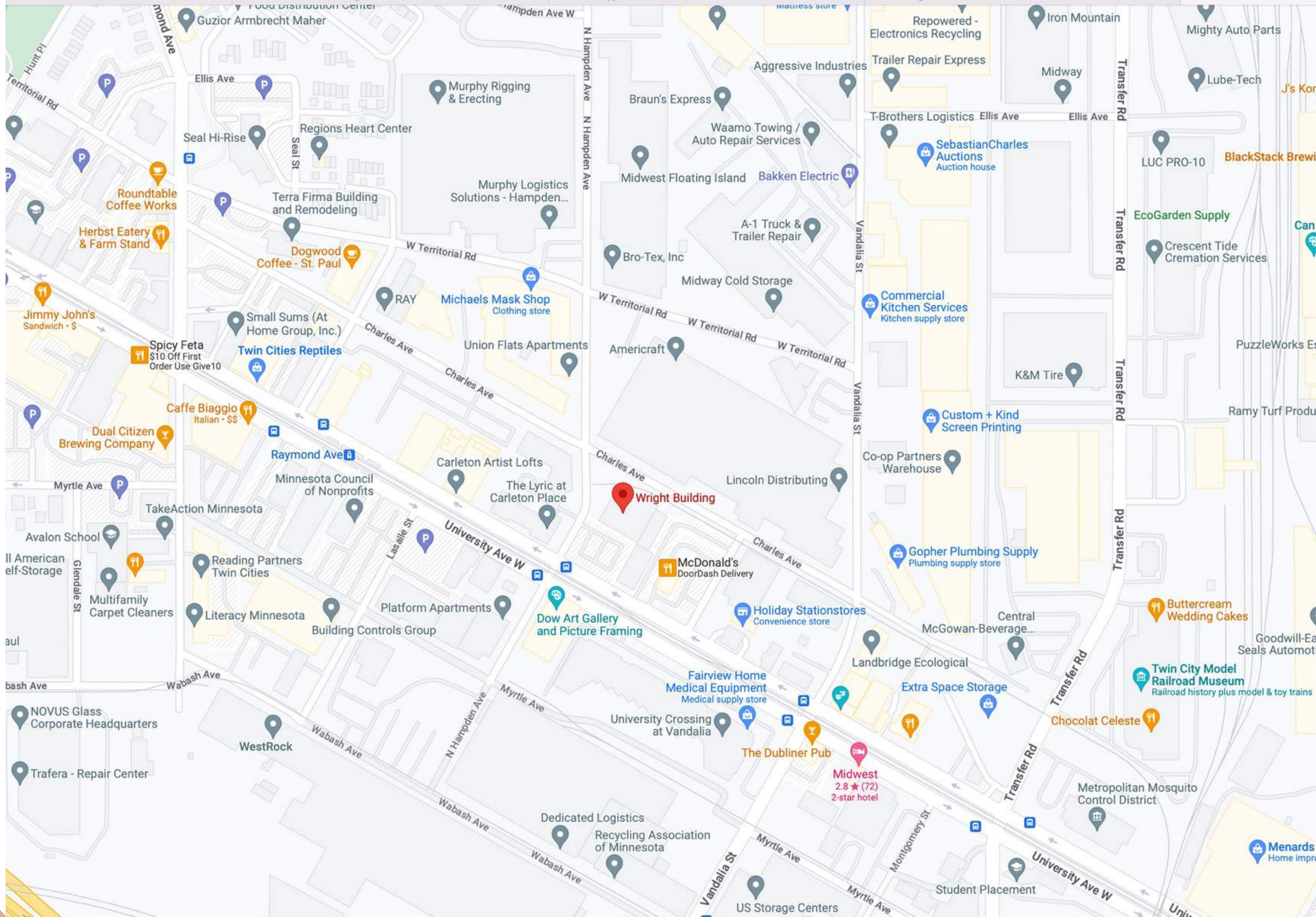
Suite 201 Floorplan





Common Areas

Creative Enterprise Zone





2233 WRIGHT 2233



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