

# IMAGINE THE POSSIBILITIES

**HISTORIC, CREATIVE OFFICE  
AND RETAIL SPACE on the GREEN LINE.**



ENVISION YOURSELF AT

1 0 0 0  
UNIVERSITY



2550 University Ave West, Suite 416-S | Saint Paul, MN | 55114  
[www.suntide.com](http://www.suntide.com) | 651-603-0321 | [info@suntide.com](mailto:info@suntide.com)

# 1000 University

1000 UNIVERSITY AVENUE WEST, SAINT PAUL, MN 55104

## HISTORIC, CREATIVE OFFICE SPACE FOR LEASE



**DESIGN YOUR SPACE** — The wide open floor plans provide an opportunity for your organization to design a space that works!

**BRICK AND TIMBER** — Historic, urban space featuring high ceilings, exposed brick, timber post & beam, and lots of natural light.

**PARKING** — Large adjoining fenced parking lot, plus underground parking spaces available. Indoor/outdoor bicycle storage.

**THE RENOVATION** — This historic property has all of the 21st century amenities for productive work space. The energy efficient construction includes new windows, electrical and mechanicals.

**GREEN LINE** — Light rail service with a stop one block west at Lexington. The Green Line connects Minneapolis and St. Paul's downtowns, the U of M, and the capitol. Metro buses right at your doorstep. Nice Ride bike station also located at Lexington.

### Availability

3,000 – 4,300 SF of office space available. Gross lease rates from \$24 psf.

### Contact

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## SITE PLAN

99 surface parking stalls, plus 18 additional underground parking spaces.



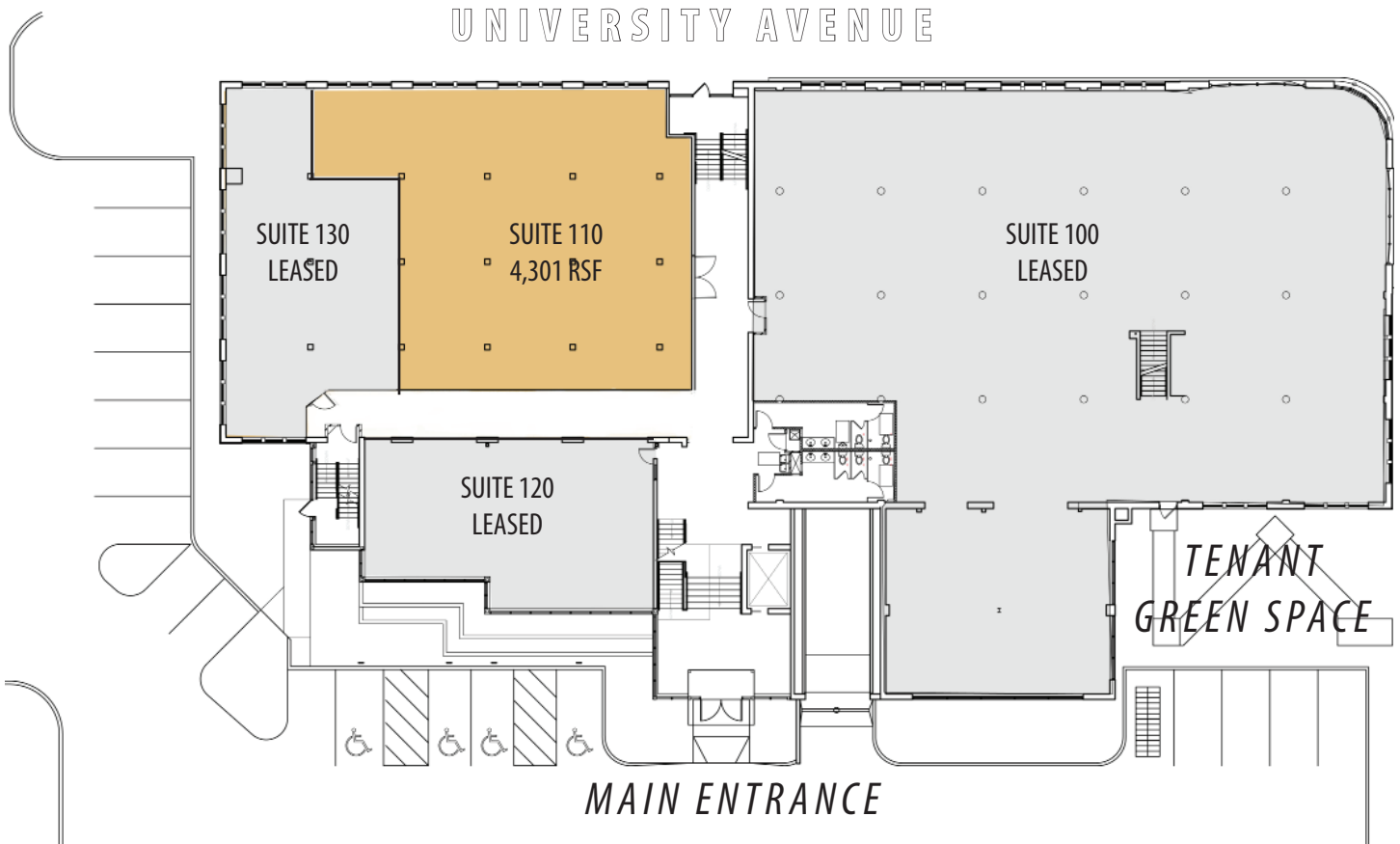
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**UNIVERSITY**

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## ENTRY LEVEL FLOOR PLAN

- Timber ceilings.
- Large curved window wall.



## TIMBER BEAMS



## GREEN SPACE





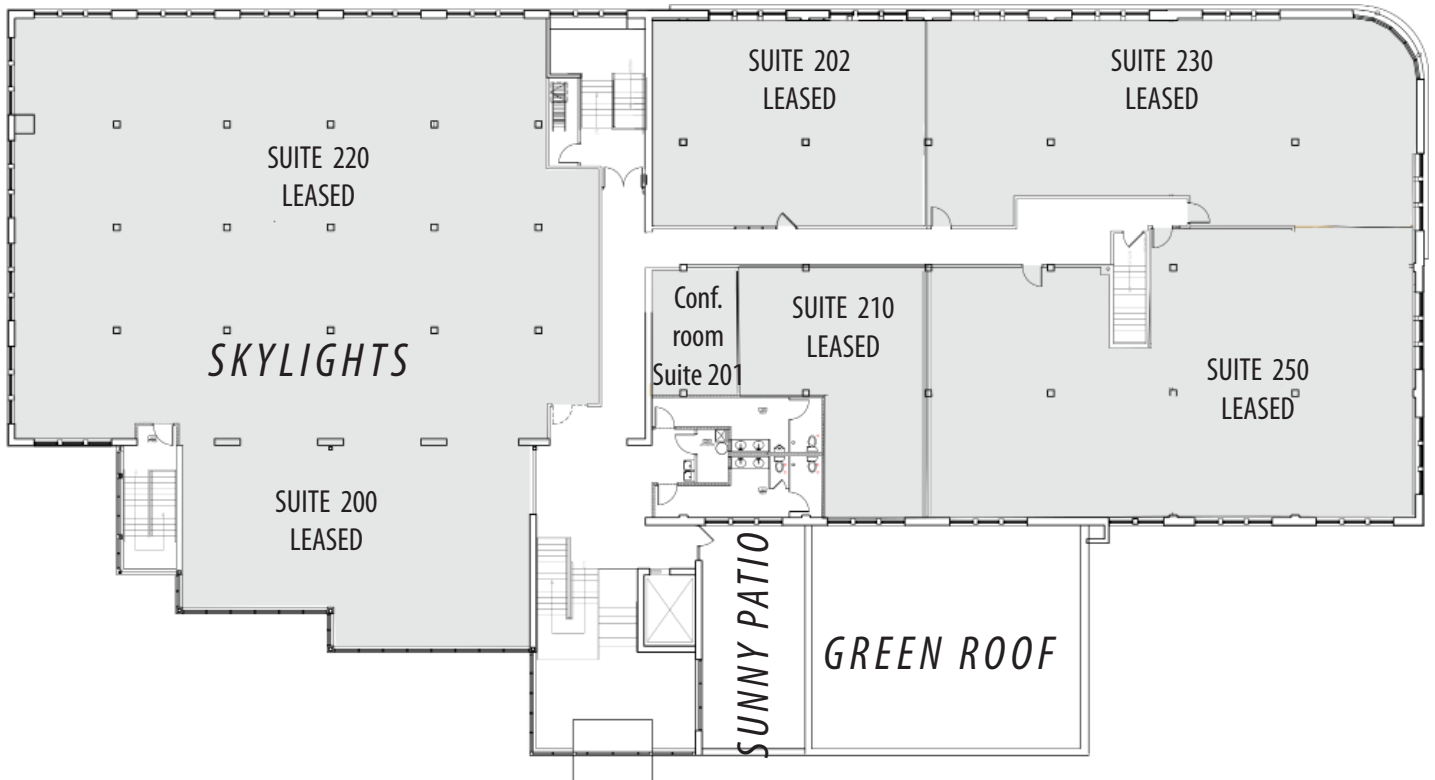
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## SECOND LEVEL FLOOR PLAN

- Green roof off of sunny patio.
- Common conference room.

UNIVERSITY AVENUE



## OPEN PLANS



PATIO

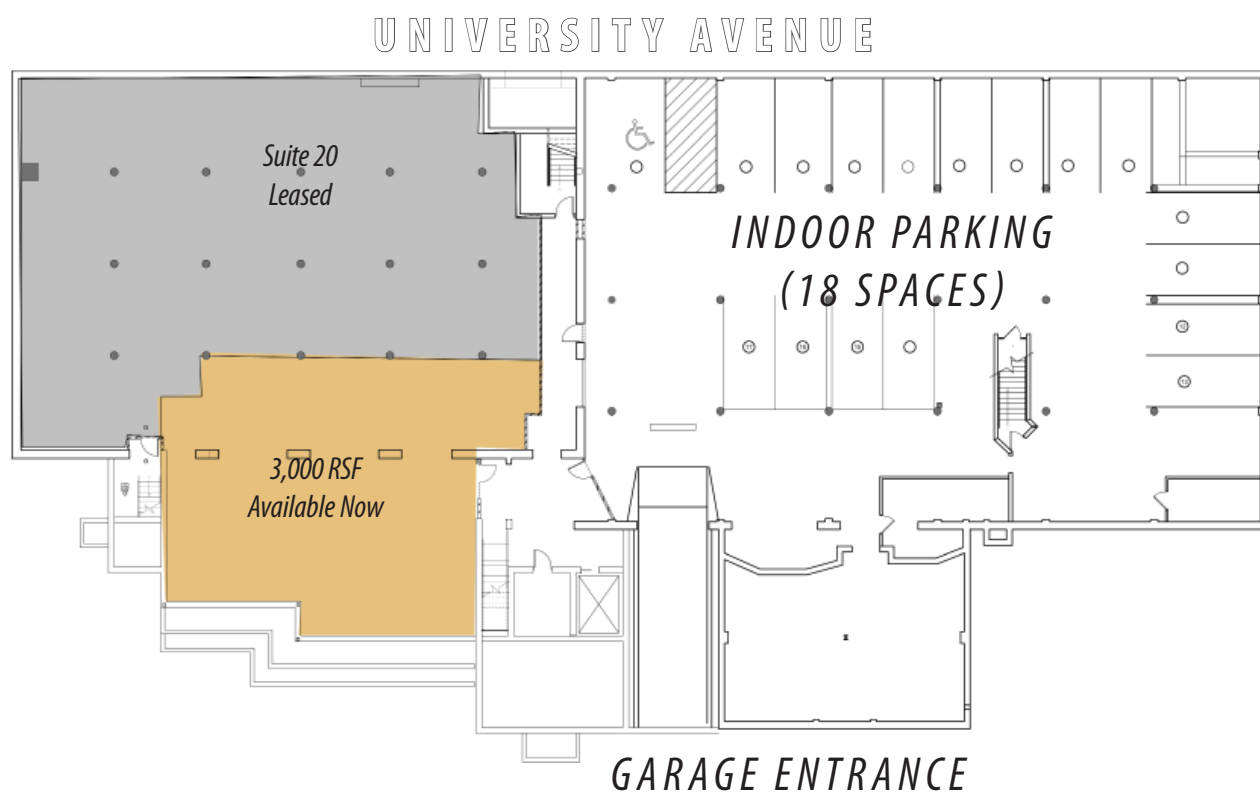


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## GARDEN LEVEL FLOOR PLAN

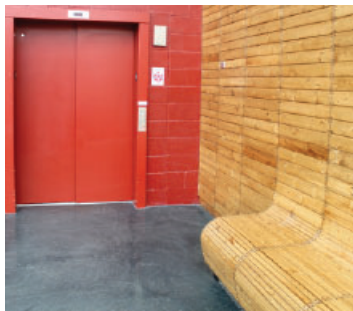
- Large light-filled windows.
- Funnel columns.



## LIGHT FILLED



## CREATIVE



## HISTORIC

# 1000 University

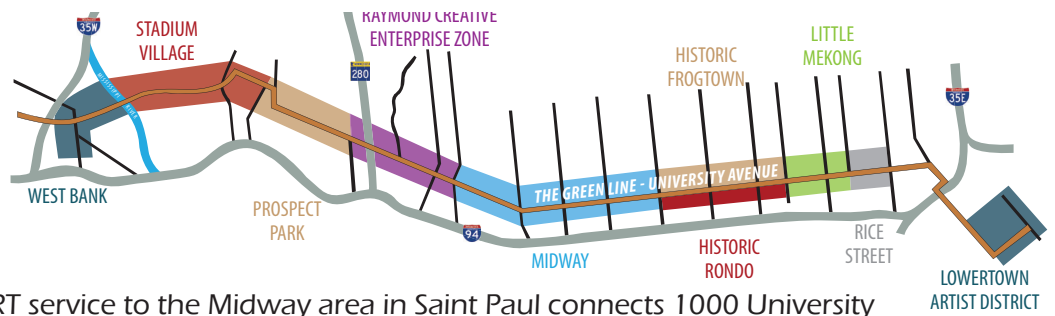
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## GREEN DECK

1000 Building now features a newly built Green Deck with space to lounge, play and eat.

## THE GREEN LINE



LRT service to the Midway area in Saint Paul connects 1000 University to the downtowns of Minneapolis and Saint Paul.

## EASY ACCESS, WITH AMPLE PARKING AND TRANSPORTATION

Convenient location off I-94, one block east of the Lexington Avenue light rail stop and Lexington Avenue Nice Ride bicycle station. Property also features surface parking lot and underground stalls.



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