



OFFICE SPACE FOR LEASE

SPRUCE TREE

1600 UNIVERSITY AVENUE WEST | SAINT PAUL, MINNESOTA 55104

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BUILDING SPECIFICATIONS

- **Building Size**
128,162 Net Rentable SF
- **Availability**
24,485 SF
- **Parking:** 2.53/1,000 parking ratio with attached structured parking
- **Net Rates:** \$12.00 - \$15.00 PSF
- **Operating Expense & Taxes (2020 estimate):**
\$7.83 Operating Expense
\$3.82 Real Estate Taxes
\$11.65 Total PSF

AVAILABLE SPACE

- Suite 1**
 - 4,821 SF Office or Retail Space
- Suite 8**
 - 6,849 SF Office Space available within 120 days
- Suite 303**
 - 1,153 SF Office Space available 12/1/20
- Suite 315**
 - 835 SF Office Space available within 30 days
- Suite 500**
 - 10,827 SF Office Space available 8/1/20

PROFESSIONALLY MANAGED BY:

METRO *Plains*
DEVELOPMENT · PROPERTIES · MANAGEMENT

LEASING INFORMATION

NORMA JAEGER, CCIM
612.359.1605
norma.jaeger@transwestern.com



706 2ND AVENUE SOUTH | SUITE 100 | MINNEAPOLIS, MINNESOTA 55402

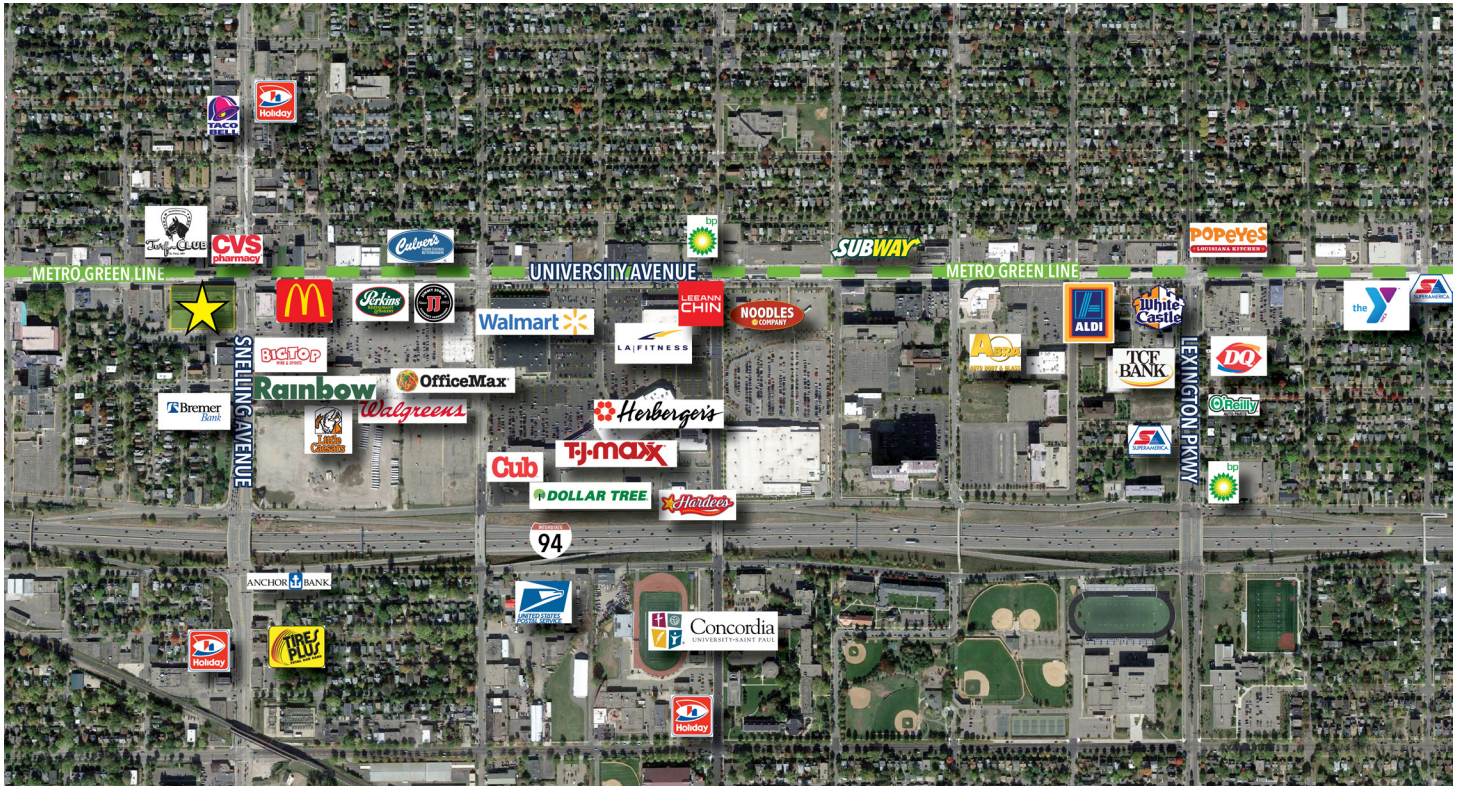
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BUILDING AMENITIES

- 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



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AREA AMENITIES

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



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