



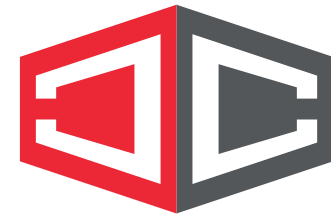
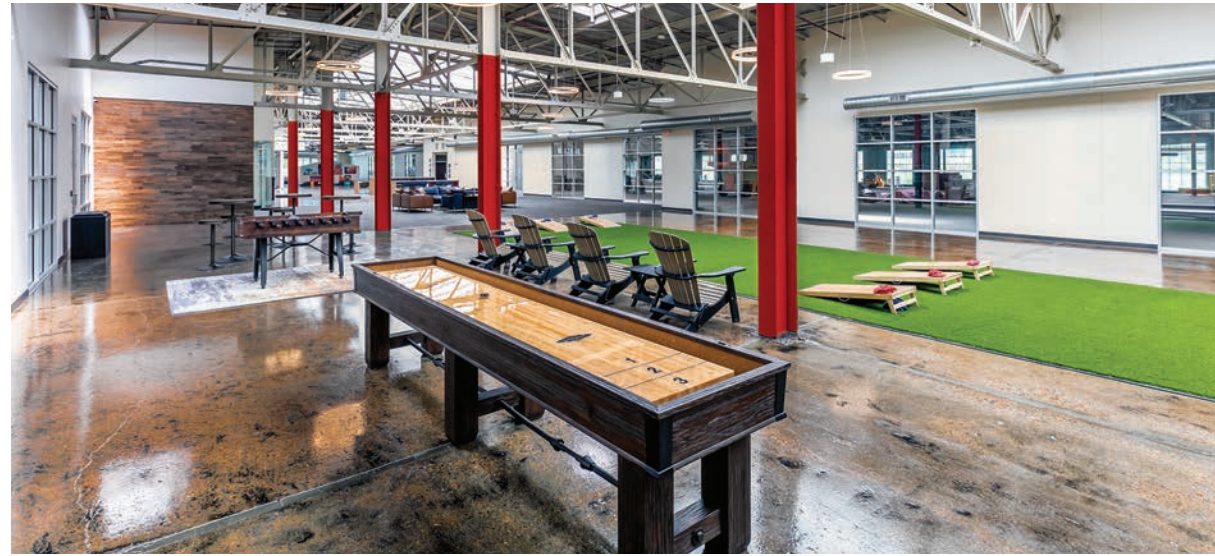
Two **UNIQUE** Buildings  
One **UNFORGETTABLE** Campus



# At the HEART of the TWIN CITIES

Court & Case defines the new standard for a creative office campus. Located in the Midway on University Avenue, the campus is designed to foster creativity, engage employees, and empower productivity.

- Minutes from both downtowns
- Ample, free parking
- On the Green Line
- Abundant modern amenities



**COURT & CASE**  
MIDWAY • UNIVERSITY

## CAMPUS AMENITIES

Court & Case is a creative office and retail campus, with a host of in-demand amenities for tenants, including:

- Free surface parking for tenants and visitors
- On the Green Line and convenient access to bus routes, Interstate 94, and Highway 280
- Meeting room (seats 10) and conference facility (seats 32)
- Free bike and shower facilities for tenants
- Fully-equipped fitness facilities
- The LAB taphouse
- Egg and I dine-in restaurant with coffee shop and bakery
- Free WiFi in building atriums
- On-site convenience store with dry cleaning and ATM/cash machine
- On-site management with notary services
- FedEx and UPS mailing stations
- Multi-sort and organic recycling
- The largest rooftop solar array in St. Paul



**A NEW  
STANDARD  
FOR CREATIVE  
OFFICES**







# ABOUT COURT

The historic Court building has been home to innovative business for more than a century. The impressive brick façade and water tower encompass:

- 320,000 SF
- Collaborative atrium seating with free WiFi
- Outdoor patio seating
- Oversized freight elevator
- Loading dock access

## COURT BUILDING FACTS

<b>Property Address:</b>	2550 University Ave. West, Saint Paul, MN 55114
<b>Building Type:</b>	Class A office building
<b>Total Rentable Area:</b>	320,000 RSF
<b>Number of Floors:</b>	4 stories plus basement
<b>Year Built:</b>	1906 by Willys-Overland Motor Company
<b>Parking:</b>	Free surface parking for tenants and visitors, along with ample covered and underground spaces for tenants
<b>Ceiling Height:</b>	11' 9" to 16'
<b>Power Capacity:</b>	208/120 volt 3 phase
<b>HVAC:</b>	Heat pump with cooling tower and condensing boilers
<b>Telecom:</b>	Multiple phone, fiber, and cable feeds available
<b>Elevators:</b>	3 passenger elevators in each wing, as well as a freight elevator accessible from surface-level parking



A CENTURY  
OF INNOVATIVE  
BUSINESSES





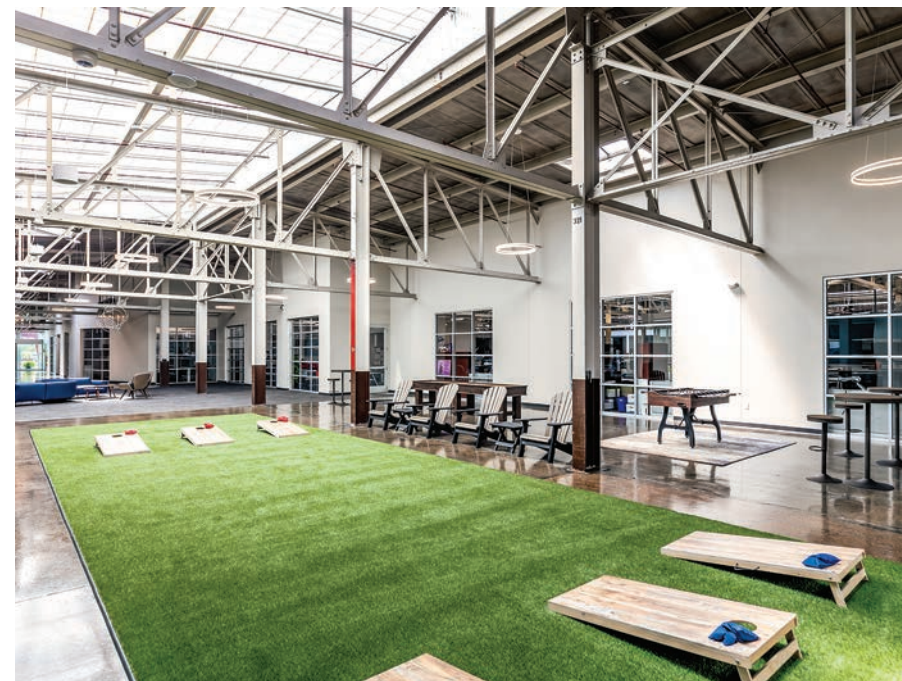


## CASE BUILDING FACTS

<b>Property Address:</b>	767 Eustis Street, Saint Paul, MN 55114
<b>Building Type:</b>	Class A office building
<b>Total Rentable Area:</b>	174,000 RSF
<b>Number of Floors:</b>	1 story
<b>Year Built:</b>	1948 by the Case Corporation
<b>Parking:</b>	Free surface parking for tenants and visitors,
<b>Ceiling Height:</b>	15' to 18' open to the deck
<b>Power Capacity:</b>	208/120 volt 3 phase
<b>HVAC:</b>	Separate, high-efficiency rooftop HVAC units for each tenant space
<b>Telecom:</b>	Multiple phone, fiber, and cable feeds available



**MAKING  
A CREATIVE  
STATEMENT**

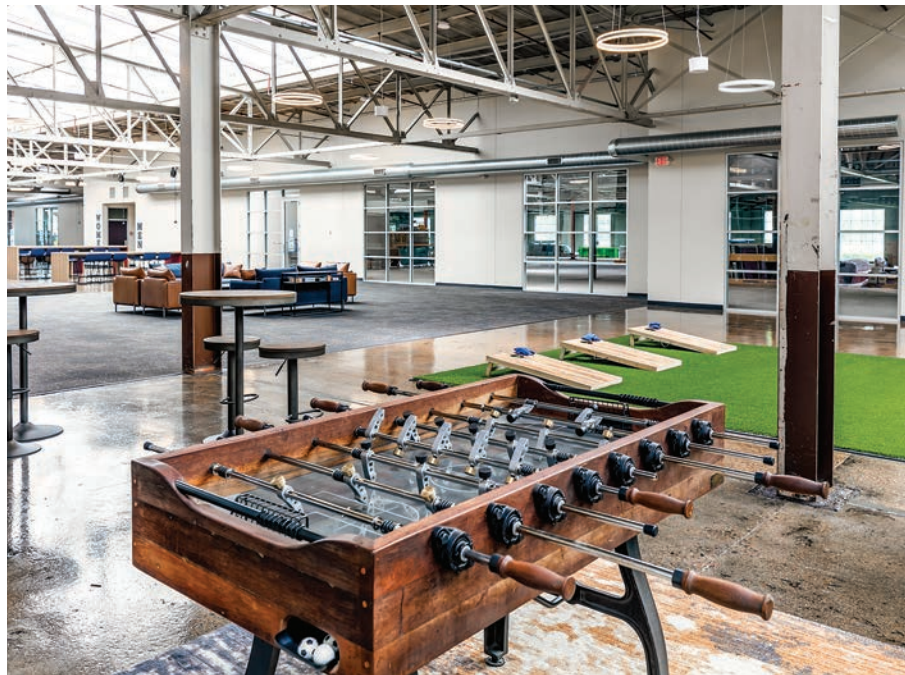


## ABOUT CASE

Built by Case Corp. as a tractor parts distribution building, this 174,000 SF creative warehouse redevelopment is making a statement. With more than 130 skylights and oversized windows, Case offers:

- 30,000 SF expansive atrium
- Exposed spiral duct work and steel trusses
- Glass garage door suite entrances
- 15-foot ceilings open to the deck





**VIBRANT  
CREATIVE  
CONNECTED**



## CAMPUS FACTS

### BUSINESS HOURS

The campus is open Monday to Friday from 6:00 am to 7:00 pm, and 8:00 am to 1:00 pm Saturdays. The doors by the *Egg and I* restaurant in Court are open Sundays until 1:00 pm.

### SECURITY

Building security is provided weekday evenings and weekends during operating hours. Security guards are available to escort tenants to their vehicles upon request.

### SIGNAGE

Landlord provides a building standard suite sign and will add tenant's name to building directory boards in the main lobby of each building. Street-facing monument signage is also available for an extra fee.

### JANITORIAL

Janitorial services are provided weekdays, excluding holidays, and include: emptying waste baskets, vacuuming, and cleaning restrooms.

Visit [courtandcase.com](http://courtandcase.com) to view:

- Suite availability
- Photo gallery
- 360° virtual tour
- Additional information



# Welcome to a **VIBRANT NEIGHBORHOOD**

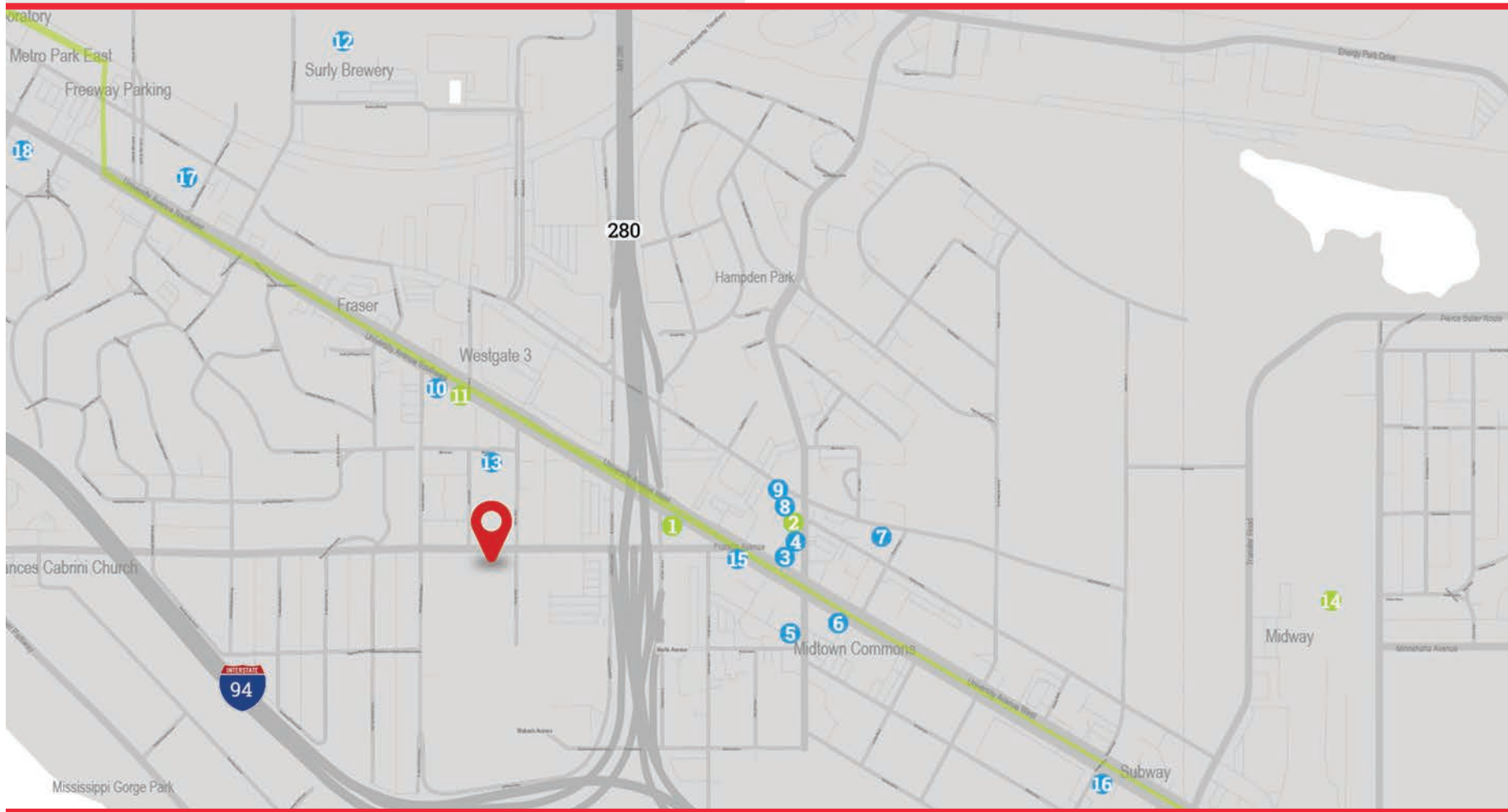
Located at the epicenter of Midway's burgeoning creative, residential, and retail offerings at Interstate 94, Highway 280, and University Avenue, directly on the Green Line.

## GREEN LINE

Court & Case is located on the Westgate Station stop along University Avenue, connecting the downtowns of Minneapolis and Saint Paul.

## BUS ROUTES

Court & Case is also located directly on the bus line, making commuting a breeze.



Court & Case is surrounded by a diverse mix of restaurants, coffee bars, tap rooms, retail shops, and other amenities, including:

### KEY

- Food & Beverages
- Entertainment

- |                                 |                         |
|---------------------------------|-------------------------|
| 1. Agharta Records              | 10. Hodges Bend Lounge  |
| 2. Barely Brothers Records      | 11. Snap Fitness        |
| 3. Workhorse Coffee Bar         | 12. Surly Brewing       |
| 4. Keys Café & Bakery           | 13. Egg & I             |
| 5. Dual Citizen Brewing Company | 14. Can Can Wonderland  |
| 6. Caffè Biaggio                | 15. Jimmy John's        |
| 7. Dogwood Coffee Bar           | 16. Dubliner Pub & Cafe |
| 8. Foxy Falafel                 | 17. Fresh Thyme Market  |
| 9. Roundtable Coffee Works      | 18. Blaze Pizza         |

## COURT

2550 University Ave West  
Saint Paul, MN 55114

## CASE

767 Eustis Street  
Saint Paul, MN 55114



# LEASING CONTACTS



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