



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

2303 Wycliff St. St. Paul, Minnesota

| Available Suites | Rate | Size (rentable) |
|--------------------|----------------|------------------------|
| Suite W-020 | \$9.25 NNN | 3,499 SF |
| Suite W-120 | \$18.00 NNN | 2,237 SF |
| Wycliff Collective | Contact Broker | Varies - office suites |



CONTACT:
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*BROKER HAS A PRINCIPAL INTEREST IN BUILDING

Property Description

Conveniently located in the midway area of St. Paul, a few blocks north of University Avenue, the Property is easily accessible via University Avenue, Interstate 94 and Minnesota Highway 280, and is in close proximity to the CBD of Minneapolis and St. Paul. The building features intimate tenant spaces and elaborate ceilings, exposed brick and timber. Recent updates made to the building in 2025.



PROPERTY HIGHLIGHTS

- 42,316 SF Office Space
- 9'-10' Ceiling Height
- Exposed brick & timber
- A/C & Heating throughout
- Great location
- Separately metered heat & electric
- Elevator & Dock-Access

LOCATION DESCRIPTION

- Nearby highways: 94 & Hwy 280
- Close proximity to CBD
- 8.5 miles to MSP International Airport

PRICING SUMMARY

| | |
|-------------------------------|------------------|
| Wycliff Collective | Contact Broker |
| Suite W-120 | \$18.00 NNN |
| Suite W-020 | \$9.25 NNN |
| Operating Expense (CAM & Tax) | \$8.13 SF (2026) |



Tour the building!

[WATCH VIDEO](#)



Available Suites

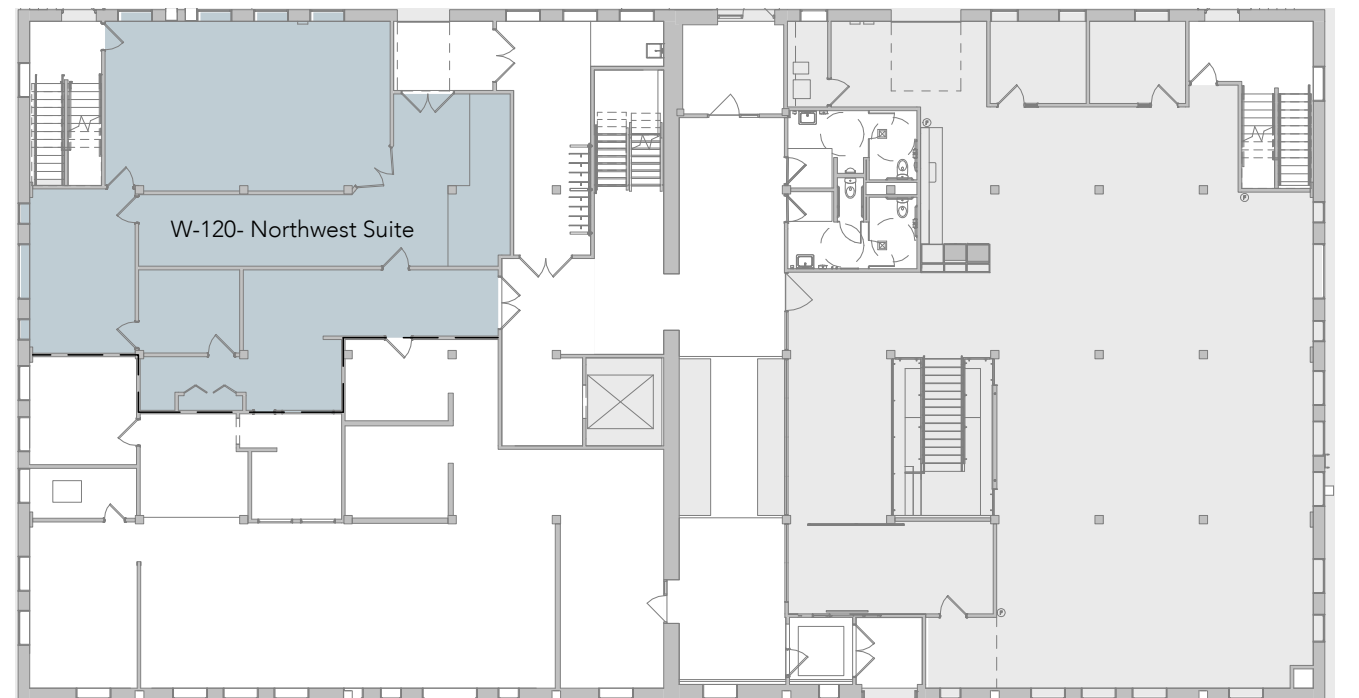
LOWER LEVEL

Suite W-020 - 3,778 SF



FIRST FLOOR

Suite W-120 - 2,237 SF



Contact Broker for available suites and Pricing



WEST SIDE **WYCLIFF COLLECTIVE: FLOOR 3** EAST SIDE

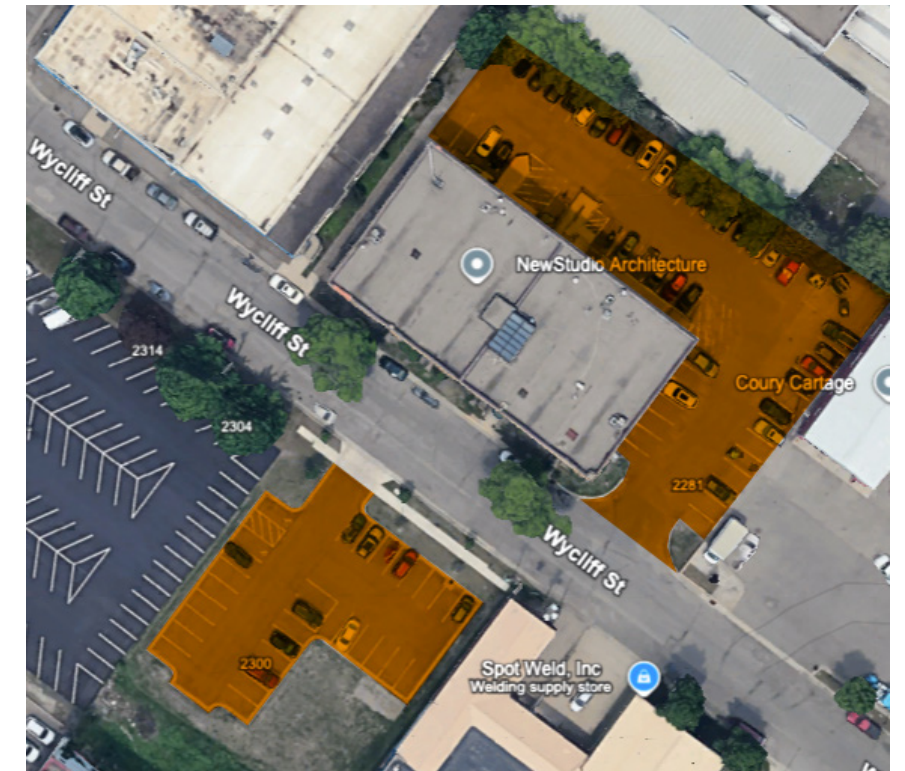
LEASED AVAILABLE

Amenities/Highlights

- Shared Wifi/Ethernet access
- Breakroom
- Conference room/group room available
- Exposed timber building
- Modern architecture

PARKING

- Ample Parking available for FREE!
- Street parking available
- Handicap Accessible parking and Ramp



LOCATED A FEW BLOCKS NORTH OF UNIVERSITY AVE,
AND EASILY ACCESSIBLE VIA 94 AND HWY 280

For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

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