



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:
GERRY NORTON
(952) 960-4745 | GERRY@BROOKSHIRECO.COM

*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

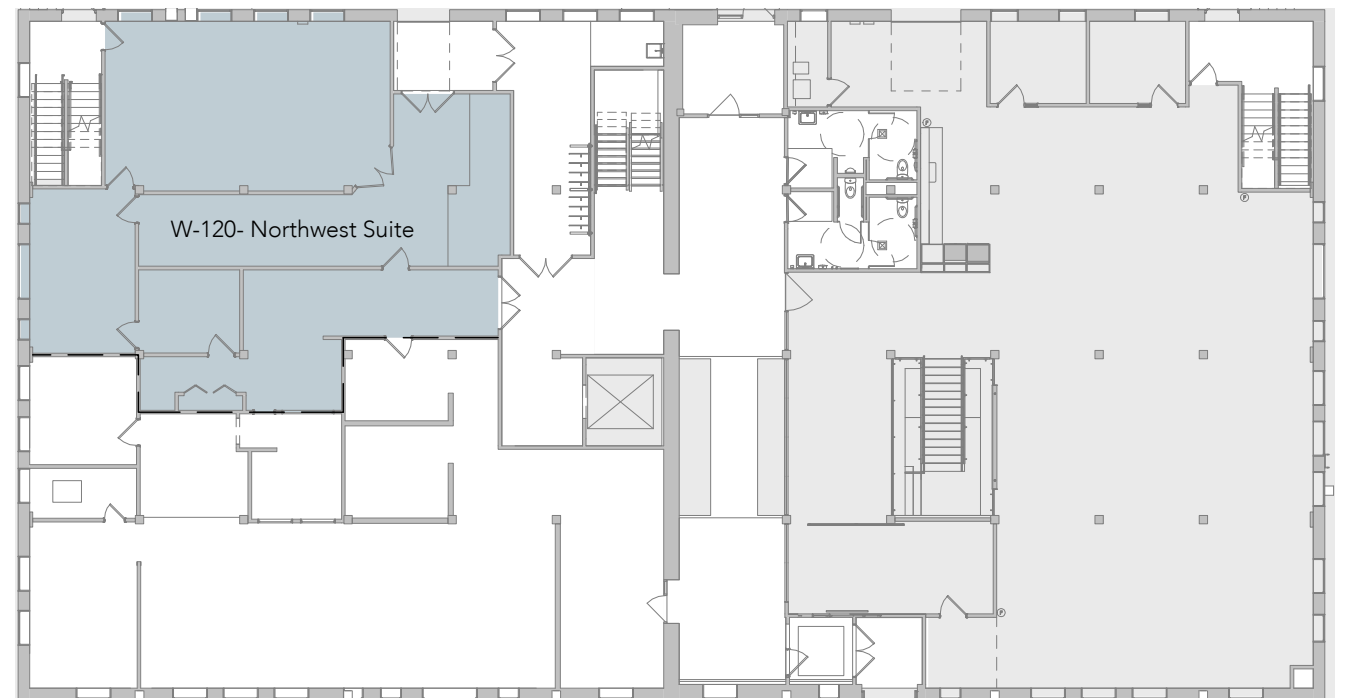
LOWER LEVEL

Suite W-020 - 3,778 SF



FIRST FLOOR

Suite W-120 - 2,237 SF



For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

7900 INTERNATIONAL DRIVE, SUITE 735, BLOOMINGTON MN 55425

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