



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



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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

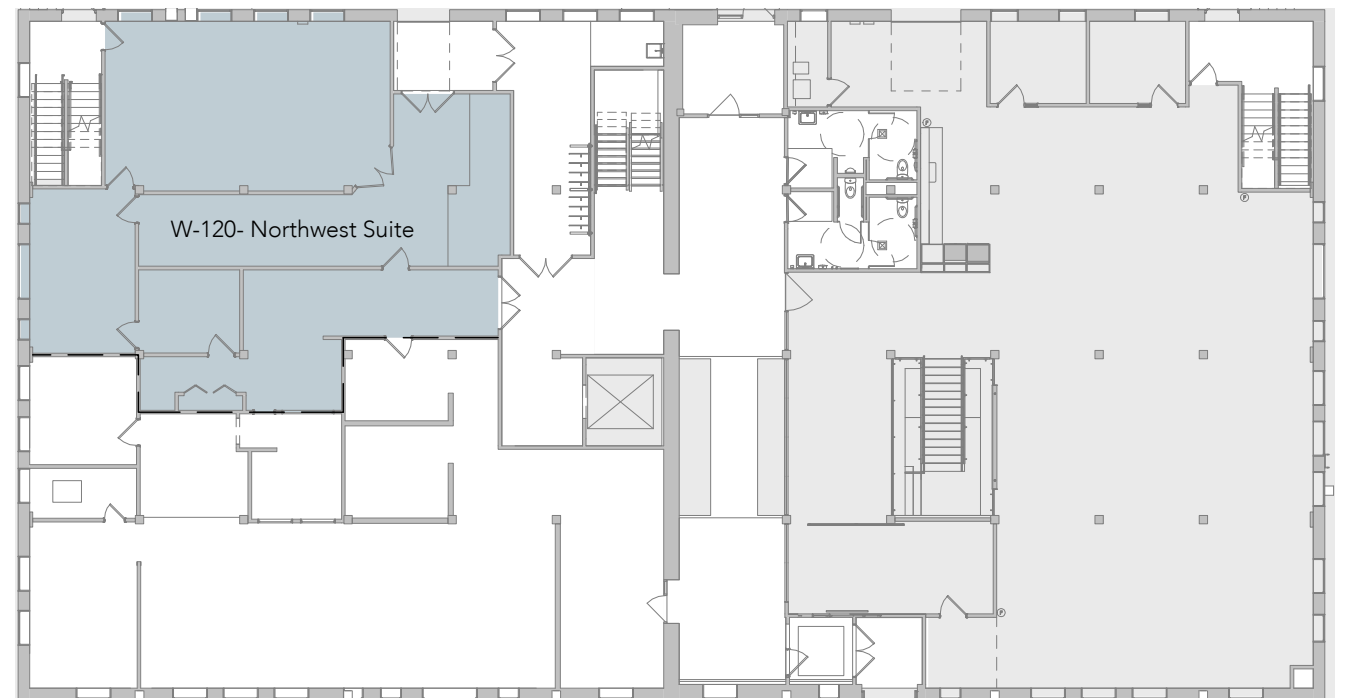
## LOWER LEVEL

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

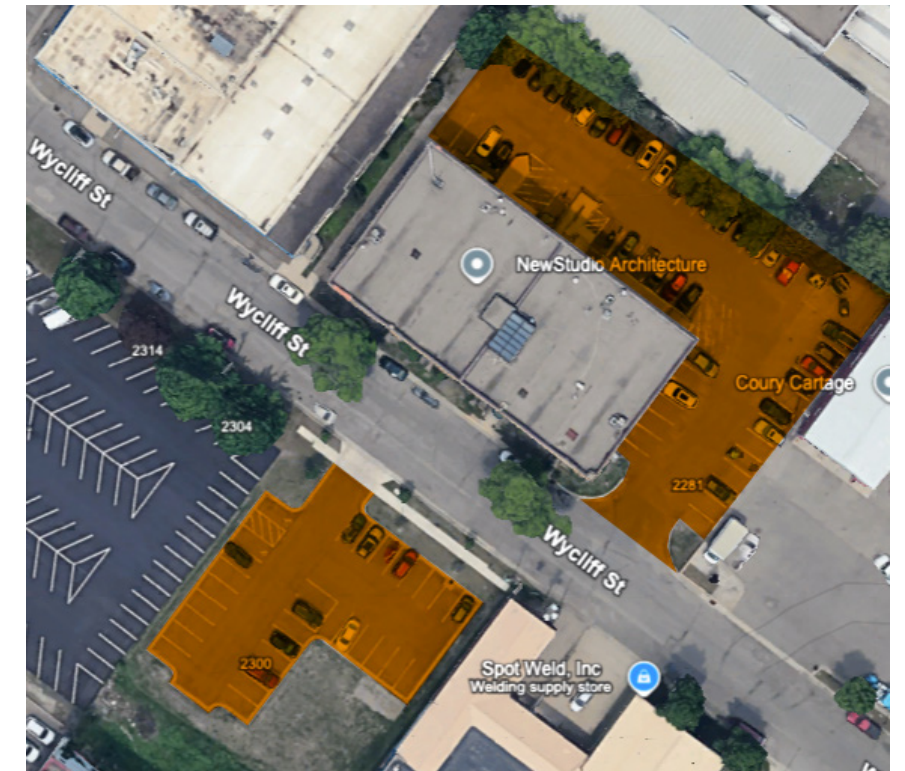
LEASED
  AVAILABLE
  PENDING SIGNATURE

## 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](http://BROOKSHIRECO.COM)

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