

FOR LEASE



1885 UNIVERSITY AVENUE WEST | SAINT PAUL, MN 55104

**REPOSITIONED HISTORIC OFFICE SPACE FOR LEASE
CONSTRUCTION TO BE COMPLETED MID 2020**

The Merit is a historic brick and terracotta four-story building located in the Midway district of Minneapolis-St. Paul. Built in 1926 and designed by one of the most prominent architects from its time, The Merit's façade includes: expansive, industrial-style windows, terracotta spandrels decorated in rosettes, floral garlands and urns that are reminiscent of the building's glory days as the home of the A.J. Krank Manufacturing Company (Krank's).

MERIT USERS WILL NOTICE

- Unique industrial bones
- Freshly renovated and fully functional spaces
- Massive amounts of natural daylight
- Clear heights ranging from 12 to 16 feet
- Abundant parking
- Convenient METRO Transit access to both Minneapolis and St. Paul



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LOCATION OVERVIEW

Centrally located on University Avenue, West.
Easy access to both downtowns via Interstate 94
Located on Green Line at Fairview Ave Station
Ample free parking



NEARBY RETAIL

Arby's
Black Stack Brewery
Burning Brothers Brewery
Can Can Wonderland
Cub Foods

Denny's
Holiday Gas Station
Lake Monster Brewery
McDonalds
Popeyes

Taco Bell
Target
Wendy's
YMCA



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BUILDING RENDERINGS



OFFERING SUMMARY

AVAILABLE SF	1,453 to 14,150 SF
LEASE RATE	\$15.00-\$16.00 NET
LOT SIZE	1.42 ACRES
YEAR BUILT	1926
BUILDING SIZE	52,480 SF
RENOVATED	2020
ZONING	B-3
MARKET	ST. PAUL
SUBMARKET	MIDWAY
CAM/TAXES	\$8.00 SF



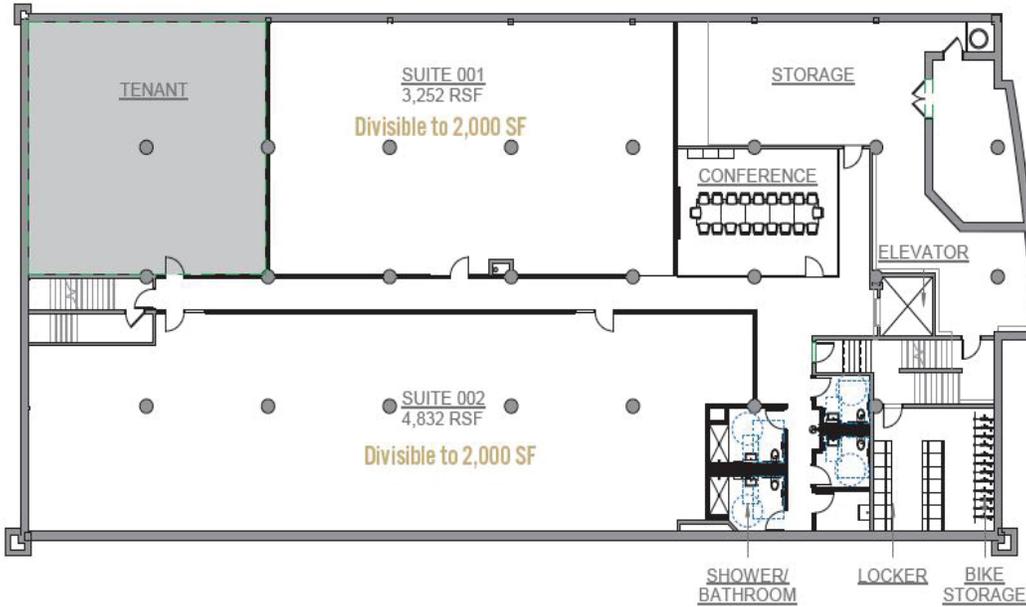
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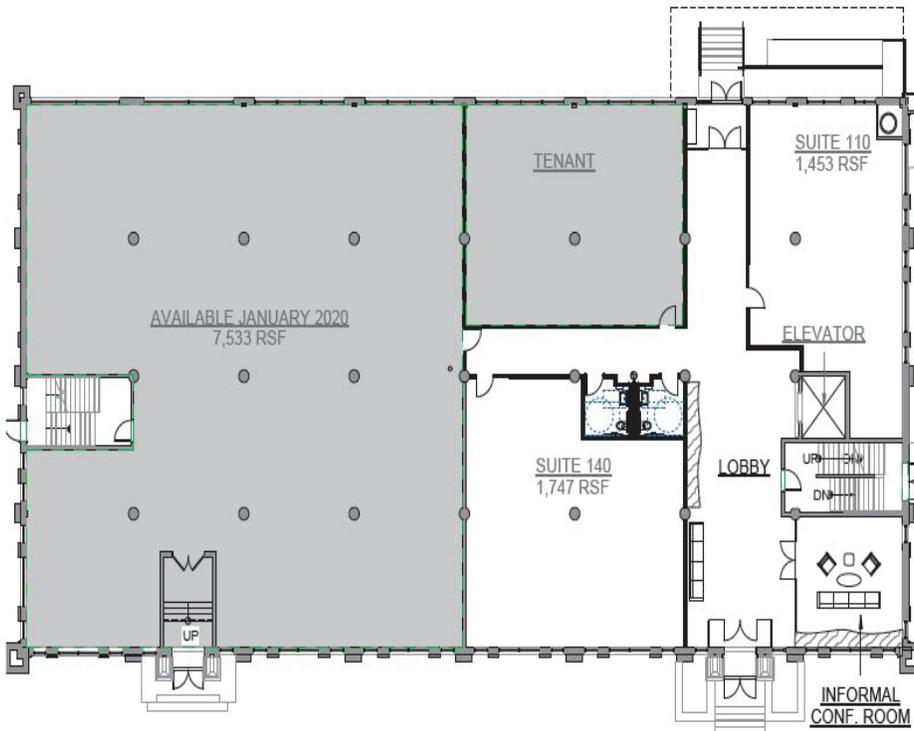


LOWER LEVEL FLOOR PLAN



Lease Rates:
\$8.00 - \$10.00
PSF Net

FIRST FLOOR PLAN



Lease Rates:
\$15.00 - \$16.00
PSF Net



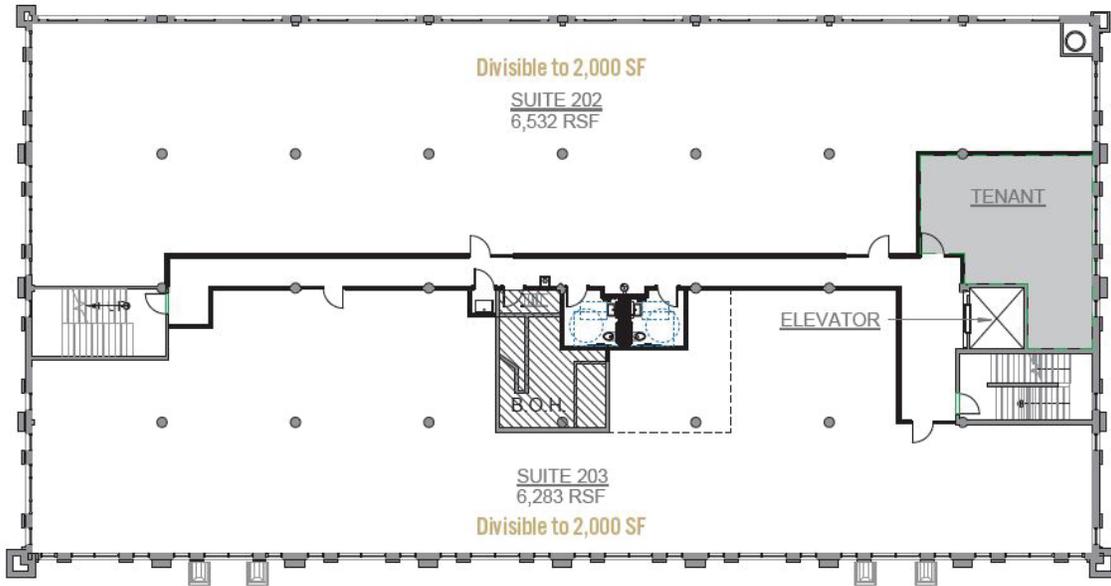
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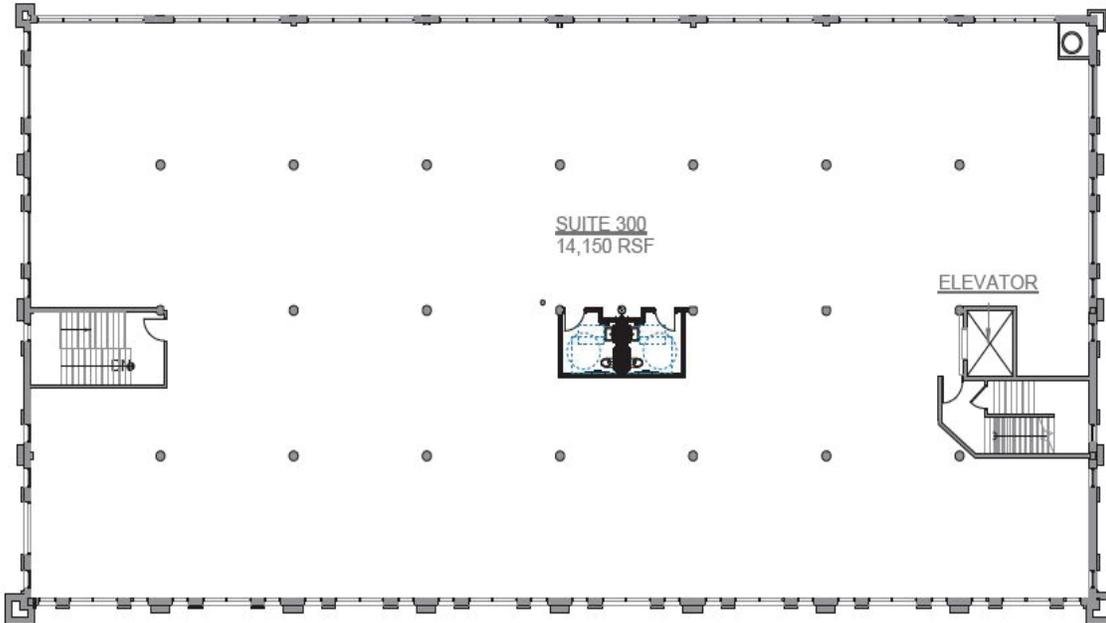


SECOND FLOOR PLAN



Lease Rates:
\$15.00 - \$16.00
PSF Net

THIRD FLOOR PLAN



Lease Rates:
\$15.00 - \$16.00
PSF Net



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