



COURT & CASE
MIDWAY • UNIVERSITY



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

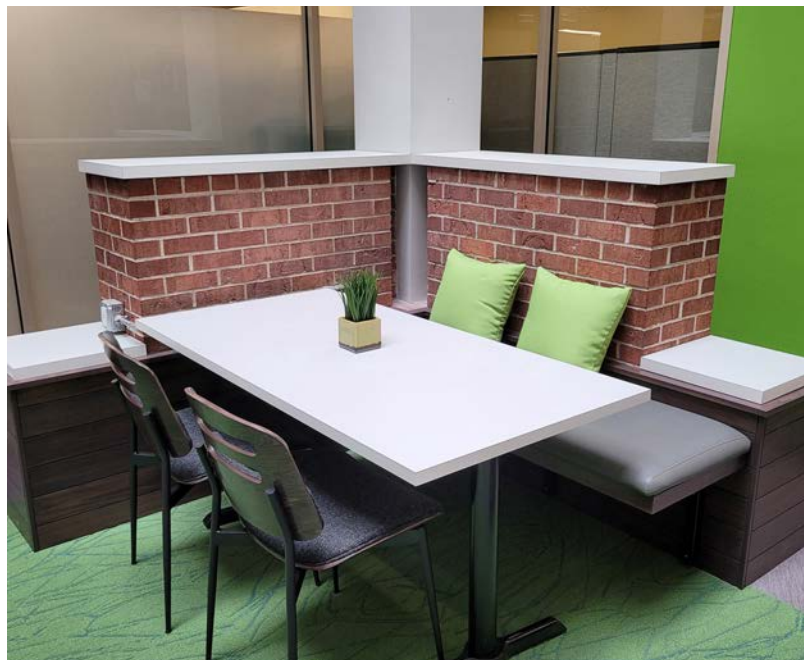
At the **HEART** of the **TWIN CITIES**

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



A NEW STANDARD FOR CREATIVE OFFICES



CAMPUS AMENITIES

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

- Free surface parking for tenants and visitors
- On the Green Line and convenient access to bus routes, Interstate 94, and Highway 280
- Conference facility (seats 32)
- Free fully-equipped fitness facilities
- Free bike and shower facilities for tenants
- Bicycle storage
- Egg & I dine-in restaurant
- On-site coffee shop and store
- On-site management with notary services
- FedEx and UPS mailing stations
- Multi-sort and organic recycling
- Outdoor patio seating
- Rooftop solar array
- EV charging stations
- Energy Star Rated

ABOUT COURT

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

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

A CENTURY OF INNOVATIVE BUSINESSES



COURT BUILDING FACTS

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



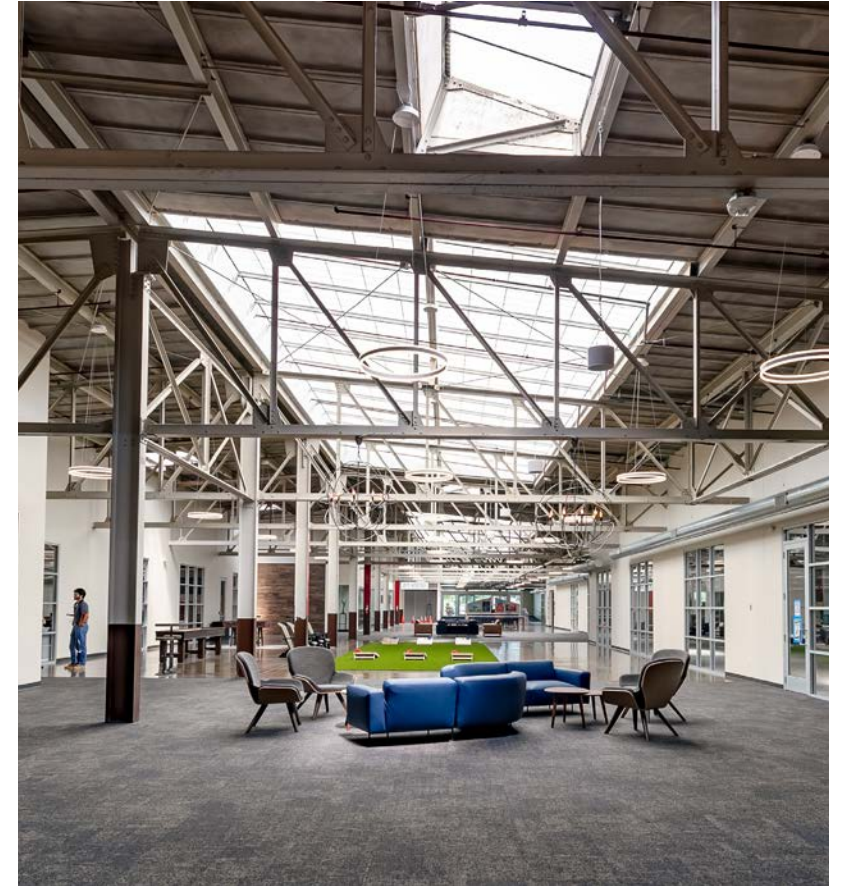


CASE BUILDING FACTS

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



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 to 1:00 pm Saturdays. The doors by the Egg & I restaurant in Court are open Sundays until 1:00 pm.

SECURITY

Building security is provided weekday evenings 5pm to Midnight, 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 to view suite availability, photo gallery and additional information.

Welcome to a **VIBRANT** **NEIGHBORHOOD**

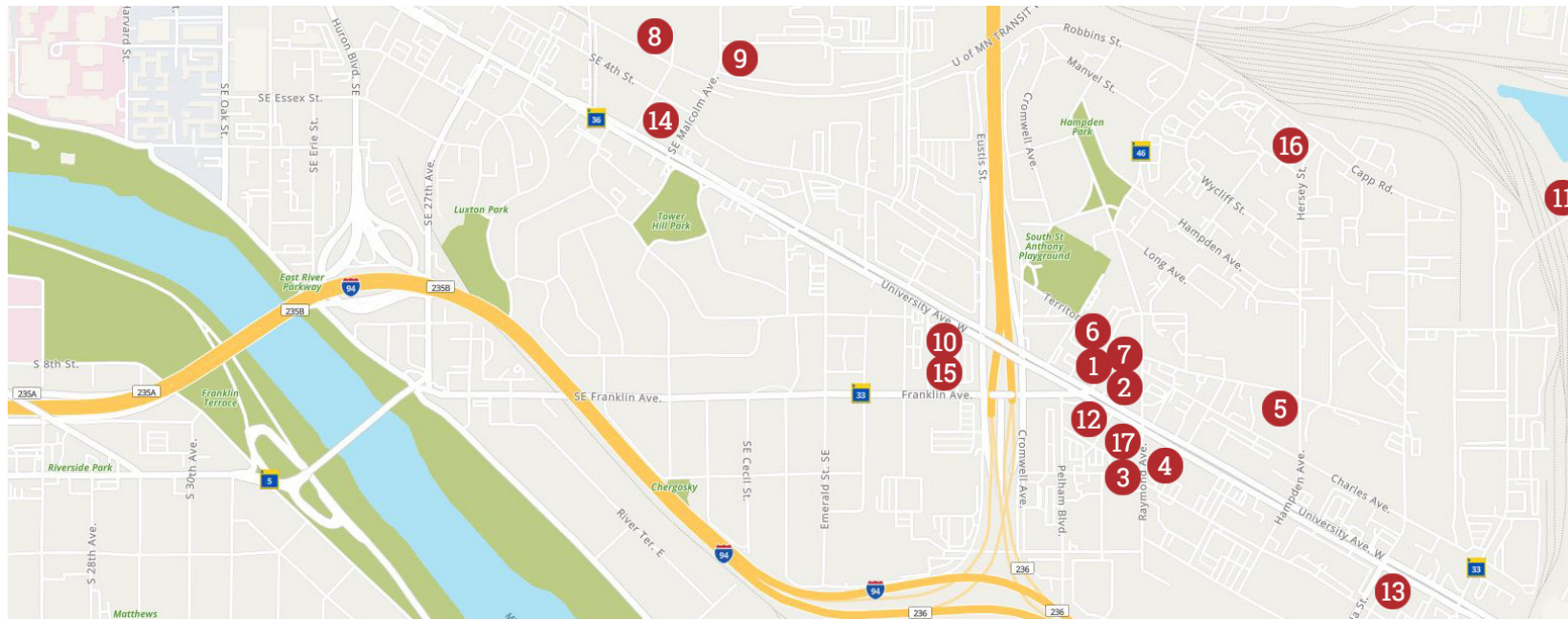
Located at the epicenter of Midway's burgeoning creative, residential, and retail offerings at Interstate 94, Highway 280, and University Avenue, directly on the Green Line.

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.

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|-------------------------|----------------------------|-------------------------|
| 1. Workhorse Coffee Bar | 7. Roundtable Coffee Works | 13. Dubliner Pub & Cafe |
| 2. Keys Cafe & Bakery | 8. Market at Malcom Yards | 14. Fresh Thyme Market |
| 3. Dual Citizen Brewing | 9. Surly Brewing | 15. Picolla Coffee Shop |
| 4. Caffe Biaggio | 10. Egg & I | 16. Urban Growler |
| 5. Dogwood Coffee Bar | 11. Can Can Wonderland | 17. The Naughty Greek |
| 6. Foxy Falafel | 12. Jimmy John's | |



LEASING CONTACTS



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