

BUILT FOR CREATORS. DESIGNED FOR GROWTH.

INDUSTRIAL CREATIVE SPACE IN THE ST. PAUL MIDWAY

2327 Wycliff Street / St. Paul, MN 55114

Innovators, entrepreneurs and game-changers need the right kind of creative space to work, dream, build and grow. Wycliff provides all the open space, natural light and industrial character you need to stir imagination and fuel productivity. Here, you'll be surrounded by the energy and drive of creative people doing serious business—just like you.

Built for small to mid-size businesses—and ideally located just steps from light rail, restaurants and retail traffic—this unique 10-building business community offers all the blank canvas you need to make your mark.

Wycliff is owned and managed by people who get you. We're not here to make you fit into our box—we're here to give you room to run. Design the ideal space you need today, knowing you'll always be able to expand tomorrow.



thewycliff.com

ABOUT THE COMPLEX

- » 300,000 sq.ft. across 10 interconnected buildings
- » Brand new, modern infrastructure investments, including new electrical, HVAC, sprinkler systems & more
- » Flexible, industrial spaces to fit your needs as you grow
- » Local landlord that understands the challenges of facing small businesses with extreme flexibility

ABOUT THE LOCATION

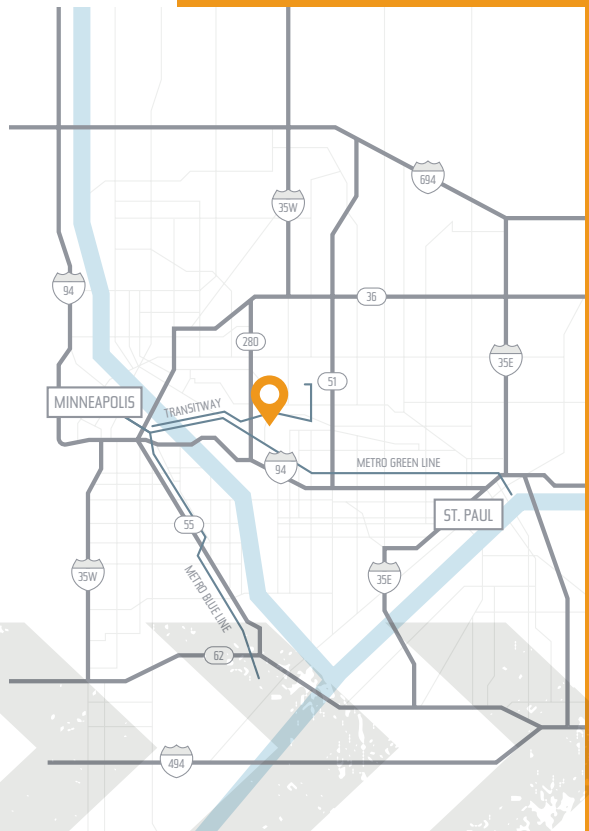
- » Ideal location between both downtown Minneapolis & St. Paul
- » Easy access to Metro Green Line Raymond Avenue Station
- » Nearby shopping, dining, breweries & retail traffic

FEATURES & AMENITIES

- » Accessible front entries with exterior signage
- » Industrial freight elevator, food-grade finishes, copious natural light & more
- » 22 loading docks, dedicated parking, bike storage, locker rooms & more

ABOUT PAK PROPERTIES

- » Owner-operated, locally-based firm focused on St. Paul
- » We have a passion for working with small and mid-size businesses
- » Wide tenant variety—industrial, retail, food manufacturing, creative, brewing, fitness & more



SUCCESS IS A WORK IN PROGRESS...SO LET'S GET TO IT.

For information on availability, leasing, zoning & more, contact:

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