

# UNIVERSE

2147 • 2161

BUILDINGS



## SPACE AVAILABLE

2161 UNIVERSITY AVE. W., ST. PAUL, MN 55114  
up to 8,000 sq ft available

## CONTACT

ASSEMBLY MN  
Eddie Landenberger  
612-978-3257

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BUILDINGS



The Universe Buildings are owner occupied and located on the corner of University Avenue W and Vandalia Street. These two commercial buildings are in the center of the metro area and the heart of the Creative Enterprise Zone.

The buildings are zoned light industrial/commercial. We are looking for creative, environmental, and community oriented groups to be our neighbor and would love to work collaboratively with tenants on reimagining the space(s).

With easy access to the Green Line and I-94, both buildings are just 10 minutes from downtown St. Paul and 12 minutes from downtown Minneapolis, helping you feel connected to both of the Twin Cities. A parking lot is also available in the back of the buildings.



## OVERVIEW

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ST. PAUL, MN 55114

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## LOCATION

- Within St. Paul's Creative Enterprise Zone
- **Within 0.25 miles:** 687 new units of housing, variety of restaurants and breweries

## ZONING

**IT Transitional Industrial:** commercial, office and light industrial uses that are compatible with nearby residential and traditional neighborhood districts, parks, and parkways.

## ACCESSIBILITY

- On Light Rail Green Line, 0.3 miles to Raymond Avenue Station
- Conveniently located between downtown Minneapolis and downtown St. Paul

## CURRENT TENANTS

Landbridge Ecological  
Vitality Roasting  
Taiko Arts Midwest  
Elpis Enterprises  
St. Paul Pipeworks LLC



## TRAFFIC COUNT

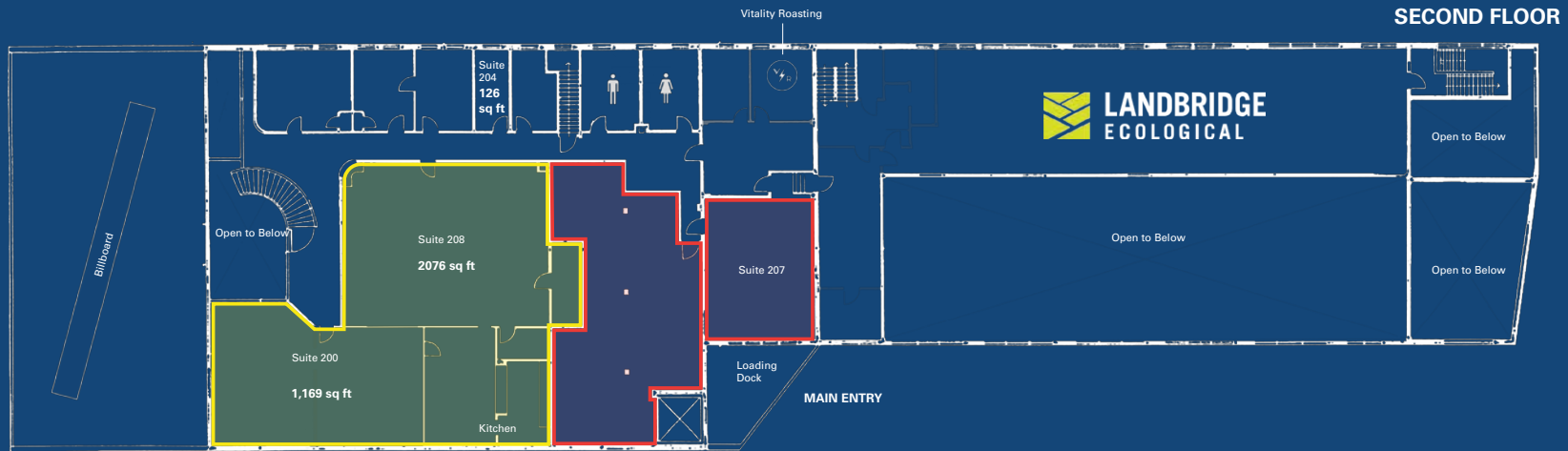
17,800 daily for corner  
of University Ave W / Vandalia St

# INFORMATION

2161 UNIVERSITY AVE. W.  
ST. PAUL, MN 55114

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- KEY**
- 3,260 Lower Floor Office/Retail
  - 3,245 Upper Floor Office/Retail
  - 1,500 Upper Floor Warehouse/Storage
- Up to: 8,000 sq ft total**

# FLOORPLAN

2161 UNIVERSITY AVE. W.  
& 670 VANDALIA ST.  
ST. PAUL, MN 55114

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