

REPOSITIONED HISTORIC OFFICE SPACE AVAILABLE NOW



The
MERIT

— MIDWAY ♦ EST. 1926 —

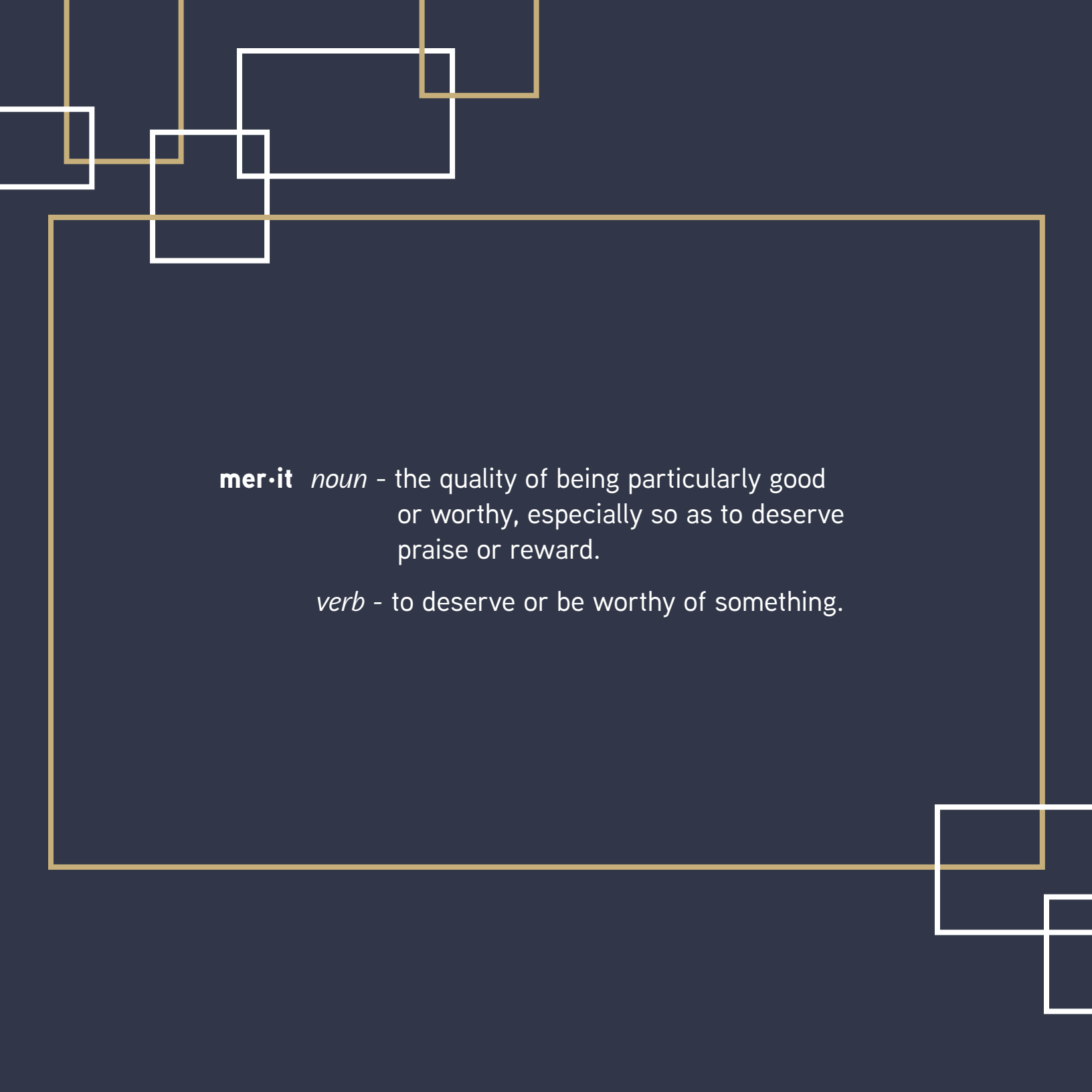


the rose

The Merit is a historic brick and terracotta four-story building located in the Midway district of Minneapolis-St. Paul. Built in 1926, The Merit's unique, historic façade is covered in decorative rosettes, urns and playful figures that are reminiscent of the building's glory days as the home of the A.J. Krank Manufacturing Company (Krank's). Inside The Merit, prospective users will find newly white-boxed spaces that have been stripped to their original industrial bones, revealing unique historic features. The Merit offers tenants an urban-creative feel with a great value per square foot, abundant parking and convenient metro transit access.

of the midway

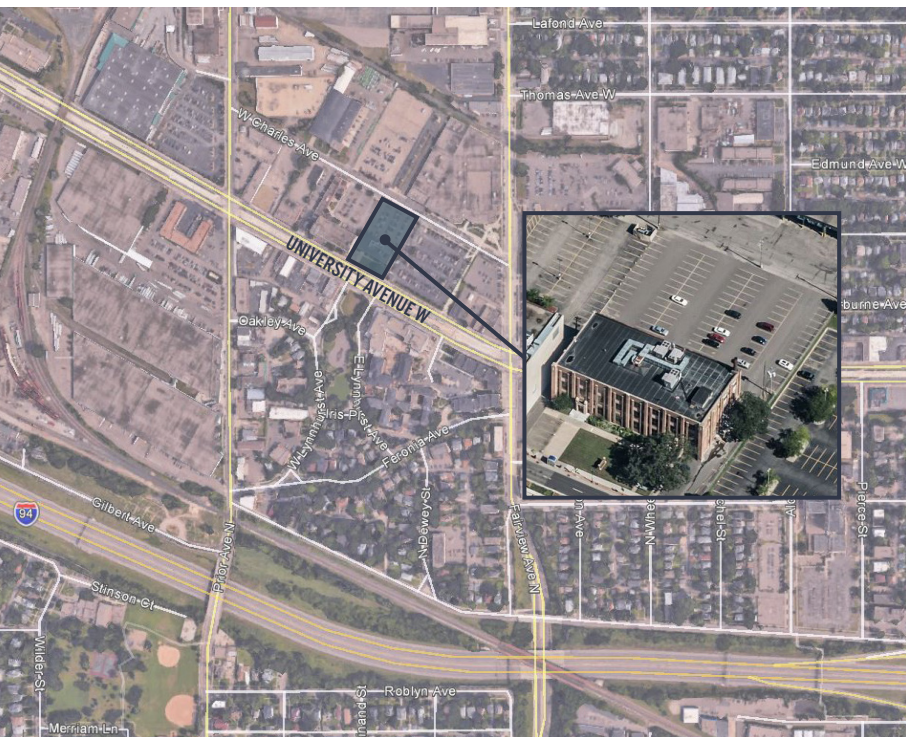




mer·it *noun* - the quality of being particularly good or worthy, especially so as to deserve praise or reward.

verb - to deserve or be worthy of something.

1885 University West | St. Paul



ty Avenue

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The Merit is conveniently located at the center of the up-and-coming Midway district of the Twin Cities, just a block off the main highway artery, I-94 that runs east/west connecting the two cities. The building sits at a great location for office commuters. It boasts an abundance of free, off-street parking and is also situated at the Fairview Avenue Station on the Metro Transit Green Line that runs the length of University Avenue.

The Midway district is quickly becoming the hippest area for new development with the entrance of the Minnesota United FC soccer stadium. Surrounding The Merit, buildings are being converted into multifamily housing, retail and office and further development shows no sign of slowing as it makes its way west to meet the already thriving University of Minnesota Dinkytown neighborhood. Dozens of breweries, shopping boutiques and restaurants are popping up along University Avenue, their success supported in part by the light rail that runs the path of this new development.



Property Highlights

LOCATION: On bustling University Avenue with easy access to I-94, Highway 280 and Snelling Avenue

BUILDING SIZE: 52,481 total SF

AVAILABILITY: Spaces from 2,000 SF; ability for full floor or multi-tenant options

LEASE RATES: \$10.00-\$18.50 PSF net

2019 EST CAM & REAL ESTATE TAX: \$7.00 PSF

PARKING: 2/1000

SIGNAGE: Building signage for full floor users

CUSTOMIZABLE: Build-to-suit suites available

PUBLIC TRANSIT: METRO Transit bus stop and Green Line light rail in front of the building

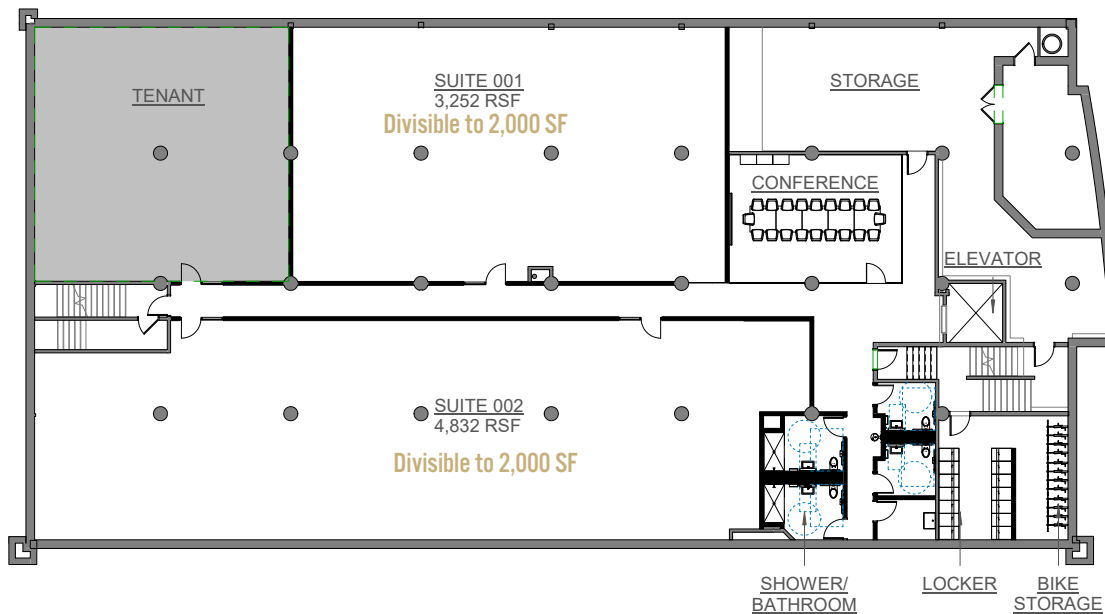
AMENITIES: Building conference room, lobby with third workspaces, bike storage and locker rooms



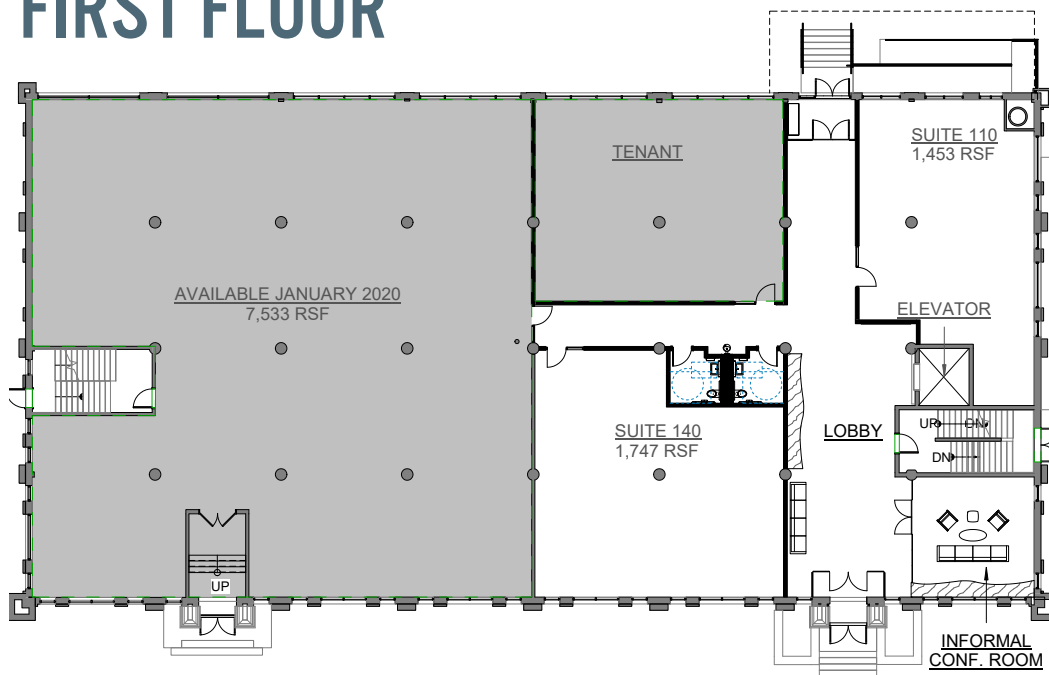
floor plans

BASEMENT

Lease Rates: \$10.00-\$12.00 PSF Net



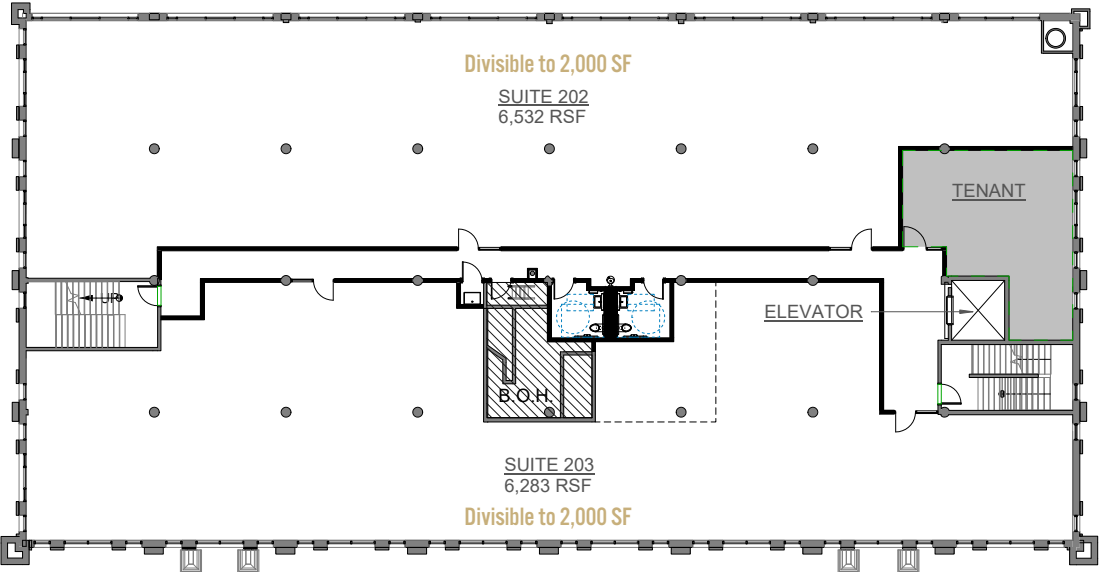
FIRST FLOOR



Lease Rates: \$16.50-\$17.50 PSF Net

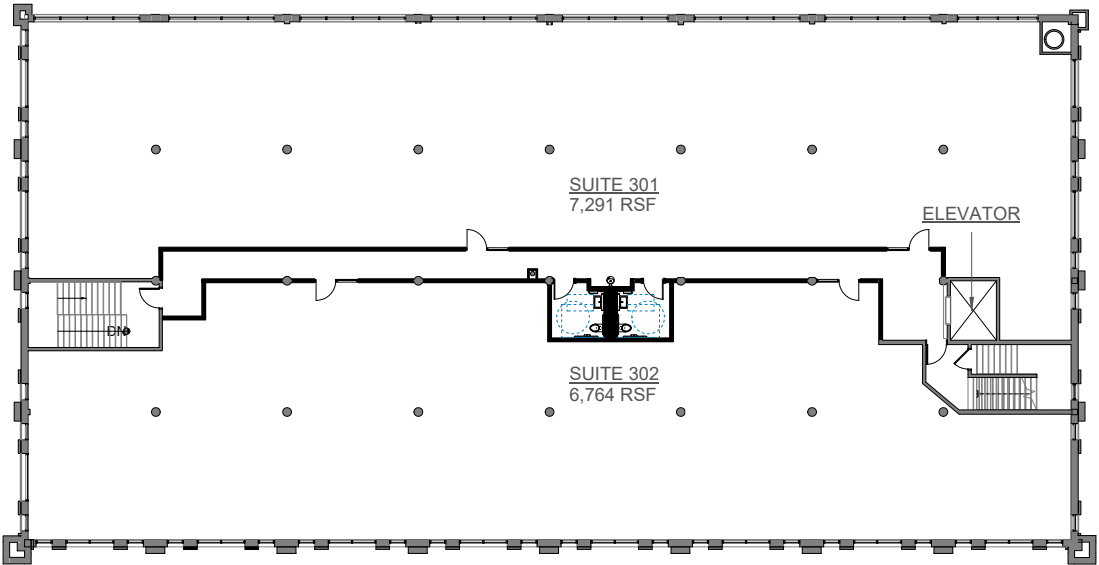
SECOND FLOOR

Lease Rates: \$16.50-\$18.50 PSF Net



THIRD FLOOR

Option for Single Tenant space: 14,150 SF



Lease Rates: \$16.50-\$18.50 PSF Net

THE MERIT | 1885 UNIVERSITY AVENUE WEST | ST. PAUL, MN 55104

The **MERIT**

MIDWAY  EST. 1926

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