



COURT INTERNATIONAL

MINNEAPOLIS/ST. PAUL, MN

Suntide Commercial
Realty, Inc.
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2009 ENERGY STAR
CERTIFIED PROPERTY



2550 University Avenue West, St. Paul, MN 55114



Court International is a favorite Twin Cities office building due to its location midway between the central business districts of Minneapolis and St. Paul as well as between the University of Minnesota campus and the State Capitol. Court fronts both University Avenue and Highway 280. This cardinal location provides convenient access to major highways including 35W, 280, and I-94, making Court International the ideal location for your business.

Constructed in 1908 as an industrial building, a major renovation was completed to create the Class A office building you see today. All floors have two-story ceiling heights which give the offices a feeling of space and light. Additionally, an 80' atrium provides natural light to interior suites and the main floor garden areas.





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Building Size

320,000 square feet/four stories

Lease Rate

\$12.00-\$14.00 psf, NNN

2010 CAM

\$6.70 psf, est.

2010 Taxes

\$4.56 psf, est.

Space Usage

Office

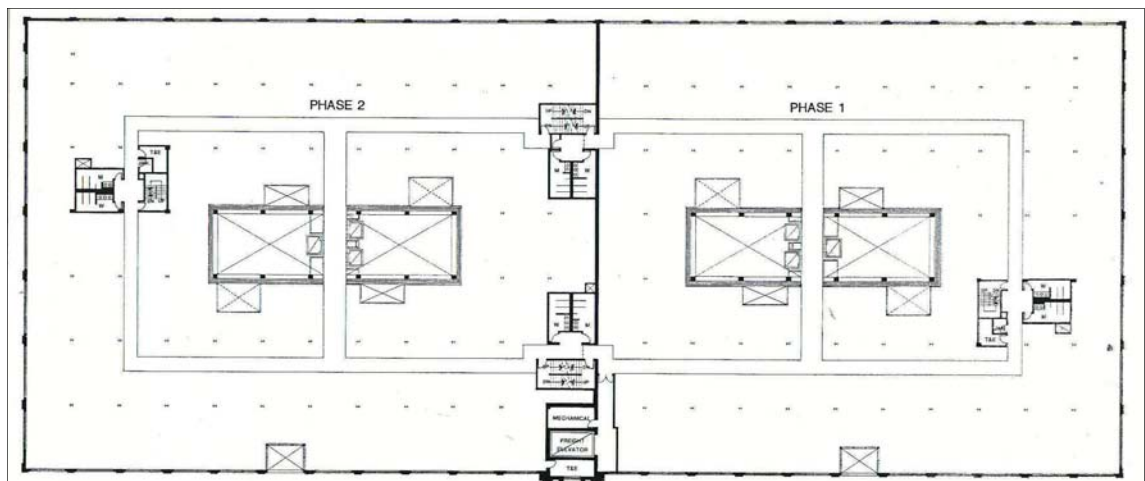
Amenities

- Flexible floor plans and suite sizes
- 12-16' ceilings in all suites
- Building conference room seats 30+
- New parking provides 200+ visitor stalls, and ample Tenant parking
- Overnight drop boxes and notary on premises
- Restaurant and convenience store
- On MTC busline
- On future Central Corridor LRT line
- On site maintenance
- On site cleaning service
- 2009 **Energy Star** certified

*Court International
South Atrium*



- Typical Floor Plate -



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