



MIDWAY

INNOVATION CENTER

FOR LEASE

2340-2344

Energy Park Drive | St. Paul



TRANSWESTERN®



MIDWAY INNOVATION CENTER, DISCOVER WHAT'S POSSIBLE

In the heart of the Twin Cities, Midway Innovation Center is perfect for the next level of your business growth. This move-in-ready campus is ideal for your company to create a custom and unique space for future success.

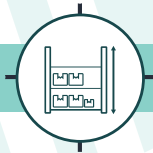
Midway Innovation Center is a two-building office/tech campus centrally located at the intersection of Highway 280 and Energy Park Drive midway between the cities of St. Paul and Minneapolis. Its prime location results in an unparalleled accessibility that is rare for Class A office space opportunities like this one.



First class building amenities



Large floor plates



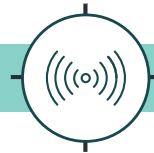
High ceilings, newer construction



Visible to major thoroughfare



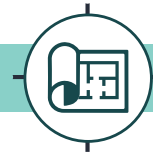
Access to area amenities



Connectivity and redundancy



Easy access to freeways



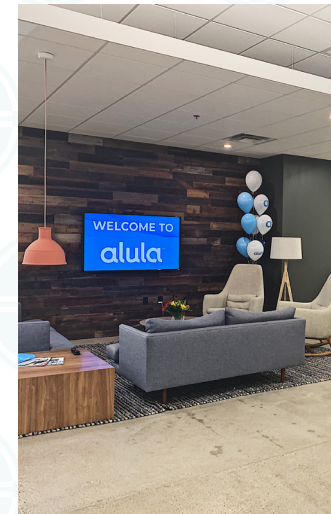
Opportunity for future expansion



ENDLESS CUSTOMIZATION

Midway Innovation Center is a two-building campus featuring first class office space. The property was built with the sophisticated tenant in mind and boasts countless features appealing to the modern workforce. Infrastructure and finishes are already in place to make the property easily customizable to company culture and workplace needs.

- High visibility, Hwy 280 signage opportunities
- Large, flexible floor plates
- Large windows with greenspace views and natural light
- High ceilings throughout
- Generously sized surface parking lot
- Qwest Fiber
- First Class Amenities:
 - Fitness Center
 - Locker Rooms
 - Break Room
 - Bike Storage
 - Outdoor Patio
 - Food Trucks
 - Foodsby Food Delivery Service



IN THE MIDDLE OF INNOVATION

The neighborhood surrounding Midway Innovation Center is a dynamic business area attracting new development from both Minneapolis and St. Paul, where the cities converge. Midway Innovation Center is at the axis of these exciting changes.

Midway Innovation Center's location provides tenants with exceptional visibility and an abundance of nearby amenities that two large urban centers have to offer, such as parks and recreation, shopping, connectivity to metro transit and hundreds of restaurants and dining options, including a thriving brewery scene and emerging cultural centers.

The location of the Midway Innovation Center campus is also situated at the midpoint of the U of M's Minneapolis and St. Paul campuses and is on the University's campus transitway that shuttles the brightest, budding minds of Minnesota from one campus to the next. Also, 11 of the most prestigious universities and technical colleges in Minnesota are located less than 8 miles away from the property.



MIDWAY
INNOVATION CENTER



Breweries

1. Surly Brewing Co.
2. Bang Brewing Co.
3. Urban Growler
4. Blackstack Brewing
5. Burning Brothers
6. Lake Monster
7. The Lab



Restaurants

1. Colossal Cafe
2. Pho 79
3. Egg & I
4. Foxy Falafel
5. Cafe Biaggio
6. McDonald's
7. RC's BBQ
8. Eureka Compass
9. Fortune Wok
10. Blaze Pizza
11. Heirloom Kitchen
12. Blue Door Pub



Gas Stations

1. Pump N Munch
2. SuperAmerica
3. BP
4. Mobile



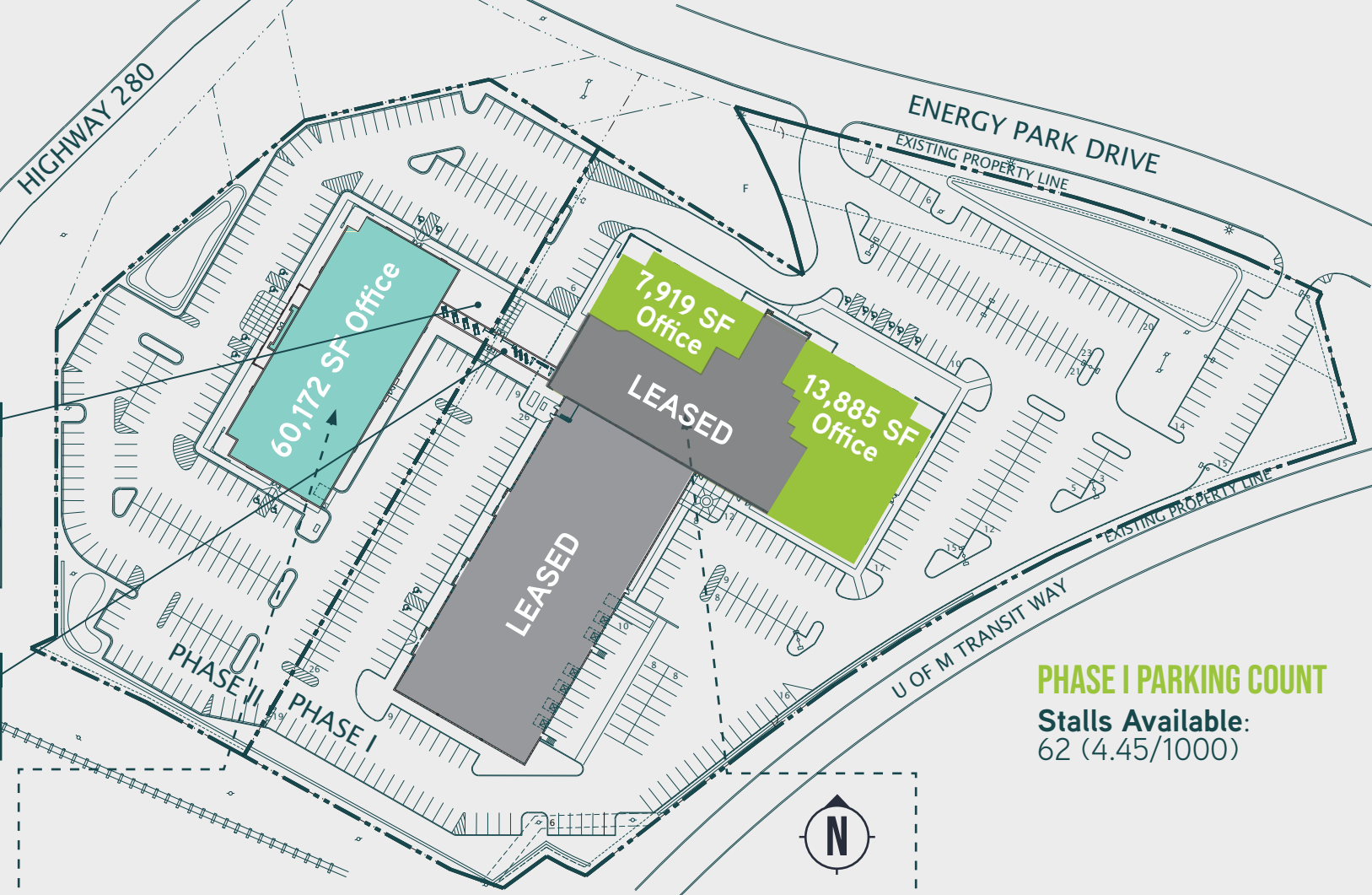
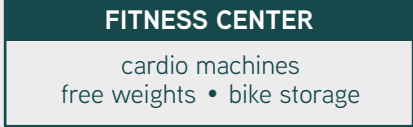
Fitness Centers

1. Anytime Fitness
2. Snap Fitness
3. JT Fitness
4. Crossfit St. Paul
5. Element Boxing

SITE PLAN

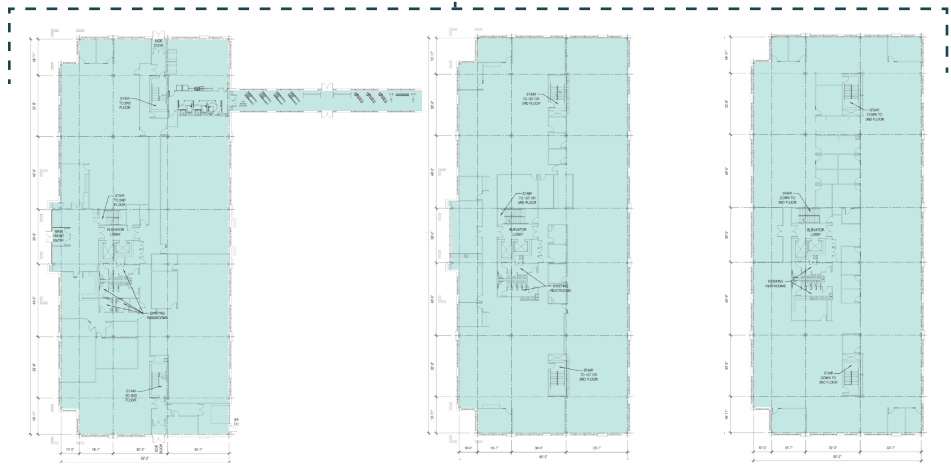
PHASE II PARKING COUNT

Stalls:
247 (4.1/1000)



PHASE I PARKING COUNT

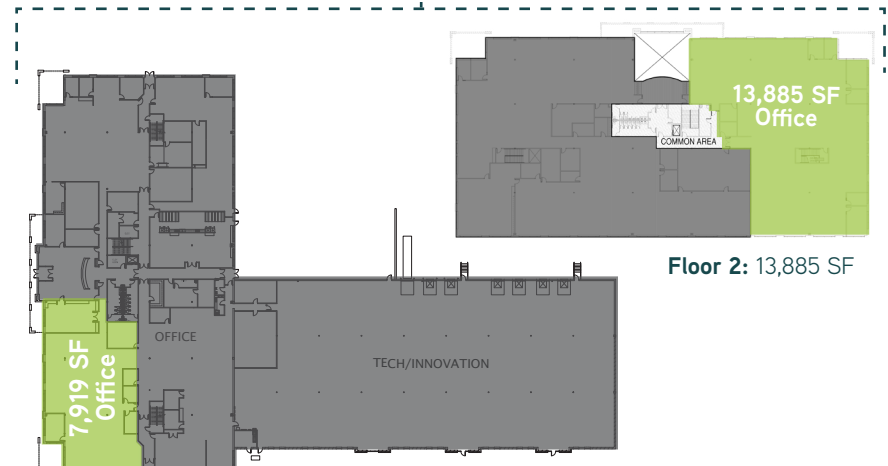
Stalls Available:
62 (4.45/1000)



Floor 1: 18,487 SF

Floor 2: 20,938 SF

Floor 3: 20,747 SF



Floor 1: 7,919 SF Office

Floor 2: 13,885 SF

COSTS & AVAILABLE SPACE

INNOVATION CENTER I



Base Rent: Negotiable



RE Tax + Operating Expenses: \$10.62/SF (2023)



Date Available: Immediately



Available Space: 7,919 - 13,885 SF Office Space
Divisible



INNOVATION CENTER II



Base Rent: Negotiable



RE Tax + Operating Expenses: \$10.47/SF (2023)



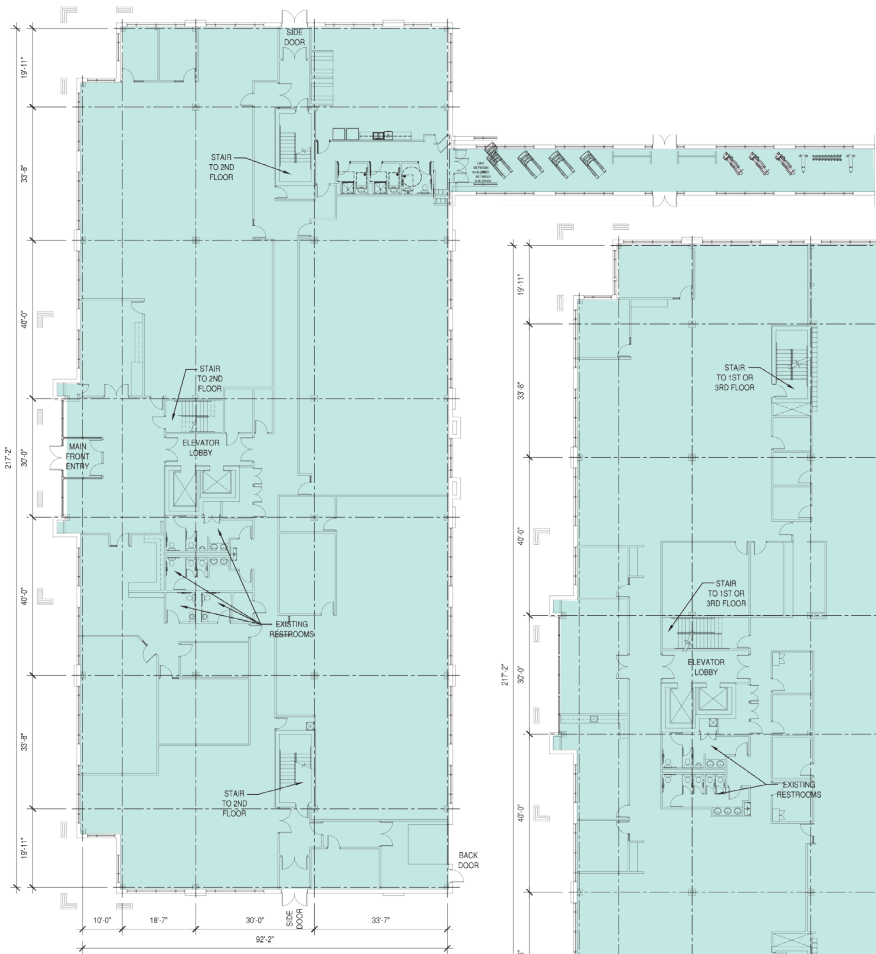
Date Available: Immediately



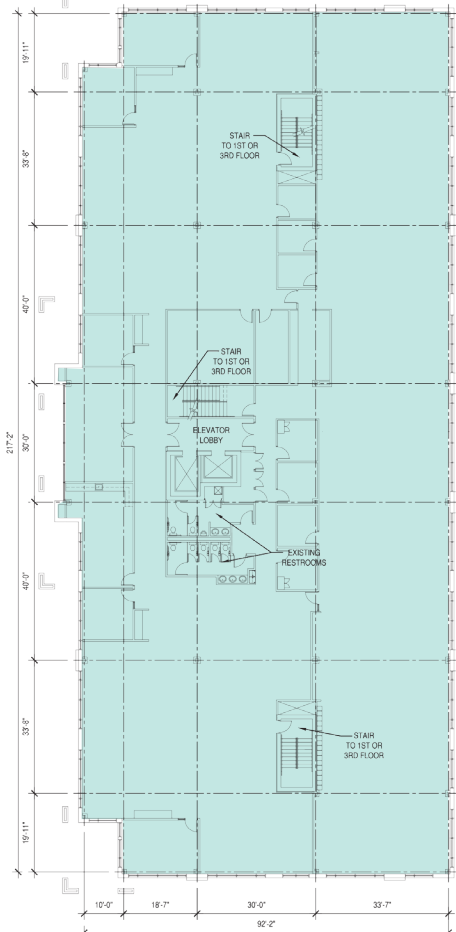
Available Space: 60,172 SF Office Space
Divisible

Rentable/Usable Factor: 1.14535%

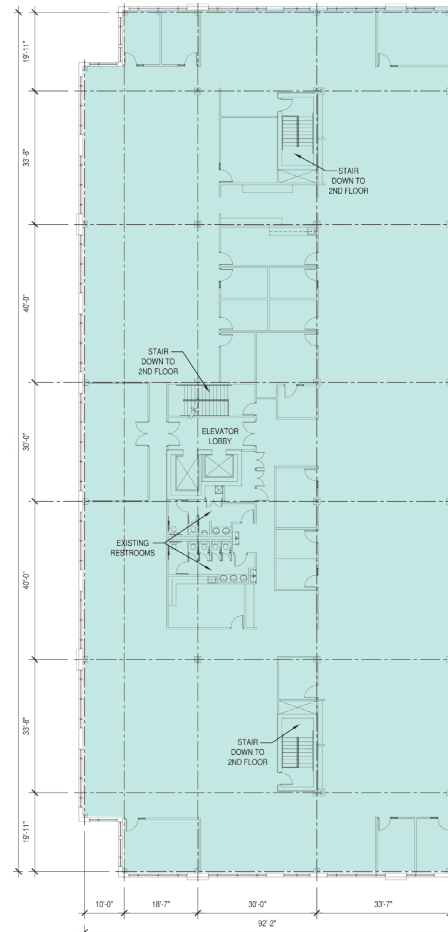




Floor 1: 18,487 SF



Floor 2: 20,938 SF



Floor 3: 20,747 SF



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Locally Owned &
Professionally Managed:



CSM