

**GARFIELD CLARK**  
**COMMERCIAL**  
**REAL ESTATE**

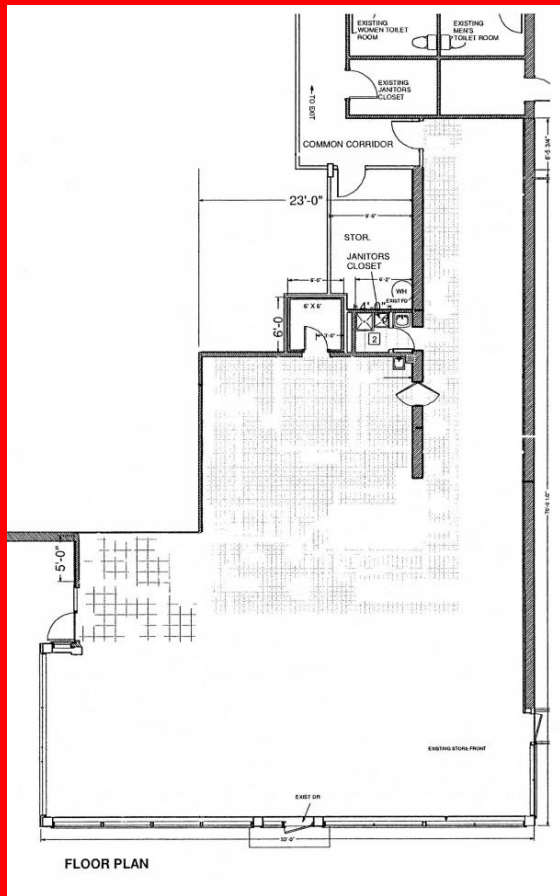
NOVEMBER 9, 2014

**“For Lease” 2,425 sf**  
**1197 University Avenue West**

1197 UNIVERSITY AVENUE WEST, ST. PAUL, MN 55104

**1197 University is a 14,425 SF building (2,425 sf available now), located at a Green Line Rail stop. Land size: 24,760 square feet. Zoning: B-3. 28 Off-Street Parking Spaces.**

**\$14.00 psf, Net, + 5.50 CAM/Tax**



**GarfieldClark Commercial**  
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[www.garfieldclark.com](http://www.garfieldclark.com)

**The neighboring services include Banks, Restaurants & Light Rail. Just west of Lexington Parkway, two blocks north of I-94. Call Garfield Clark, 612 868 8314.**