

**GARFIELD CLARK  
& ASSOCIATES**  
COMMERCIAL REAL ESTATE

# “For Lease” 14,425 sf 1197 University Avenue

MAY 11, 2008

1197 UNIVERSITY AVENUE WEST, ST. PAUL 612 868 8314

**1197 University is a 14,425 square foot commercial building and is divisible.**

**Available immediately.**

**Land size: 24,760 square feet.**

**Zoning: B-3.**

**Off Street Parking for 28.**

**Ask Price: \$12.00 psf, Net.**



**GarfieldClark Commercial**  
250 So. 2<sup>nd</sup> Avenue #280  
612 868 8314 Phone  
866 542 3575 Fax  
[gclark@garfieldclark.com](mailto:gclark@garfieldclark.com)  
[www.garfieldclark.com](http://www.garfieldclark.com)

The neighboring services include Banks, restaurants, access to I-94 and, I-35E. Just west of Lexington Parkway, one block north of I-94. Call Garfield Clark, 612 868 8314.