PROPERTY HIGHLIGHTS

• Great visibility along University Avenue just one block west of Highway 280
• Surrounded by an abundance of office buildings and over 500 new housing units
• Convenient to both downtowns
• Steps from Westgate light rail station
• Best parking ratio in the Midway area - 5:1
<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>2650 University Ave, St. Paul MN 55114</th>
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</thead>
<tbody>
<tr>
<td>BUILDING AREA</td>
<td>5,800 SF</td>
</tr>
<tr>
<td>NUMBER OF STORIES</td>
<td>1</td>
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</tbody>
</table>
| PARKING STALLS | Underground: 36  
                  Deck: 44                            |
| CLEAR HEIGHT  | 12’                                  |
| YEAR BUILT    | 2006                                 |
FLOOR PLANS

MAIN FLOOR - RETAIL
5,800 SF

W Stair

Suite 100
Vacant

Suite 112
Vacant

Suite 113
Occupied

Building Common Area
Vacant Retail Area
Occupied Retail Area
Vertical Penetration
<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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<tbody>
<tr>
<td>POPULATION</td>
<td>14,601</td>
<td>183,199</td>
<td>508,793</td>
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<tr>
<td>HOUSEHOLDS</td>
<td>5,969</td>
<td>72,460</td>
<td>219,108</td>
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<td>HOUSEHOLD INCOME</td>
<td>$67,867</td>
<td>$71,814</td>
<td>$75,684</td>
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</table>
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