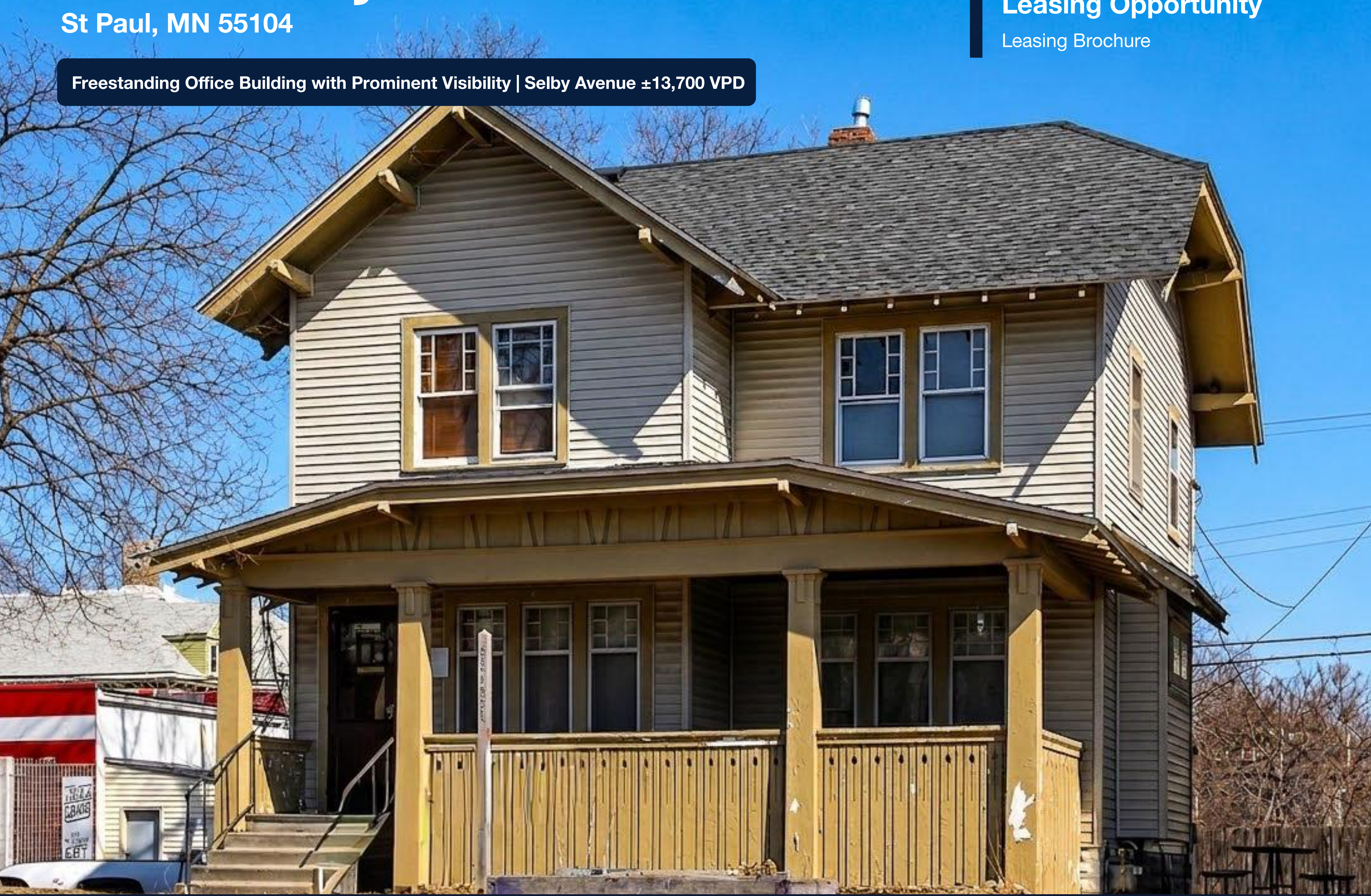
St Paul, MN 55104

Leasing Opportunity

Leasing Brochure

Freestanding Office Building with Prominent Visibility | Selby Avenue ±13,700 VPD



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Project Scope

Gross	$2,250	±159,000	±13,700
Lease Type	Price Per Mo	I-94 VPD	Selby Ave VPD

±2,224 SF	1914	2	6
GLA	Year Built	Stories	Number of Units

Leasing Highlights

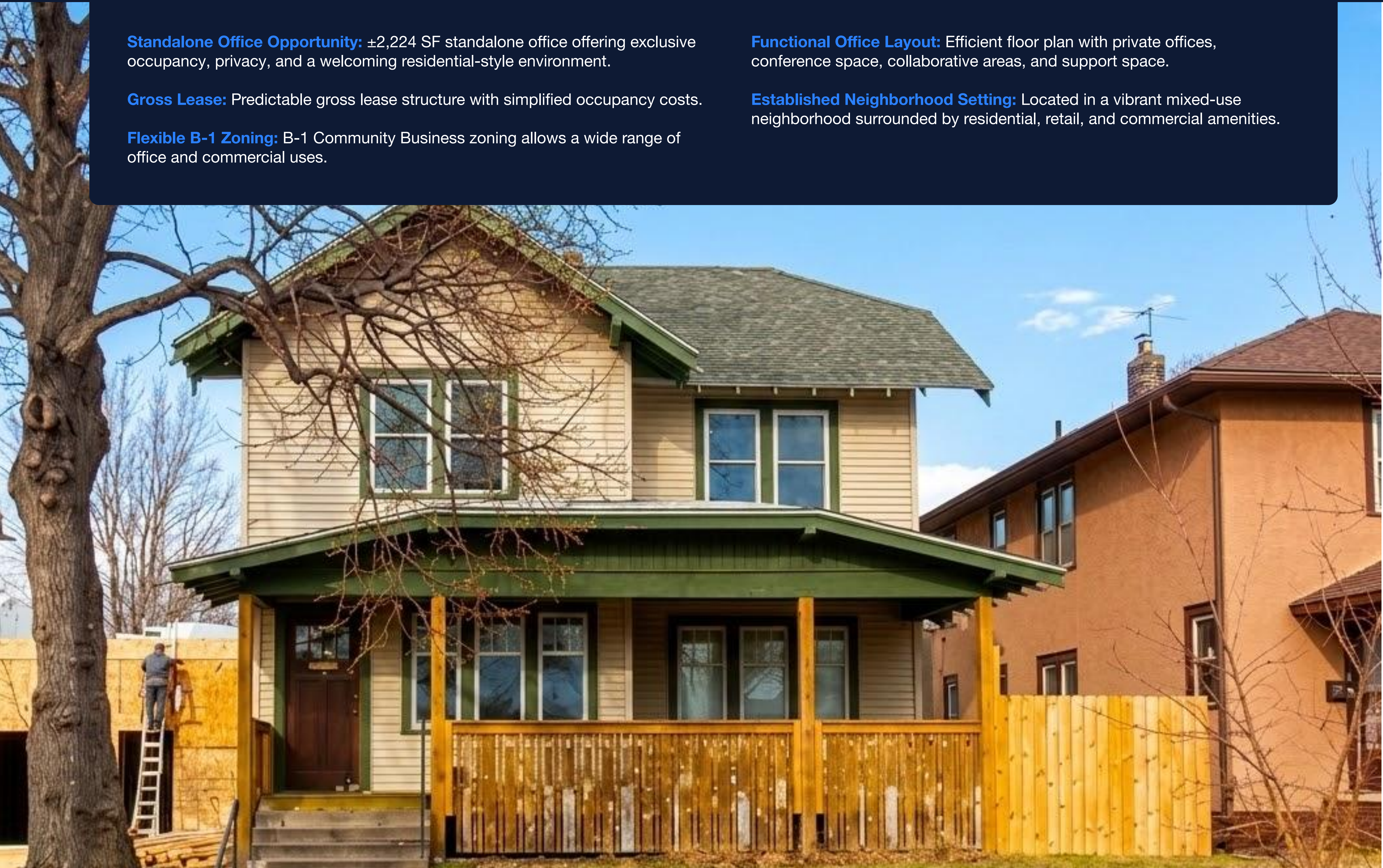
Standalone Office Opportunity: ±2,224 SF standalone office offering exclusive occupancy, privacy, and a welcoming residential-style environment.

Gross Lease: Predictable gross lease structure with simplified occupancy costs.

Flexible B-1 Zoning: B-1 Community Business zoning allows a wide range of office and commercial uses.

Functional Office Layout: Efficient floor plan with private offices, conference space, collaborative areas, and support space.

Established Neighborhood Setting: Located in a vibrant mixed-use neighborhood surrounded by residential, retail, and commercial amenities.



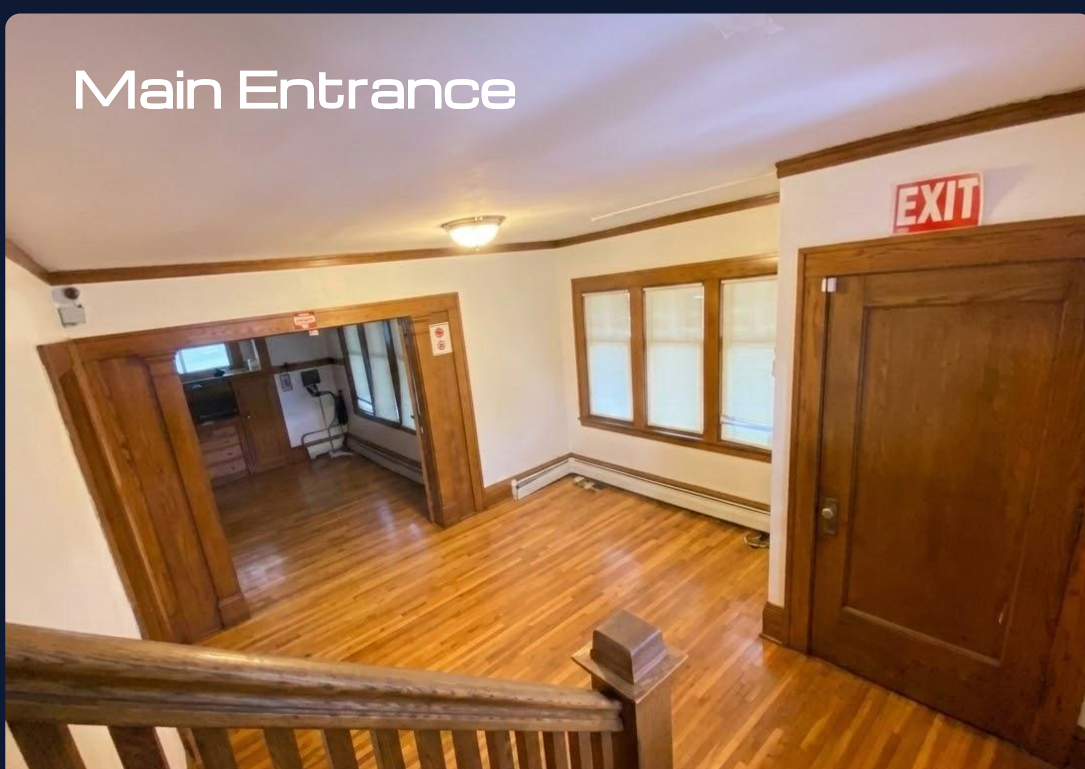

N
Grand Place Shopping Mall
target
MIDWAY MARKET
Jersey Mike's SUBS
ALDI
LA|FITNESS
WING STOP
noodles & COMPANY
CVS pharmacy
Regions
±554 Beds | ±5,000 Employees
Downtown St. Paul
±3.2 Miles Away
Minnesota State Capitol
±687 Employees
Allianz Field
35
± 158,000 VPD
Subject Property
SAINT PAUL COLLEGE
A Community & Technical College
Saint Paul College
±11,000 Students | ±490 Employees
CATHEDRAL OF ST. PAUL
MINNESOTA HISTORY CENTER
Concordia
UNIVERSITY·SAINT PAUL
Concordia University, St. Paul
±5,338 Students | ±1,000 Employees
Jimmy Lee
Recreation Center
W·A FROST AND COMPANY
NINA'S COFFEE
Rice Park
±2.6 Miles Away
Xcel Energy Center
Ramsey County Courthouse
±687 Employees
Cathedral Hill
Historic District
Summit Lookout Park
±1.4 Miles Away
MH
MITCHELL | HAMLINE
School of Law
Mitchell Hamline School of Law
±11,000 Students | ±490 Employees
Summit Avenue
Historic District
Union Depot
Historical Landmark
Saint Paul City Hall
±687 Employees
LANDMARK CENTER
± 79,000 VPD
35E
United Healthcare
±546 Beds | ±3000 Employees
ST. CATHERINE UNIVERSITY
St. Catherine University
±3,700 Students | ±1,800 Employees
Grand Place Shopping Mall
LOVESAC
CHIPOTLE MEXICAN GRILL
Cafe Latte
Gather EATERY & BAR
STRETCHLAB
corepower YOGA
POTTERY BARN
orangetheory
THE PALACE THEATRE
ORDWAY
Joy. Centerstage.
CHS Field
±400K Visitors Annually
Google Earth

INTERIOR PHOTOS


Kitchen

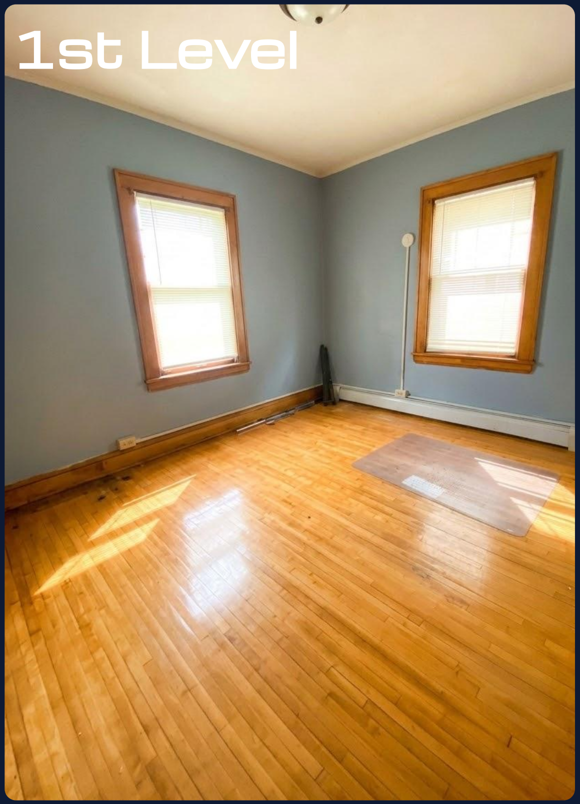

Basement

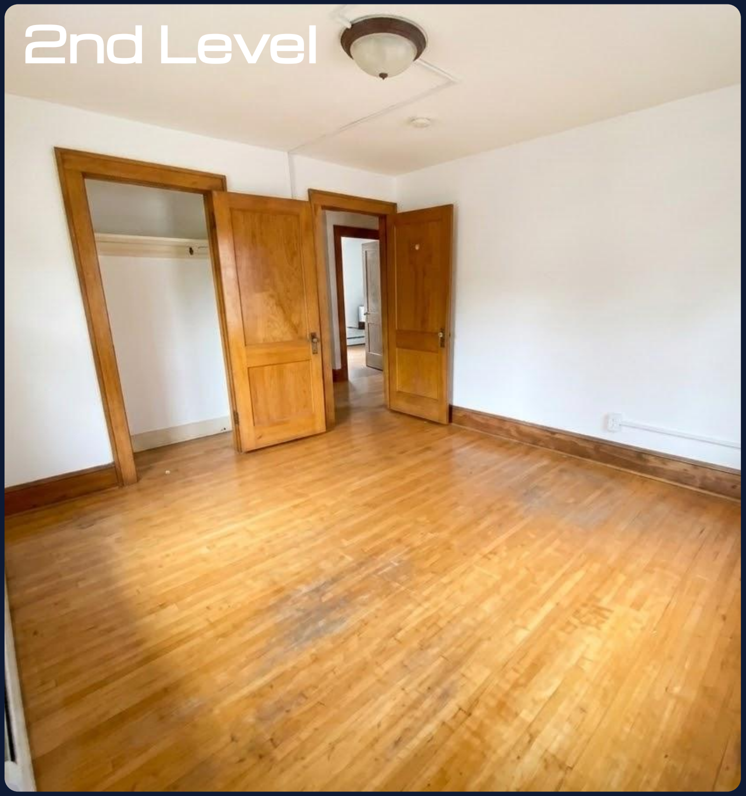

Basement



Main Entrance

INTERIOR PHOTOS





SAINT PAUL , MN

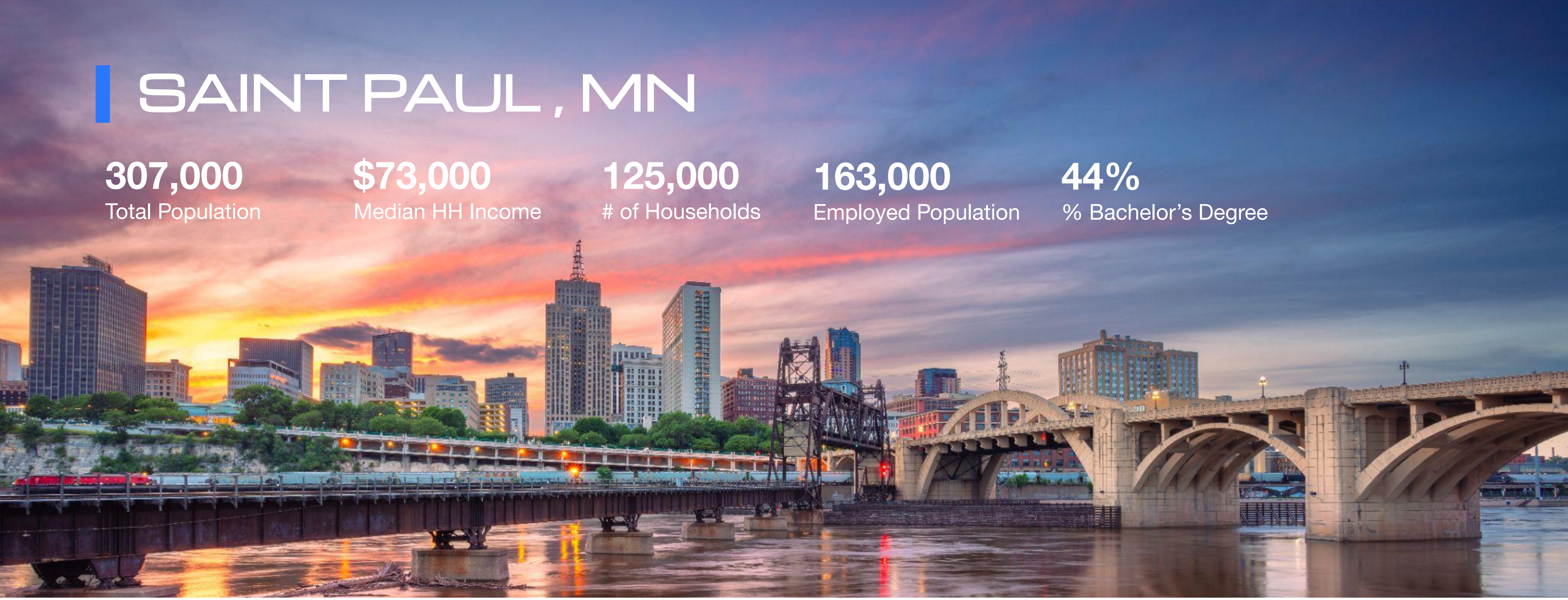
307,000
Total Population

$73,000
Median HH Income

125,000
# of Households

163,000
Employed Population

44%
% Bachelor’s Degree



Market Overview

St. Paul, Minnesota is a city with a long-standing role in regional commerce, government, and transportation. As the state capital, it serves as a center for public administration while also supporting a diverse private-sector economy that includes healthcare, education, manufacturing, and financial services. Its location along the Mississippi River historically positioned St. Paul as a key hub for trade and rail, a foundation that continues to influence its economic structure today.

The city is home to major institutions such as Fortune 500 companies, leading hospitals, and respected universities, which contribute to a strong workforce and steady economic growth. St. Paul has invested consistently in infrastructure, transit, and urban development, helping attract employers and residents alike. Neighborhoods across the city balance historic preservation with new development, reflecting a practical approach to growth and long-term planning. St. Paul also plays an important role in the cultural and civic life of the Twin Cities region. It hosts major events, supports arts organizations, and maintains a broad system of parks and public spaces. With stable governance, a skilled labor base, and ongoing investment, St. Paul continues to position itself as a city built for sustained progress rather than short-term expansion.

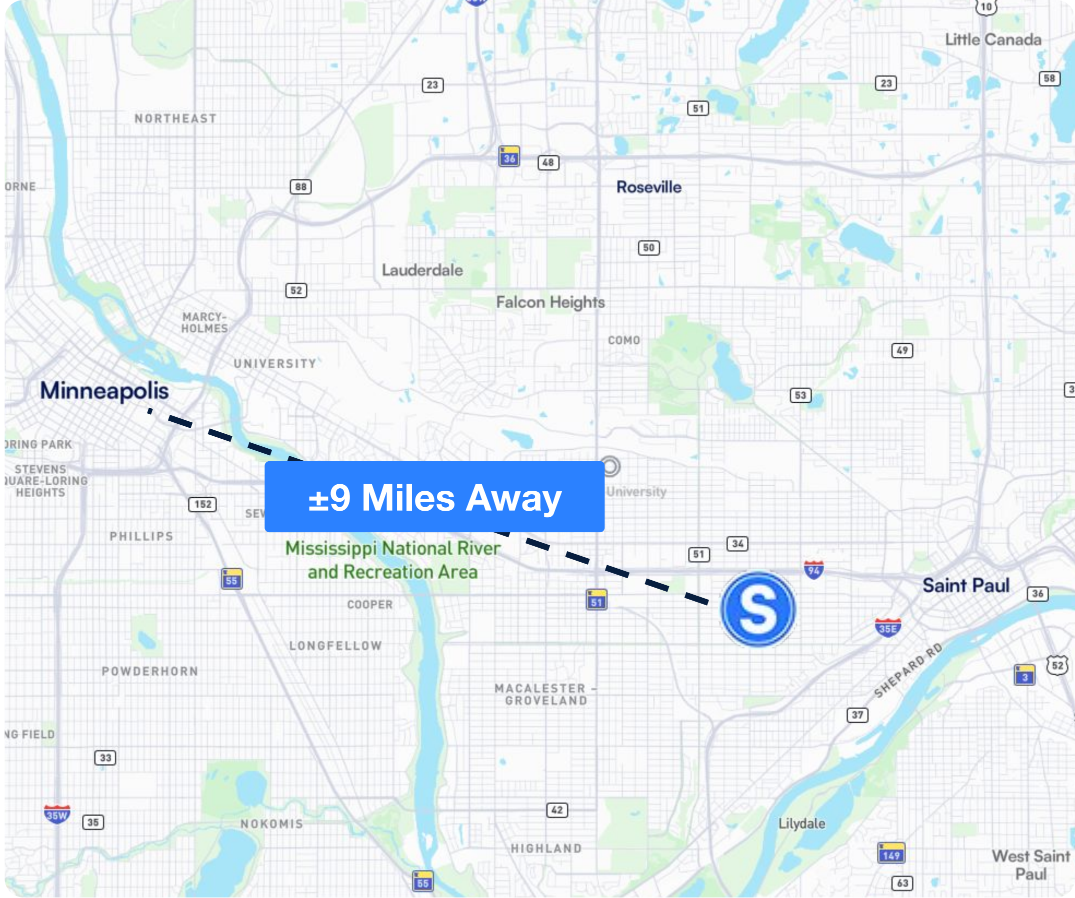
Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	28,155	171,646	379,618
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	12,196	73,147	158,974
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$137,367	$116,175	$113,826

Economy

St. Paul is a major contributor to the Twin Cities regional economy and a thriving commercial center in its own right. The city is home to the headquarters of major employers including Ecolab and Securian Financial Group, while its diverse economy is supported by tourism, higher education, healthcare, government, and a growing population of young professionals.

The city's largest employment sectors include education, healthcare, public administration, professional services, accommodation, and food services. According to the City's long-range planning projections, St. Paul is expected to add more than 37,000 jobs by 2040.

Supported by Minnesota's business-friendly environment, competitive tax structure, relatively low operating costs, and efficient regulatory processes, St. Paul continues to strengthen its position as a key economic driver within the dynamic Twin Cities metropolitan area.



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