



Creative Retail/Showroom/Office/Medical Space For Lease On Historic Grand Avenue

A rare opportunity to secure a Grand Avenue address! Class A creative space is available for lease on Grand Avenue in St. Paul. This classy mixed-use building is home to Edina Realty, Moxie Salon, and 6 upper condo units. Features of the 2,423 square foot vacancy include 14'-0" exposed high ceilings, wide column spacing, and complimentary underground parking. Space would be ideal for a modern office or retail tenant, a medical user, or a design showroom. The suite is mostly open. Private restrooms, a break room, and a storeroom with rear double door loading are built out in the back.

Space Available: 2,423 sf

- Lease Rate: Negotiable
- 2022 CAM/Tax: \$10.94 psf

Demographics and Traffic Counts:

- Average Population: 1 mile - 25,621,
3 miles - 169,039, 5 miles - 363,250
- Average Household Income: 1 mile - \$100,577,
3 miles - \$89,175, 5 miles - \$88,448
- Traffic Count: Grand Avenue - 11,100 vpd

Highlights and Features:

- On Historic Grand Avenue
- Window display case available
- High pedestrian and vehicle traffic counts
- Free underground parking for staff and clients
(53 parking spaces shared with the condo and retail tenants)
- B-3 zoning
- Shared loading (oversized double doors in the rear of the building)
- Break room with refrigerator and sink
- Common trash room off the alley
- Easy access to I-94 and I-35E
- Many area amenities



Christianson & Company
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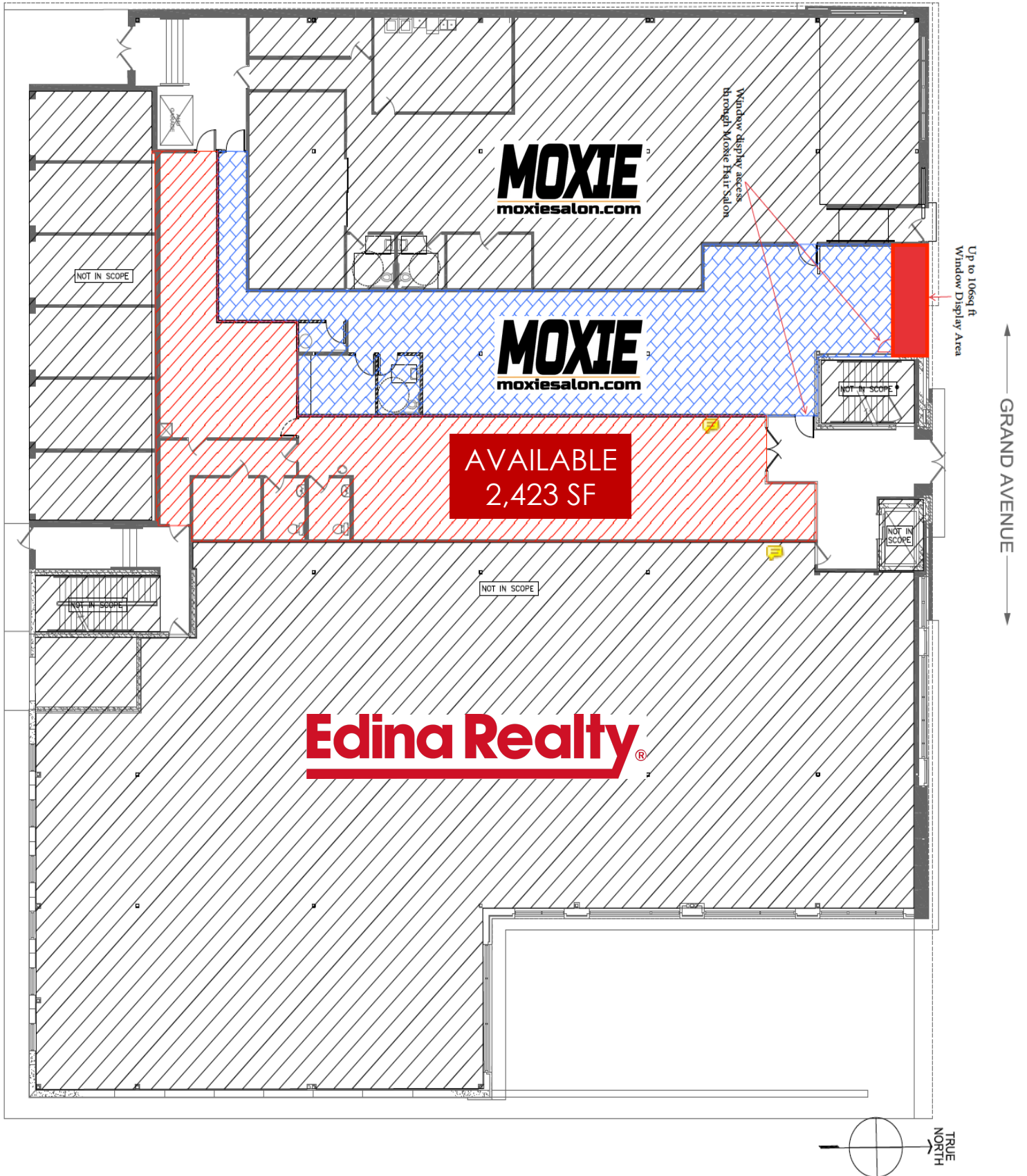
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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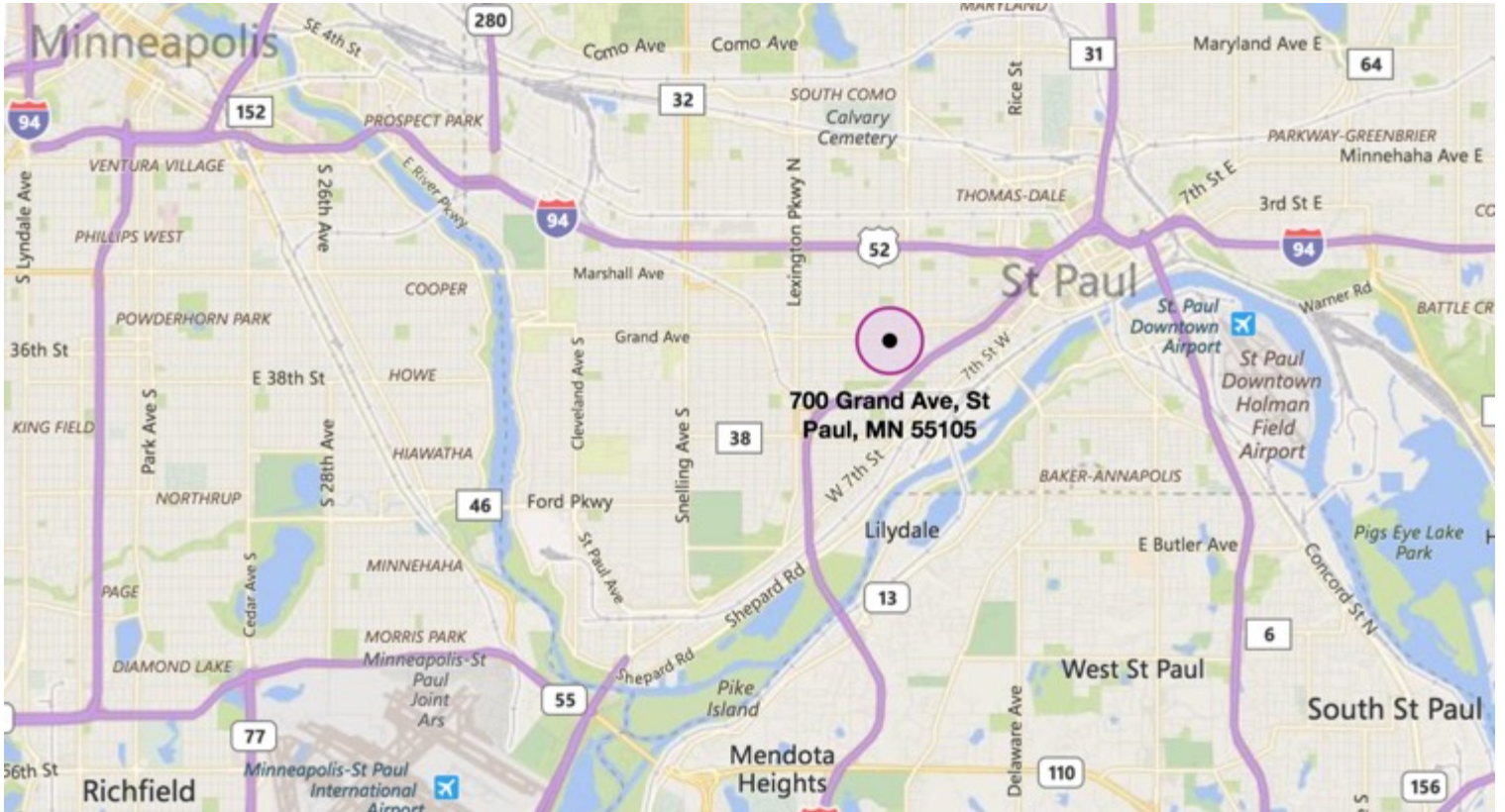
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Space Plan



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Map



Aerial Map



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