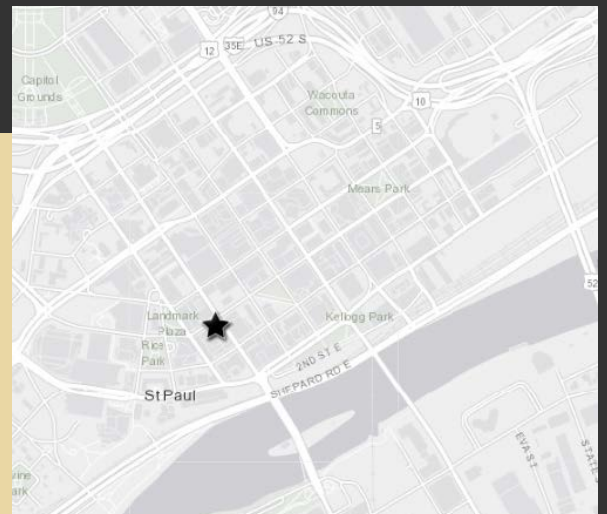




PROPERTY DESCRIPTION

Saint Paul Building, located in the heart of the thriving Lowertown Neighborhood, provides unique and distinctive office space located close to CHS Field. The building combines a convenient location with easy access to freeways, and close proximity to the light rail which makes commuting a breeze.

Saint Paul Building offers the best of both worlds with historic old-world charm, and the bustling St. Paul Downtown ambiance both within easy access. The building also has short term executive offices available at affordable rates, ideal for young businesses looking to establish their place in the Twin Cities.

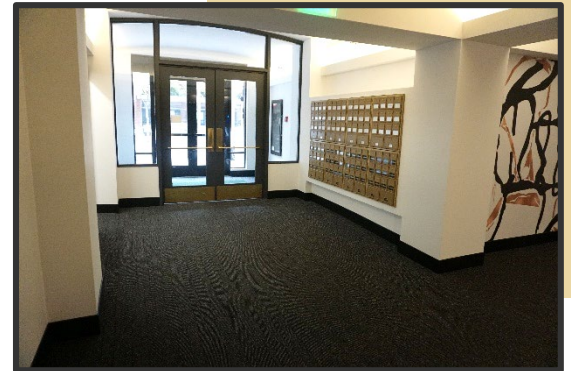


HIGHLIGHTS

- Executive suites available
- Shared conference room
- Blocks from the entertainment district
- Access to structure parking
- Steps from Meritage, Kincaid's, The St. Paul Grille, Gray Duck Tavern and other fine restaurants
- Skyway access



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Building Size	10 Floors 39,855 SF
Year Built/Renovated	1888/2020
Tax/OPEX	\$9.51/SF
Office Space	100 – 1,337 SF- Negotiable
Retail Space	LL – 4,114 SF- Negotiable
Small Executive Suites	300E - 239 SF - \$480/mo 300J - 164 SF - \$375/mo 300N - 190 SF - \$475/mo 300Q - 158 SF - \$275/mo 300D - 206 SF - \$600/mo 300G - 165 SF - \$350/mo 630 - 642 SF - \$1,200/mo 700I,J,K - 930 SF - \$1,900/mo

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