

THE HISTORIC

# HAMM BUILDING

400-426 SAINT PETER STREET, ST. PAUL, MN 55102

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**UPLAND**  
REAL ESTATE GROUP, INC.

# THE HISTORY

EST 1919

Since it first opened, the Historic Hamm Building has been one of St. Paul's finest attractions. Having been home to a number of popular restaurants, theaters, and nightclubs over the past century, the Hamm Building has cemented itself in the culture of the Twin Cities of Minnesota.

The Hamm Building is built on property once owned by the nearby St. Paul Cathedral, where the home of the church's bishop was located. In 1914, the land was purchased and the home torn down to make way for a new department store. After a couple years of construction, the project began to stall as funds dried up and World War I began to heat up, thus causing economic uncertainty. At this point, William Hamm, the owner of a local brewery, Hamm's Brewery, stepped in to finish construction of what would become the new office building for his brewery.

In 1920, the Hamm Building reinvented itself from just another office building into the center of a rapidly-growing entertainment district when it first opened the Capitol Theatre, a 'movie palace'. It quickly became one of the most popular places in the Twin Cities area.

Since then, the Historic Hamm Building has evolved into a multipurpose building that houses both office and entertainment space. It has gone through several restorations and today looks much like it did when it was first built in the early 1900s. Home to numerous commercial tenants along with many notable establishments such as Meritage Restaurant, The Loon Cafe of Saint Paul, and Heimie's Haberdashery, the Hamm Building is still a favorite spot to visit in the great city of St. Paul, Minnesota.

# PROPERTY

**BUILDING SIZE** 218,394 SF

**STORIES** 6 FLOORS  
+ MEZZANINE AND BASEMENT

**TYPICAL FLOOR** 36,399 SF

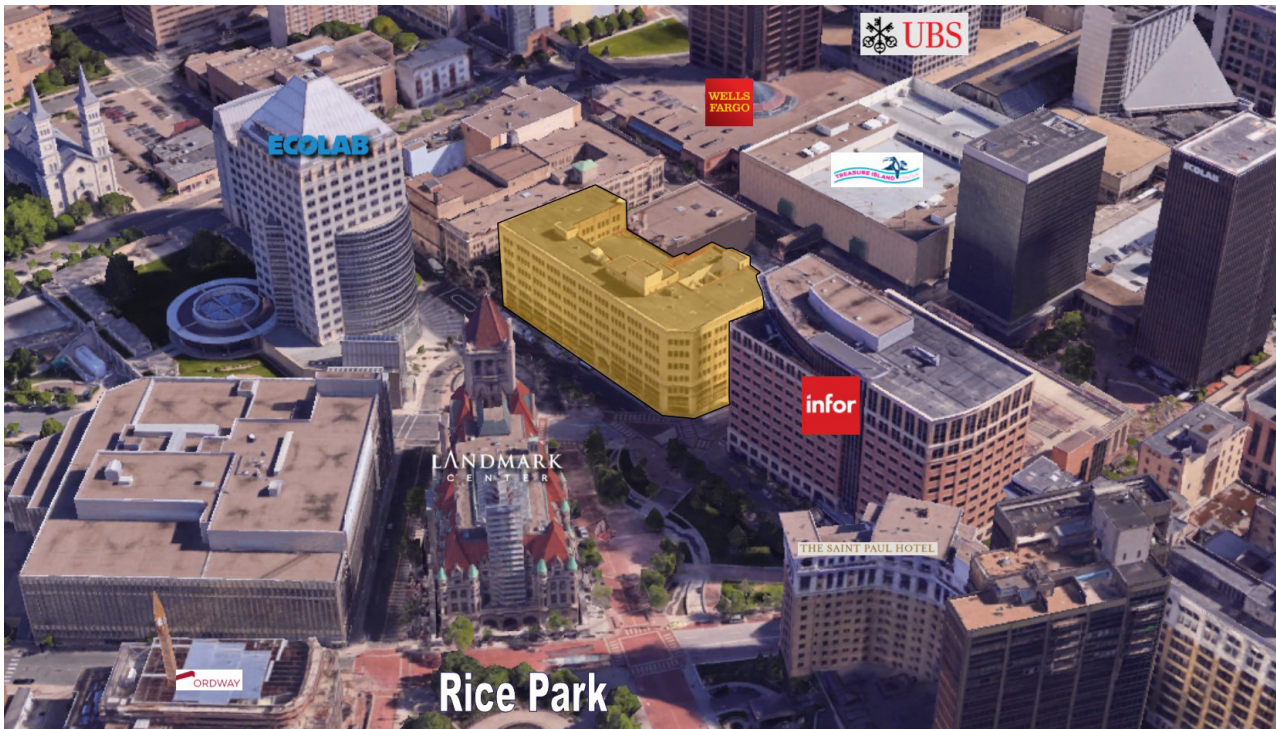
**YEAR BUILT** 1919

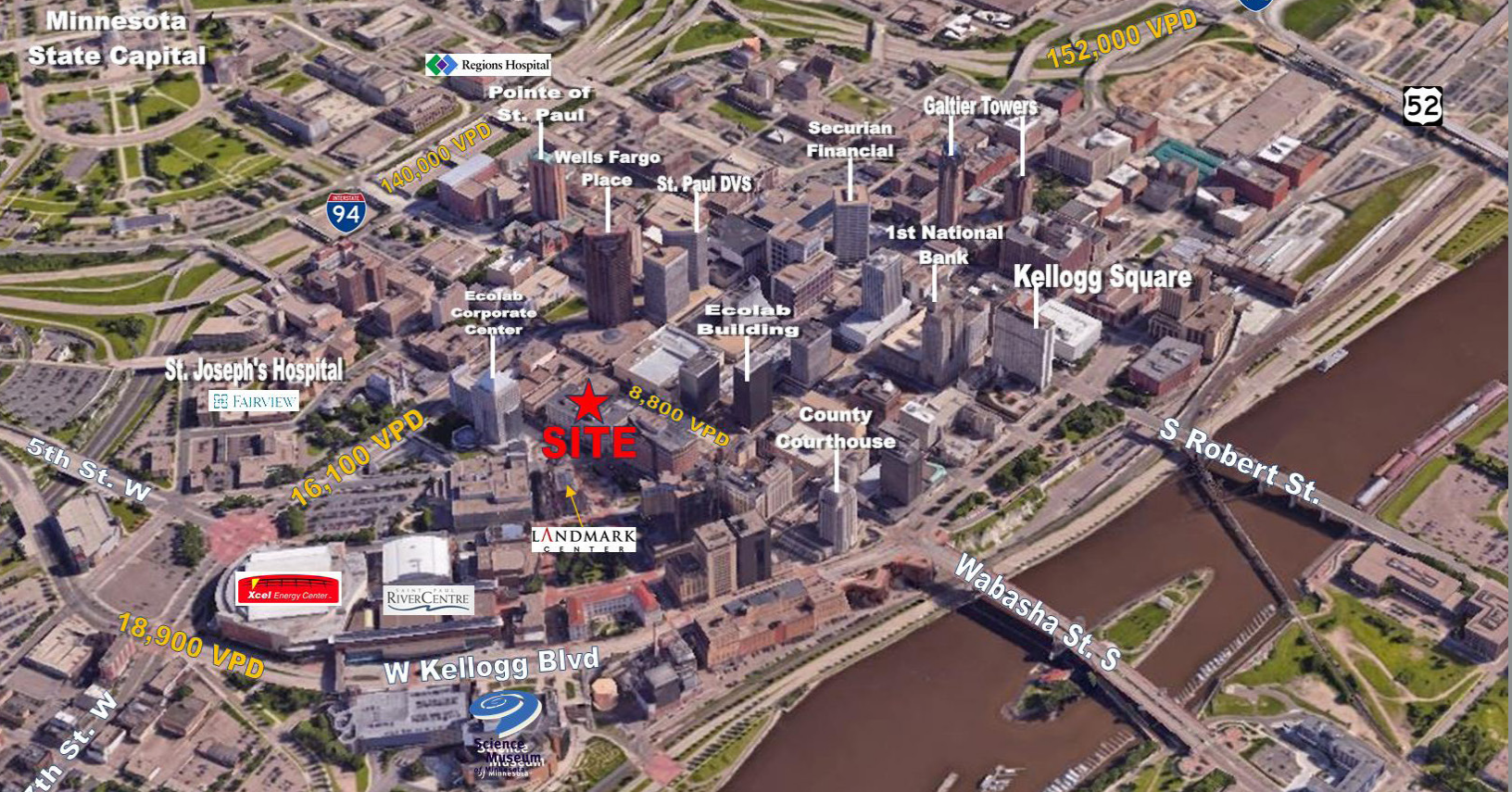
## LEASE RATES

**RETAIL** \$16.00 - \$18.00 PSF NET

**OFFICE** \$10.00 - \$14.00 PSF NET

**CAM & TAX (2019 ESTIMATE)** \$12.57 PSF

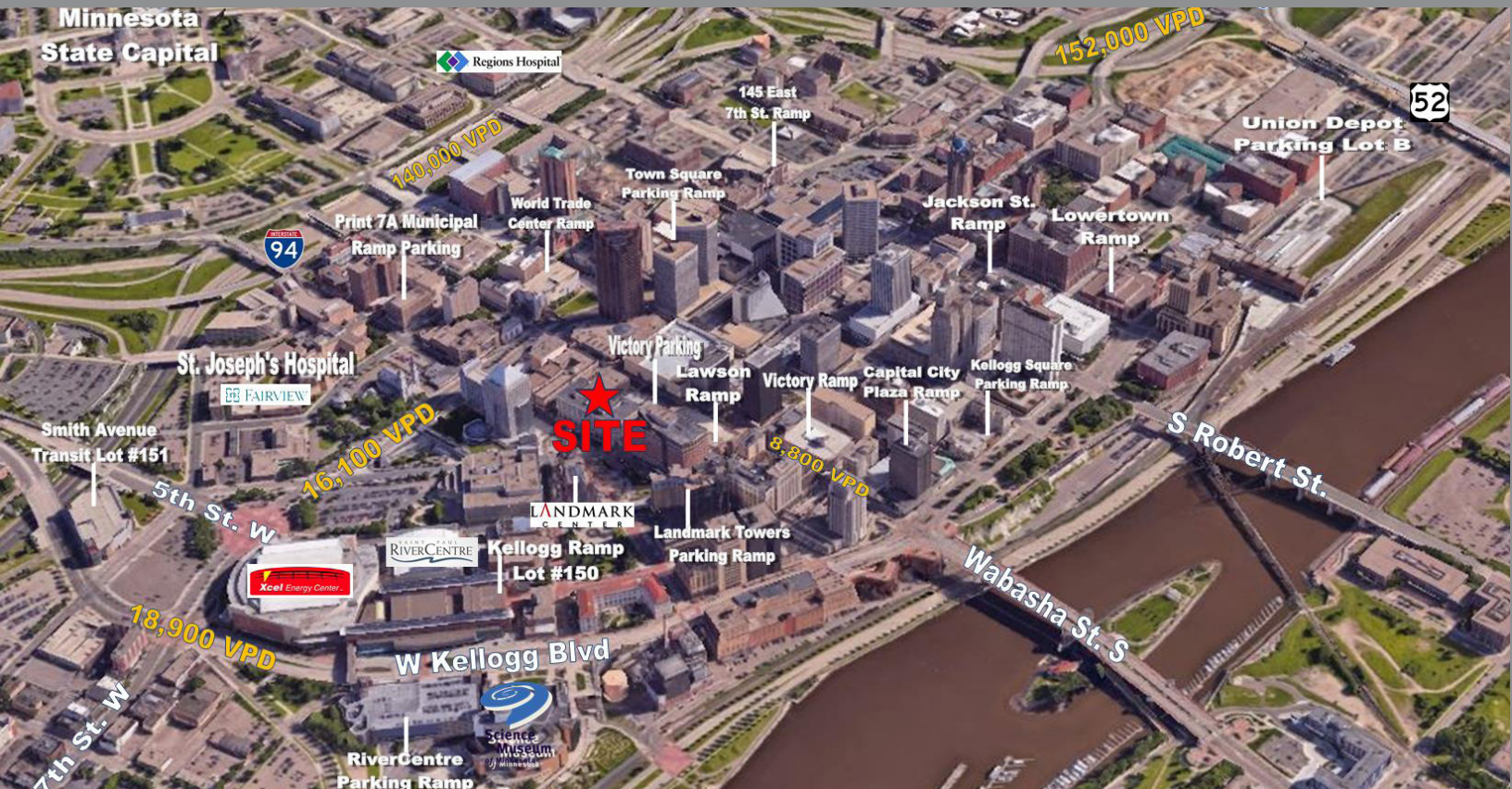




## NEARBY BUILDINGS

# AREA

## PARKING RAMPS



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# AVAILIBILITIES

## FIRST FLOOR RETAIL

24 W 7TH PL: 1,026 RSF

406A ST. PETER: 516 RSF

## LOWER LEVEL RETAIL

LL100 3,490 RSF

## MEZZANINE FLOOR OFFICE

SUITE 20: 974 RSF

## 3RD FLOOR OFFICE

SUITE 311: 9,531 RSF

SUITE 312: 12,126 RSF

## 4TH FLOOR OFFICE

SUITE 408: 381 RSF

SUITE 415: 1,779 RSF

SUITE 419: 964 RSF

SUITE 423: 1,058 RSF

SUITE 432: 729 RSF

SUITE 444: 1,556 RSF

SUITE 448: (AVAILABLE FALL 2019) 4,866 RSF

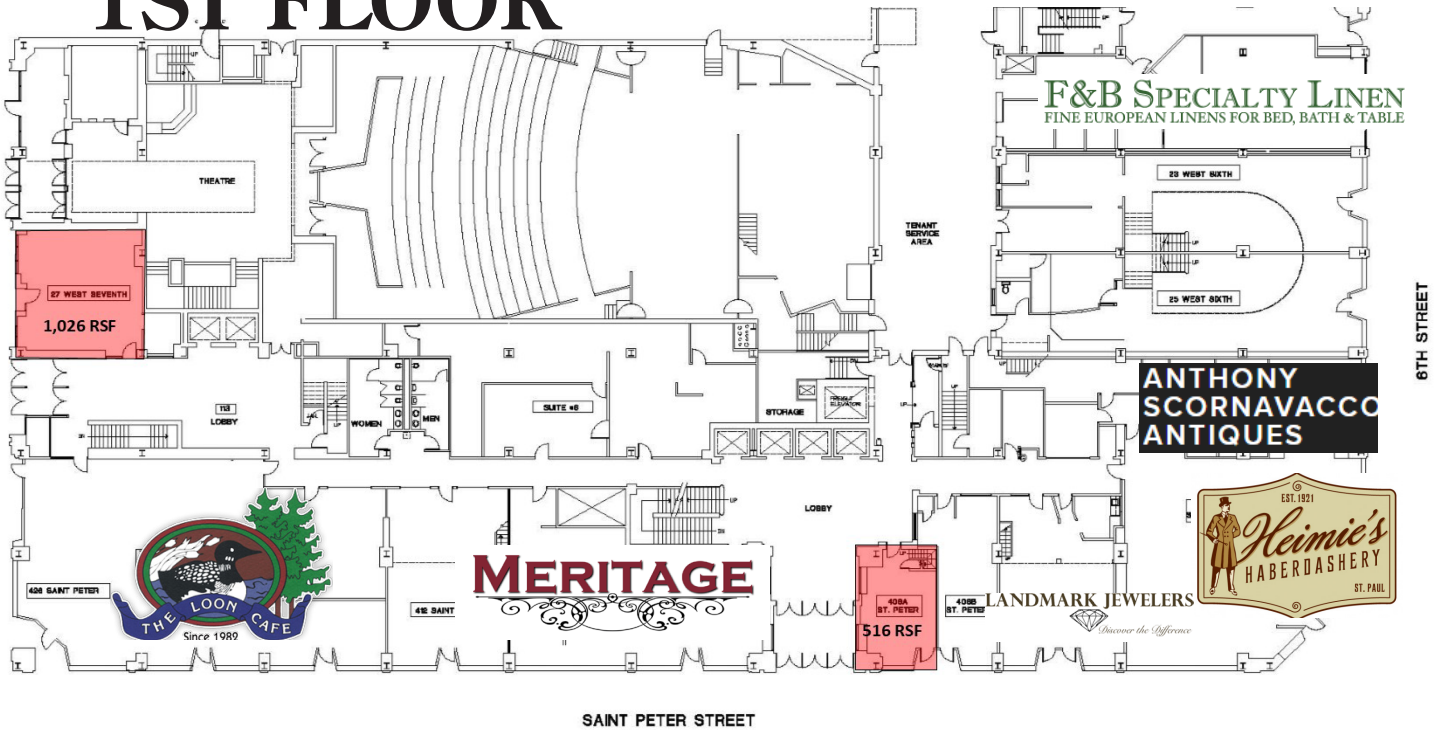
SUITE 444 & 448: 6,422 RSF

## 5TH FLOOR OFFICE

SUITE 520: 5,545 RSF

SUITE 530: 665 RSF

# 1ST FLOOR

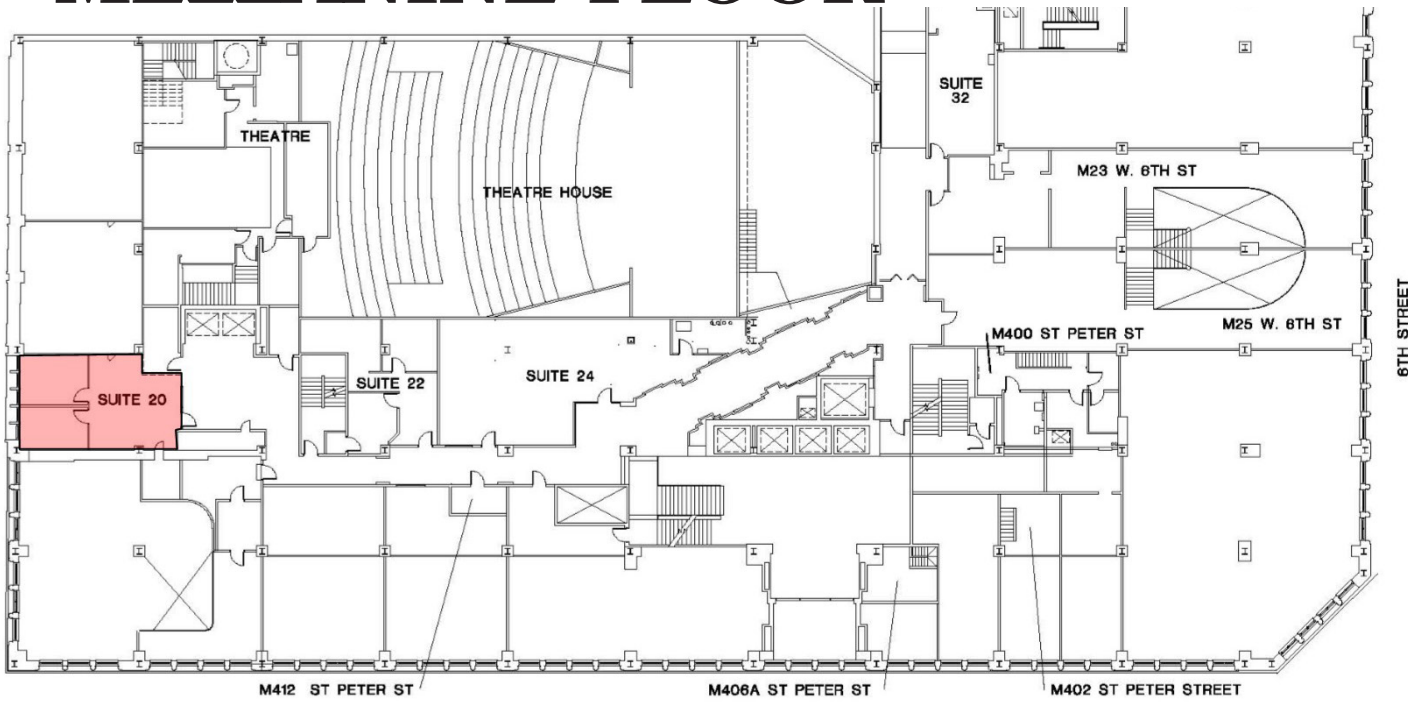


SAINT PETER STREET

### AVAILIBILITIES

24 W 7th Pl:	1,026 RSF
406A St. Peter:	516 RSF

# MEZZANINE FLOOR



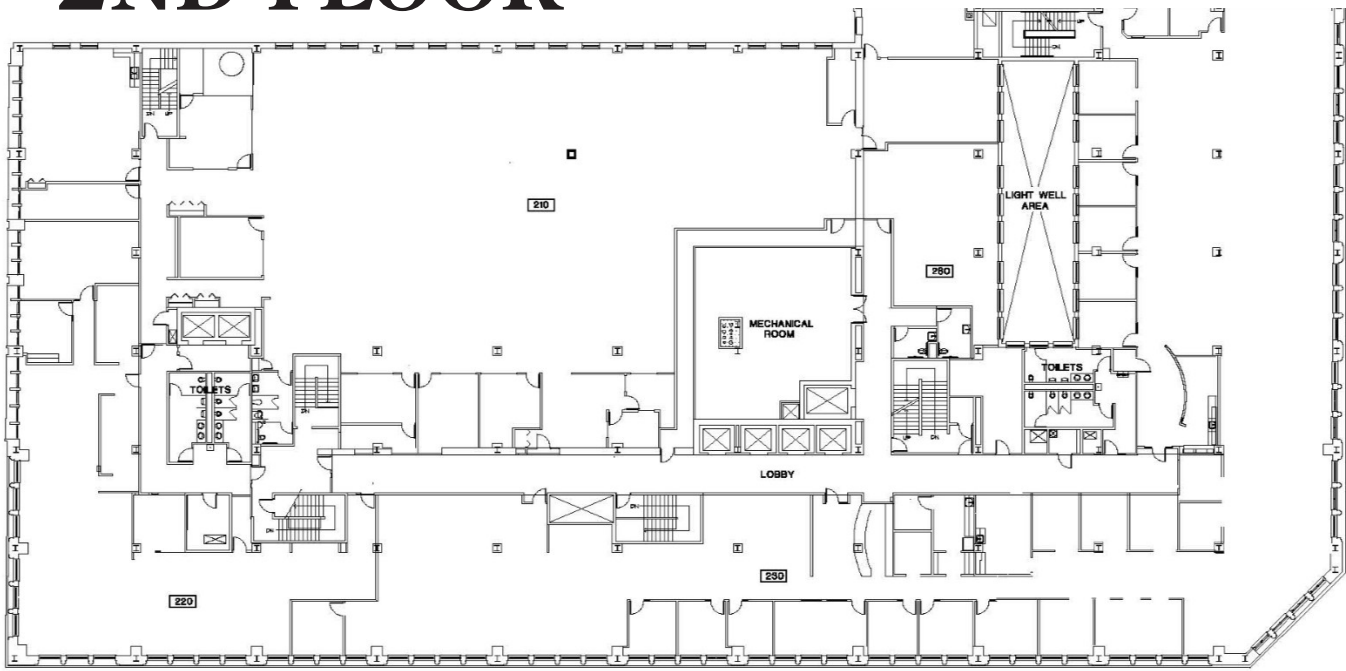
SAINT PETER STREET

### AVAILIBILITIES

Suite 20:	974 RSF
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# 2ND FLOOR

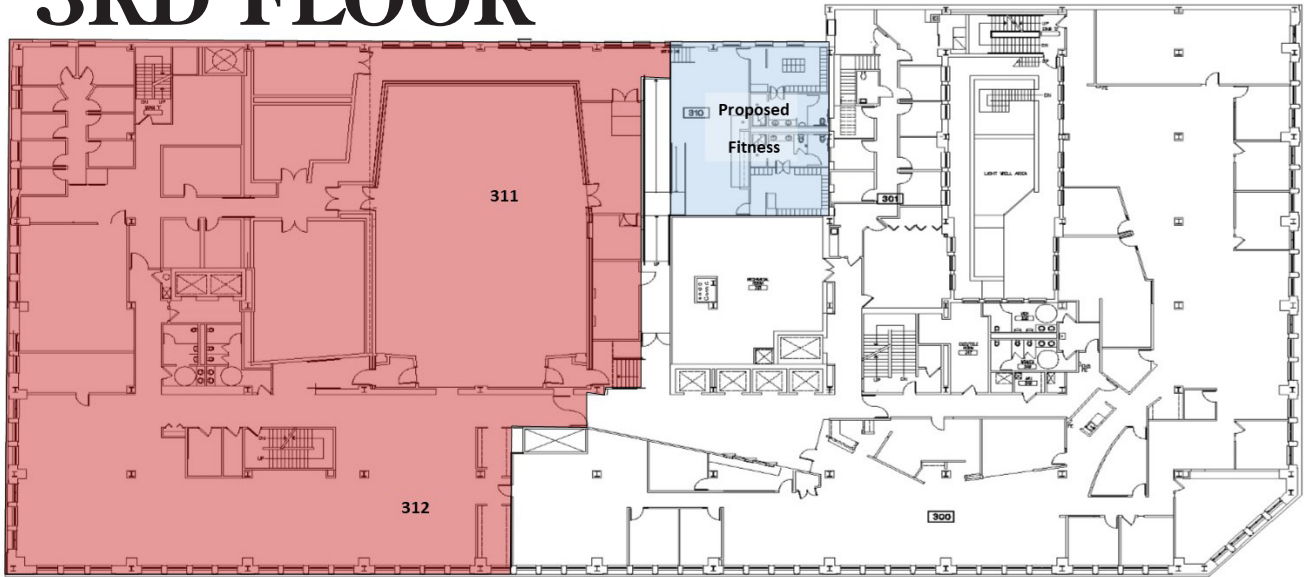


6TH STREET

SAINT PETER STREET

**NO AVAILIBILITIES**

# 3RD FLOOR



6TH STREET

SAINT PETER STREET

## AVAILIBILITIES

Suite 311:	9531 RSF
Suite 312:	12,126 RSF
Suite 311 & 312:	21,633 RSF

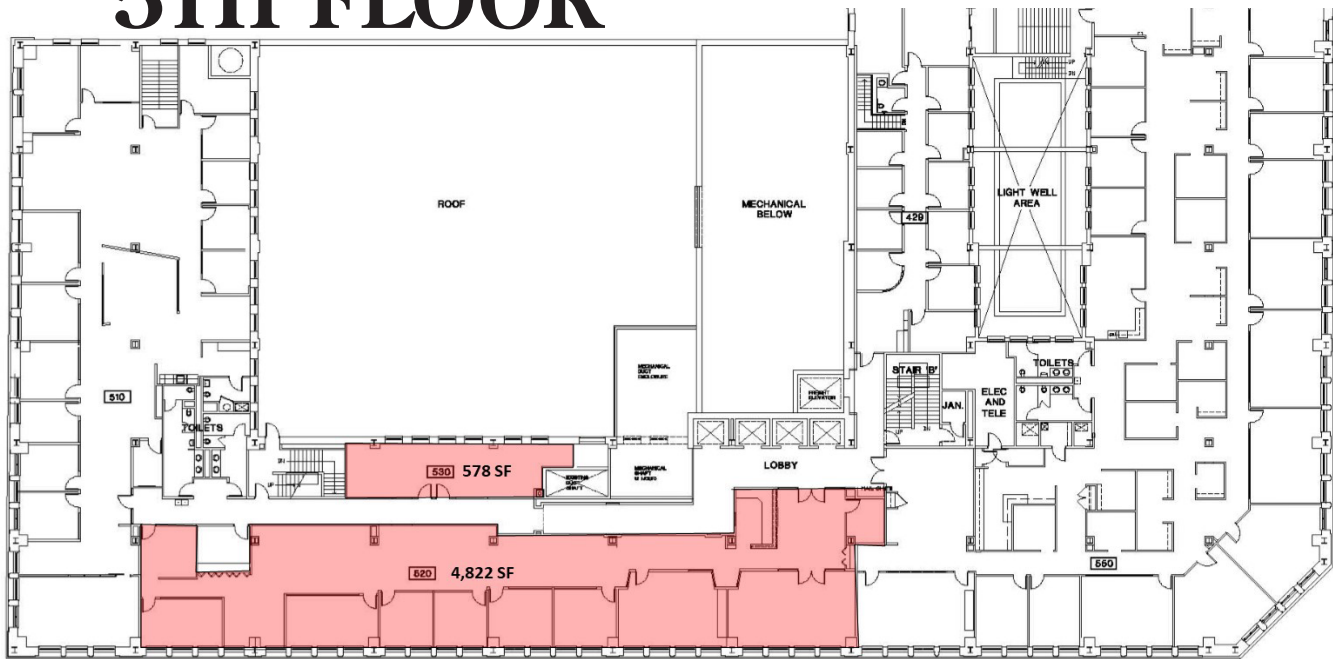
# 4TH FLOOR



## AVAILIBILITIES

Suite 408:	381 RSF	Suite 423:	1,058 RSF
Suite 415:	1,779 RSF	Suite 432:	729 RSF
Suite 419:	964 RSF	Suite 444:	1,556 RSF
Coming Available Suite 448:	4,866 RSF	Suite 444 & 448:	6,422 RSF

# 5TH FLOOR



SAINT PETER STREET

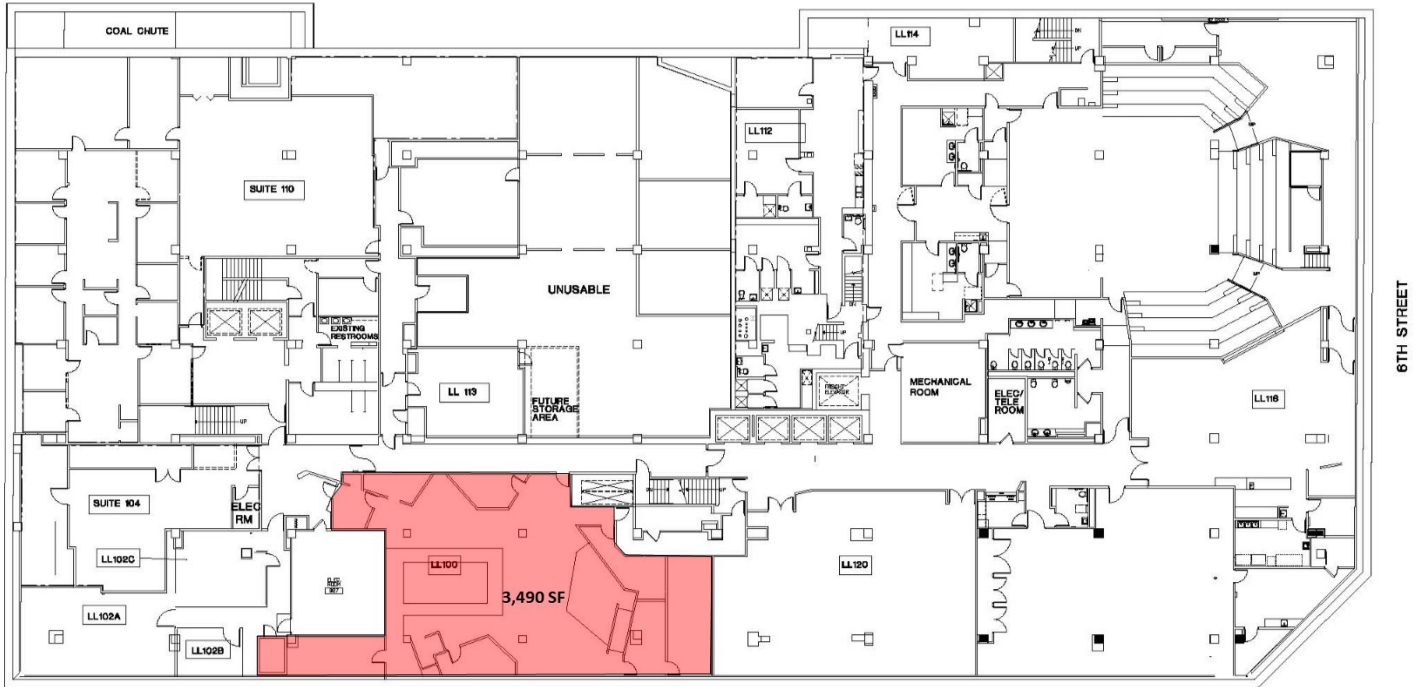
8TH STREET

## AVAILIBILITIES

Suite 520:	5,545 RSF
Suite 530:	665 RSF



# LOWER LEVEL



SAINT PETER STREET

## AVAILIBILITIES

LL100	3,490 RSF
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# BUILDING PHOTOS



# DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	19,370	172,546	368,292
DAYTIME POPULATION	84,083	135,147	212,631
MEDIAN HH INCOME	\$41,331	\$46,416	\$53,087
AVERAGE HH INCOME	\$67,955	\$67,798	\$77,253
MEDIAN AGE	36.4	32.4	33.9

# NEIGHBORHOOD HIGHLIGHTS

LANDMARK



ORDWAY THEATRE

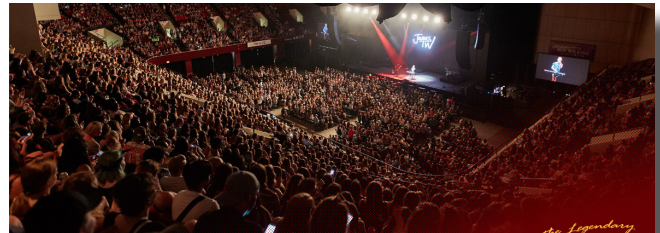
RICE PARK



ROY WILKINS AUDITORIUM



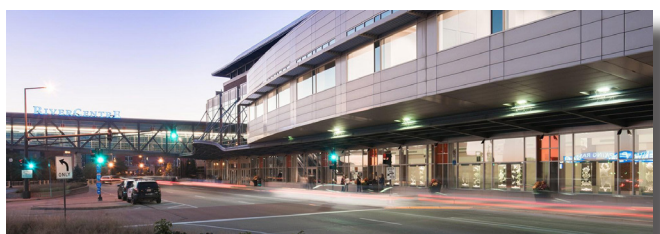
XCEL ENERGY CENTER



RIVER CENTRE CONVENTION CENTER



SCIENCE MUSEUM



CHILDREN'S MUSEUM

