

*The Allen Building*  
*287 East Sixth Street*  
*Saint Paul, MN 55101*



**FOR LEASE**

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# The Allen Building

287 East 6th St.  
Saint Paul, MN



Circa 1955

Located at 287 E. Sixth St. in the Lowertown area of downtown St. Paul, the Allen Building, is has one of the best locations in the city.

The Allen Building, located immediately behind CHS Field's home plate, has easy access from I-94 and I-35E. Even though it is over 100 years old, it has many wonderful, modern features.

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### **Modern Business Conveniences**

- On-site Secure Storage available.
- After hours secured building.
- Newly constructed showers.
- Many common area upgrades throughout.
- Building Conference Room.
- 1/2 block from skyway connection.
- On-site parking lot for clients.

Visitor parking is available in the on-site parking lot. Metered street parking is also available adjacent to the building. Long-term parking is available in area surface lots and a parking ramps .

### **Accessibility**

The location of the Allen Building provides you quick and easy entrance and egress to and from downtown with three major thoroughfares — Interstate 94, Interstate 35E and the Lafayette Bridge (Highway 52). Enter downtown from any direction. And when the workday is complete, your route to home is no more than two minutes away.



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# History

The Allen Building began construction in 1905 under the design of architect George Carsley. Mr. Carsley was the chief architect of Cass Gilbert and had just that year finished construction of the impressive Minnesota State Capital. The State Capital, in addition to its marble exterior, rotunda and high dome, used the innovative construction process of steel reinforced poured concrete columns and floors.



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In 1905 the J. H. Allen Building was a successful wholesale grocery and confection manufacturer. They stored a lot of heavy dry goods and wanted a secure, fire proof building for their expanding business. The nearby State Capital became the example of modern, strong and fire proof construction.

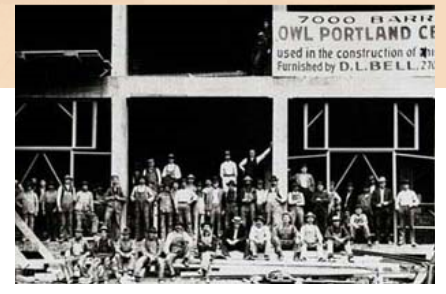
The resulting Allen Building became the first multi floor, reinforced concrete building in Minnesota. Interestingly enough however, its Romanesque structure closely resembles the heavy wood buildings at the time with similar spans, large (concrete) beams between the columns, thick 9" concrete floors and red brick. The only wood used was the maple flooring on many of the floors, placed over concrete.

The J.H. Allen Company, though, did not survive the food shortages and wild price swings of the First World War, and by 1920 the building was divided into many smaller tenants. Yet the confectionary business continued in the building until 1965 when finally Pearson Candy left for their present location on West Seventh Street.

The ensuing years have seen many tenants in the Allen Building spanning the whole spectrum of business types. There have been several large printing companies in the building, taking advantage of its heavy concrete construction. Huge presses could just be set on the floor and turned on, without any structural reinforcement. Electric motors, translucent tape, fur products, fiber glass molding, book bindery are just a few of the many uses.

In 1985 a major renovation was made which set the course for the Allen Building's next life. A modern heating and air conditioning system, new elevators, new rest rooms and a sparkling lobby were installed, and the industrial/warehouse Allen Building became the modern Lowertown, St. Paul office and office/distribution Allen Building.

The Allen Building continues to adapt to the current business climate, providing its tenants an historic and unique space with modern amenities to help their businesses grow.



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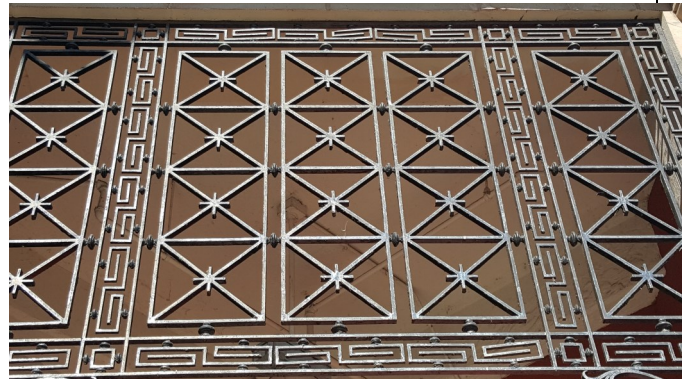




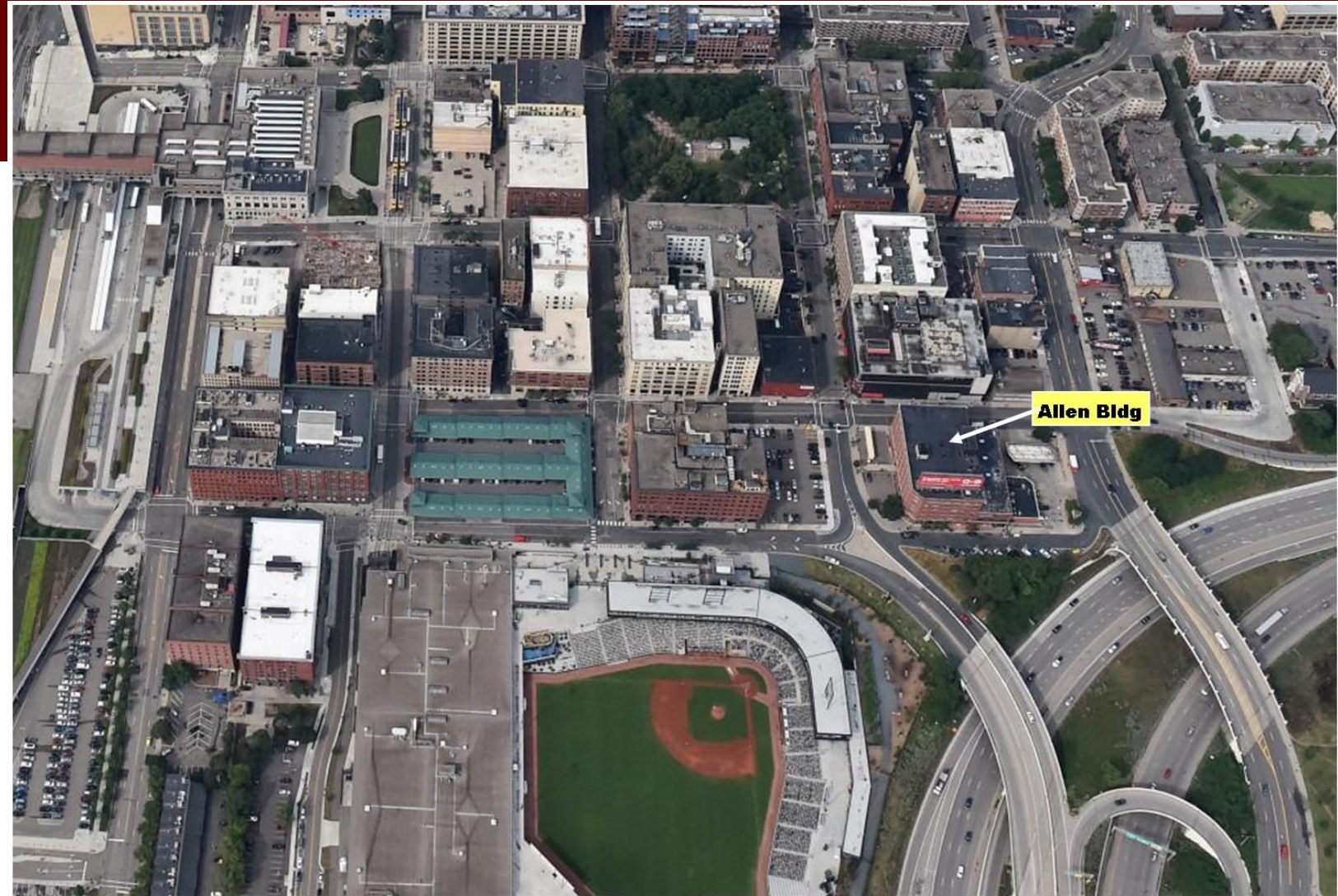
## SALIENT FACTS

Location:	287 E. 6th St, St Paul, MN 55101
Lease Rate:	Varies—Negotiable.
Available Area:	750—14,000 square feet
Lease Term:	Flexible.
Year Built::	1905
Elevator:	Two passenger elevators; One freight.
Windows:	Large, operable windows.

- Onsite Management and Ownership
- Two blocks from Union Depot/ Light Rail Transit
- Across the street from Saint Paul Saints Ballpark
- Abundant Ramp and Surface parking in immediate area
- Will build to Suit.
- 60 minute on-site parking and loading dock.



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