

**FOR LEASE | OFFICE / RETAIL / INDUSTRIAL**

## **Metro 94 Business Center**

425 - 475 Etna Street, Saint Paul, Minnesota 55106



Metro-94 is conveniently located along Interstate-94 and Highway 10 in Saint Paul, Minnesota. The total square footage of the four buildings is 105,000 on 7.8 acres. The property is leased to diverse array of organizations. The new Gold-line Rapid Bus Transit will have an Etna Street station, improving public transportation options for tenants, employees and patrons.

### **Property Features**

- Flexible loading with a combination of dock doors and drive-in doors
- Ample parking - 425 spaces
- \$7.05 psf estimated Tax & CAM (2024)

### **Contact Us**

**ERIC DUEHOLM**  
Partner



651.621.2550



[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**BEN BRUNO**  
Broker



651.621.2563



[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

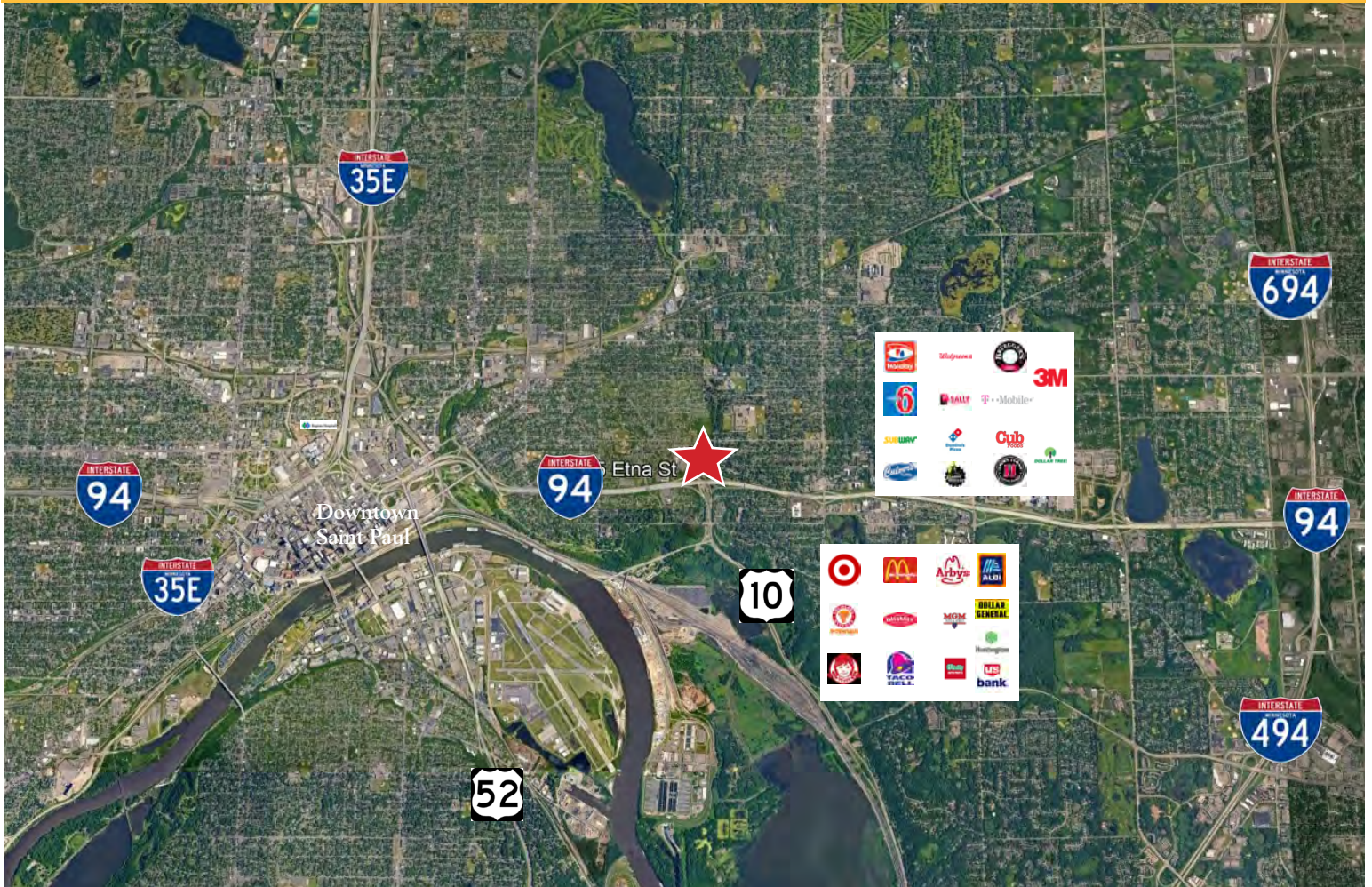
**Full Property Information at:**  
[metro-94.com](http://metro-94.com)



**FOR LEASE | OFFICE / RETAIL / INDUSTRIAL**

**Metro 94 Business Center**

425 - 475 Etna Street, Saint Paul, Minnesota 55106



### Destinations

- Downtown Saint Paul
- MSP International Airport
- Downtown Minneapolis

### Drive Time

- 8 minutes
- 17 minutes
- 20 minutes



**ERIC DUEHOLM**  
Partner  
651.621.2555  
eric@terracegroupllc.com

**BEN BRUNO**  
Broker  
651.621.2563  
ben@terracegroupllc.com

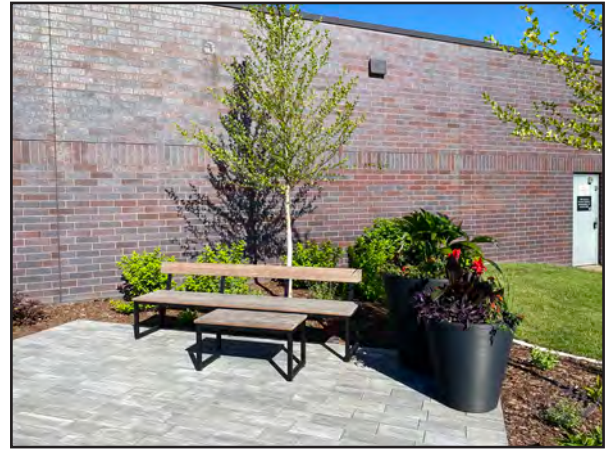
**Full Property Information at:**  
[metro-94.com](http://metro-94.com)



**FOR LEASE** | OFFICE / RETAIL / INDUSTRIAL

**Metro 94 Business Center**

425 - 475 Etna Street, Saint Paul, Minnesota 55106



**ERIC DUEHOLM**  
Partner  
651.621.2555  
eric@terracegroupllc.com

**BEN BRUNO**  
Broker  
651.621.2563  
ben@terracegroupllc.com

**Full Property Information at:**  
[metro-94.com](http://metro-94.com)

**FOR LEASE | OFFICE / RETAIL / INDUSTRIAL**

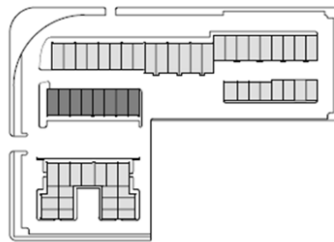
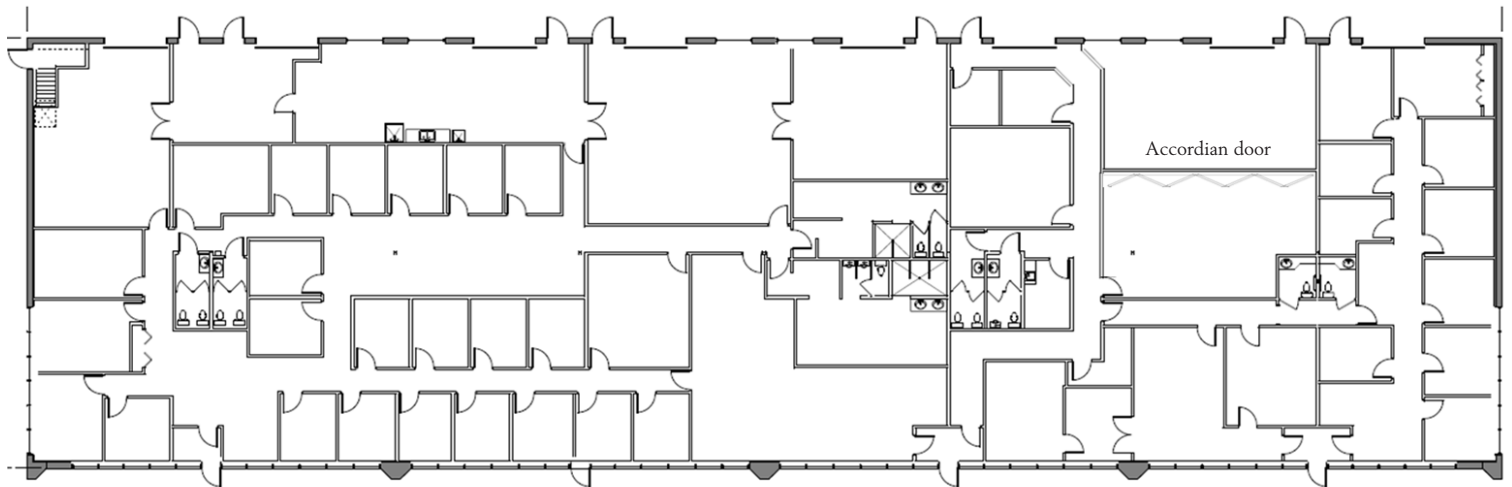
**Metro 94 Business Center**

425 - 475 Etna Street, Saint Paul, Minnesota 55106



## Building 455 | Suites 27 - 34

- 16,720 square feet divisible to 2,500 square feet
- Combination of individual offices and open area
- Numerous drive-in doors
- Warehouse areas with drive-in doors can be expanded
- Accordion door to make a large meeting room
- Available December 1, 2024
- Rent is negotiable



**ERIC DUEHOLM**

Partner

651.621.2555

[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**BEN BRUNO**

Broker

651.621.2563

[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

**Full Property Information at:**  
[metro-94.com](http://metro-94.com)

**FOR LEASE** | OFFICE / RETAIL / INDUSTRIAL

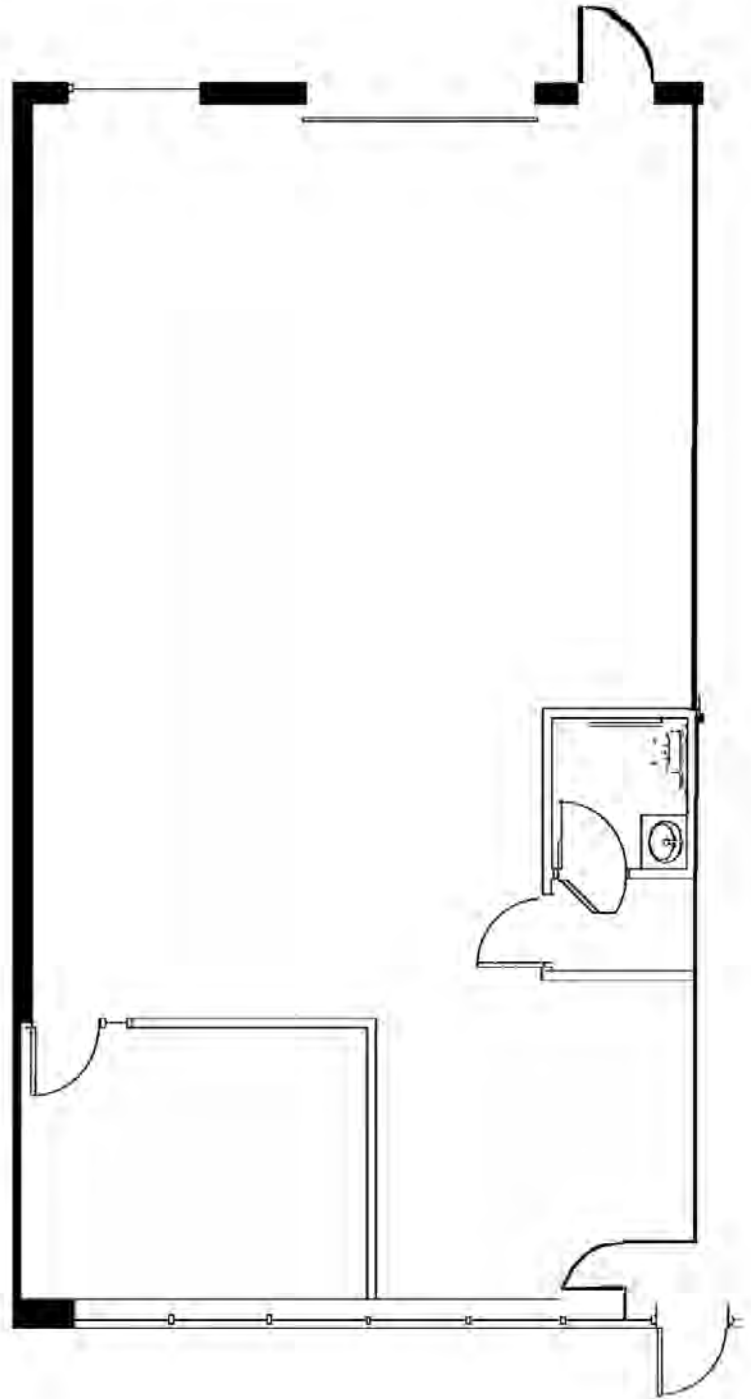
**Metro 94 Business Center**

425 - 475 Etna Street, Saint Paul, Minnesota 55106



## Building 425 | Suite 39

- 1,650 square feet
- Individual office on window line
- Air-conditioned production area
- 12' tall drive-in door
- Rent is negotiable



**ERIC DUEHOLM**

Partner

651.621.2555

[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**BEN BRUNO**

Broker

651.621.2563

[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

Full Property Information at:  
[metro-94.com](http://metro-94.com)



**FOR LEASE | OFFICE / RETAIL / INDUSTRIAL**

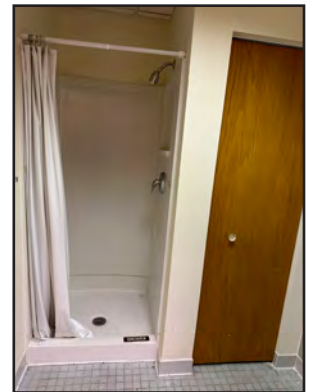
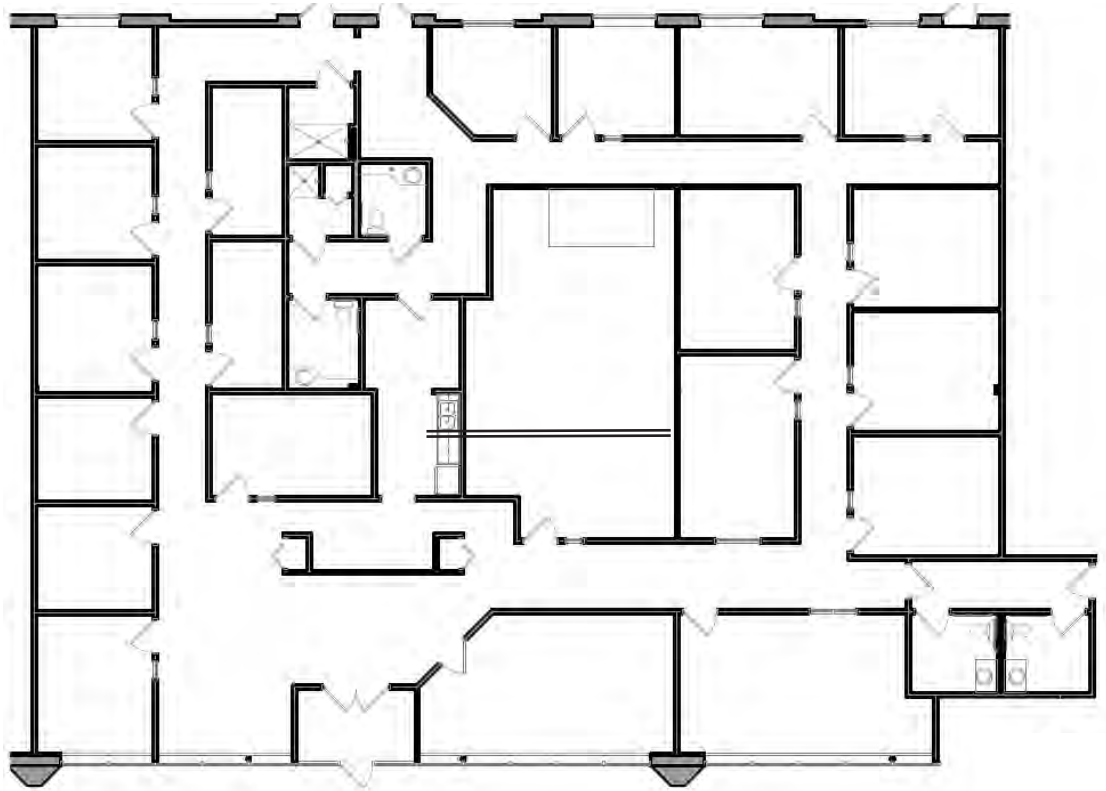
**Metro 94 Business Center**

425 - 475 Etna Street, Saint Paul, Minnesota 55106



## Building 465 | Suites 62 - 64

- 6,300 square feet
- Divisible
- Private offices
- Available immediately
- Rent is negotiable



*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

**ERIC DUEHOLM**  
Partner  
651.621.2555  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**BEN BRUNO**  
Broker  
651.621.2563  
[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

**Full Property Information at:**  
[metro-94.com](http://metro-94.com)