

**FOR SALE OR LEASE** | OFFICE / RETAIL

## The Grace Building

421 Wabasha Street North, St. Paul, MN 55102



### Property Features

- Sale Price \$4,250,000
- Located in the heart of Saint Paul
- 56,000 square foot central business district building
- Three story (plus full lower level) mixed-use 1941-built structure
- 14,000 - 15,000 square foot floor plates
- Full building
- Great natural light with large windows
- Easy access from I-94, I-35E and Hwy 52
- Transit access via Green Line and bus routes
- Many retail and entertainment amenities nearby
- Exterior signage available

### Contact Us

**ERIC DUEHOLM**  
Partner

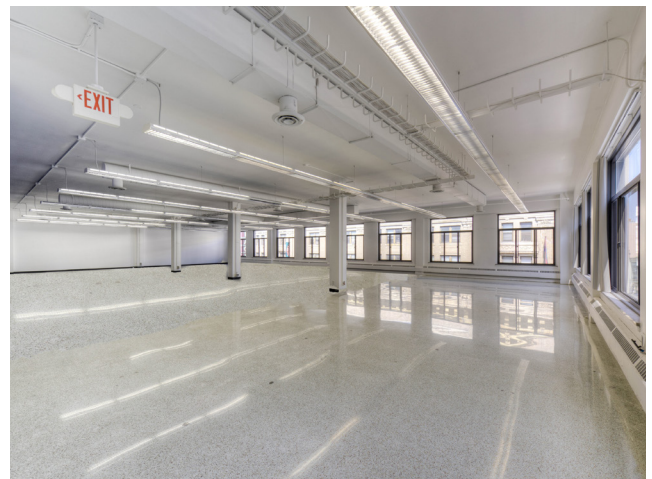
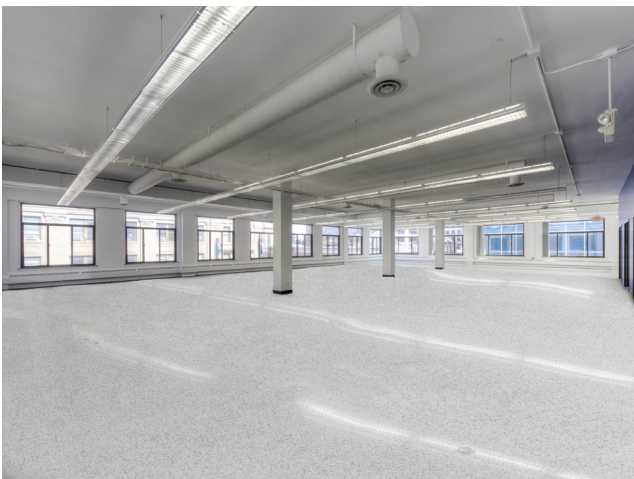
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**RHETT CARLSON**  
Broker

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**Full Property Information at:**  
[gracebldg.com](http://gracebldg.com)

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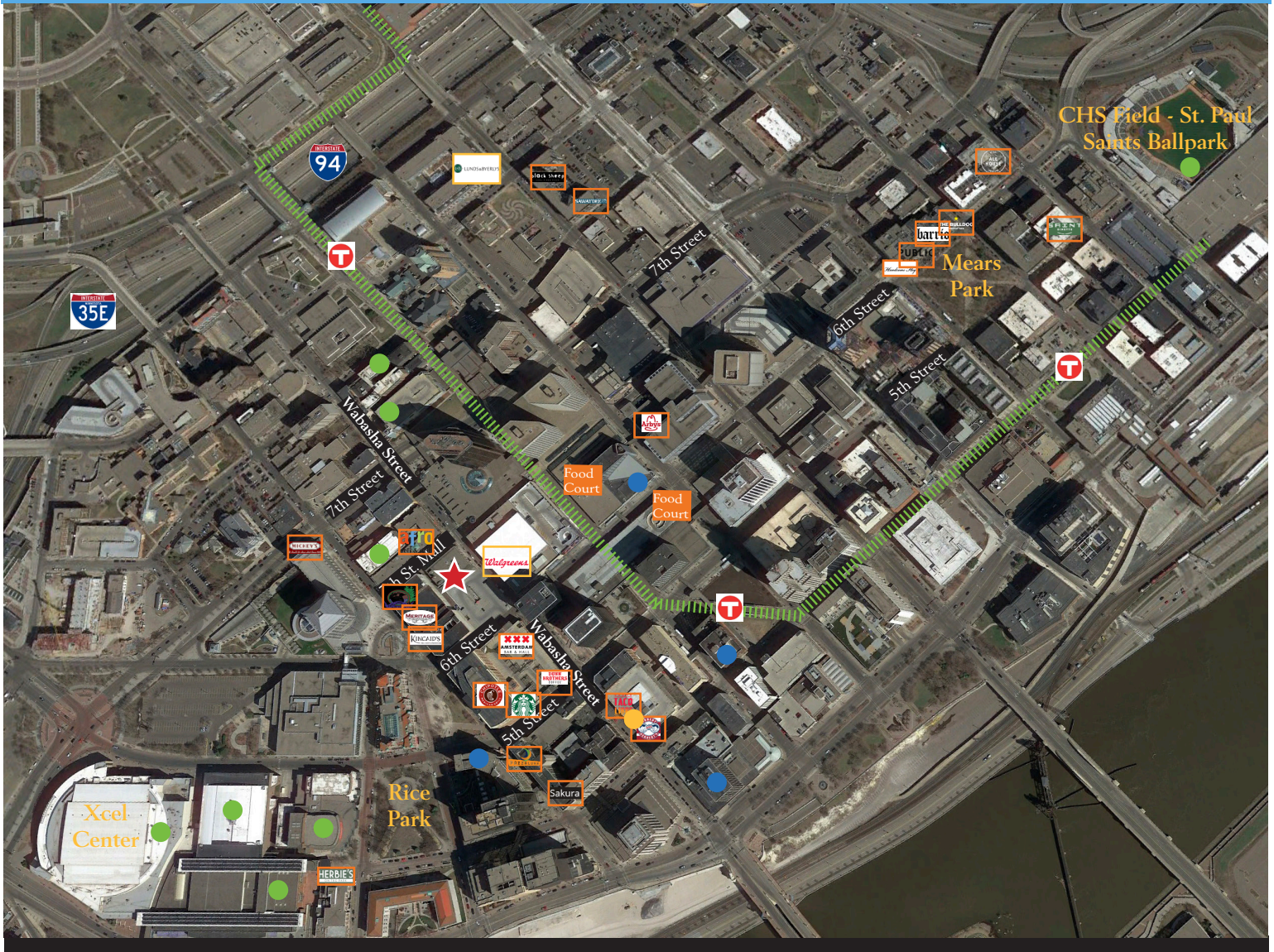


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**RESTAURANTS/BARS**

- Afro Deli
- Amsterdam Bar & Hall
- Barrio
- Bruegger's Bagels
- Chipotle
- Dunn Bros.
- Erbert and Gerberts
- Great Waters Brewing Company
- Handsome Hog
- Herbie's on the Park
- Kincaid's
- Loon Cafe St. Paul
- Meritage
- Mickey's Diner

- Ox Cart Ale House
- Pazzaluna Urban Italian
- Public kitchen + bar
- Saint Dinette
- Sakura Restaurant & Bar
- Starbucks
- Taco Libre
- The Bulldog Lowertown

**RETAIL/CONVENIENCE**

- Lunds & Byerlys
- Red Sea Market
- Walgreens

**ENTERTAINMENT**

- CHS Field
- Fitzgerald Theater
- History Theater
- Ordway Center
- Palace Theatre
- Roy Wilkins Auditorium
- Saint Paul RiverCentre
- Xcel Energy Center

**HOTELS**

- DoubleTree by Hilton
- Hotel 340
- Hyatt Place
- InterContinental
- Saint Paul Hotel



95/100  
Walk Score



9.7/10  
Transit Score



66/100  
Bike Score

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## Parking

There is ample parking with ramps and on-street parking in close proximity.

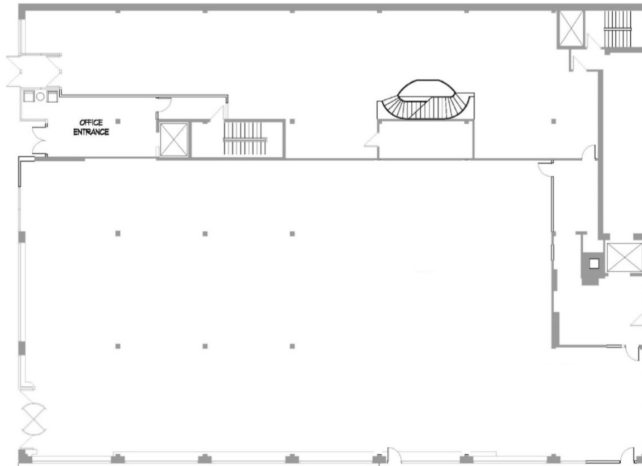


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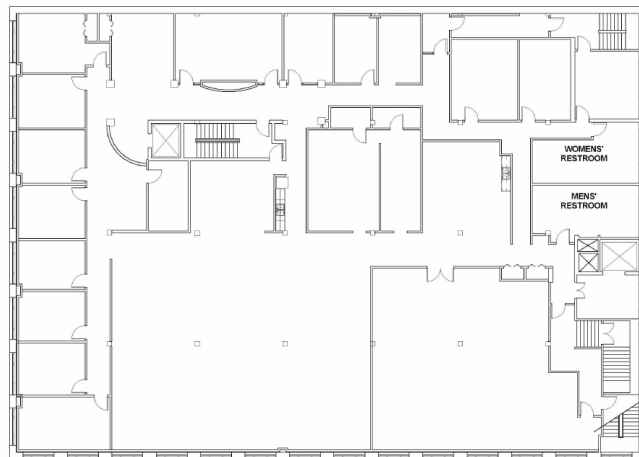
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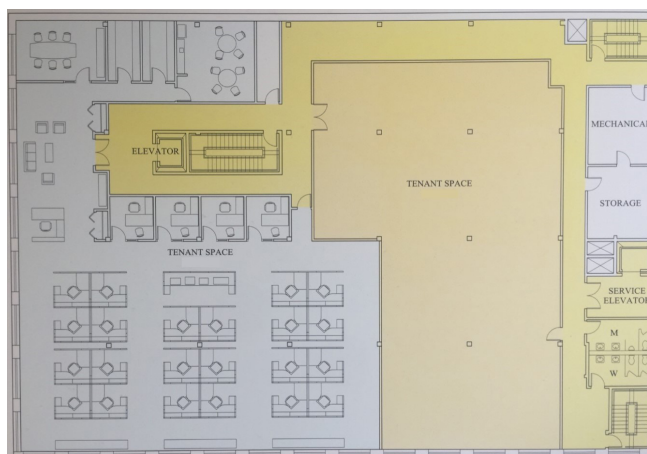
**First Level** - as built



**Second Level** - as built



**Third Level** - conceptual



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