

**FOR SUBLEASE | OFFICE**  
**Empire Building Center**  
23 Empire Drive, Saint Paul, MN 55103



A distinctive brick-and-timber office space designed to inspire creativity is available for sublease in Saint Paul. The property is conveniently located near many of the city's most notable destinations, including the State Capitol, Como Park, Regions Hospital, and with easy access to Highways 35E and Interstate 94. The space spans two floors totaling approximately 11,000 rentable square feet and features a combination of open work areas and private offices, a well-appointed kitchenette, as well as dedicated conference and training rooms.

#### Property Features

- 10,000 SF
- 2 floors
- Open work areas
- Private offices
- Kitchenette
- Conference and training rooms
- Abundant parking
- Negotiable rent
- Current lease expires August 31, 2027

#### Contact Us

BEN BRUNO  
Brokerage Services



651.621.2563  
[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

TONY ROSSATO  
Brokerage Services



651.621.2507  
[tony@terracegroupllc.com](mailto:tony@terracegroupllc.com)

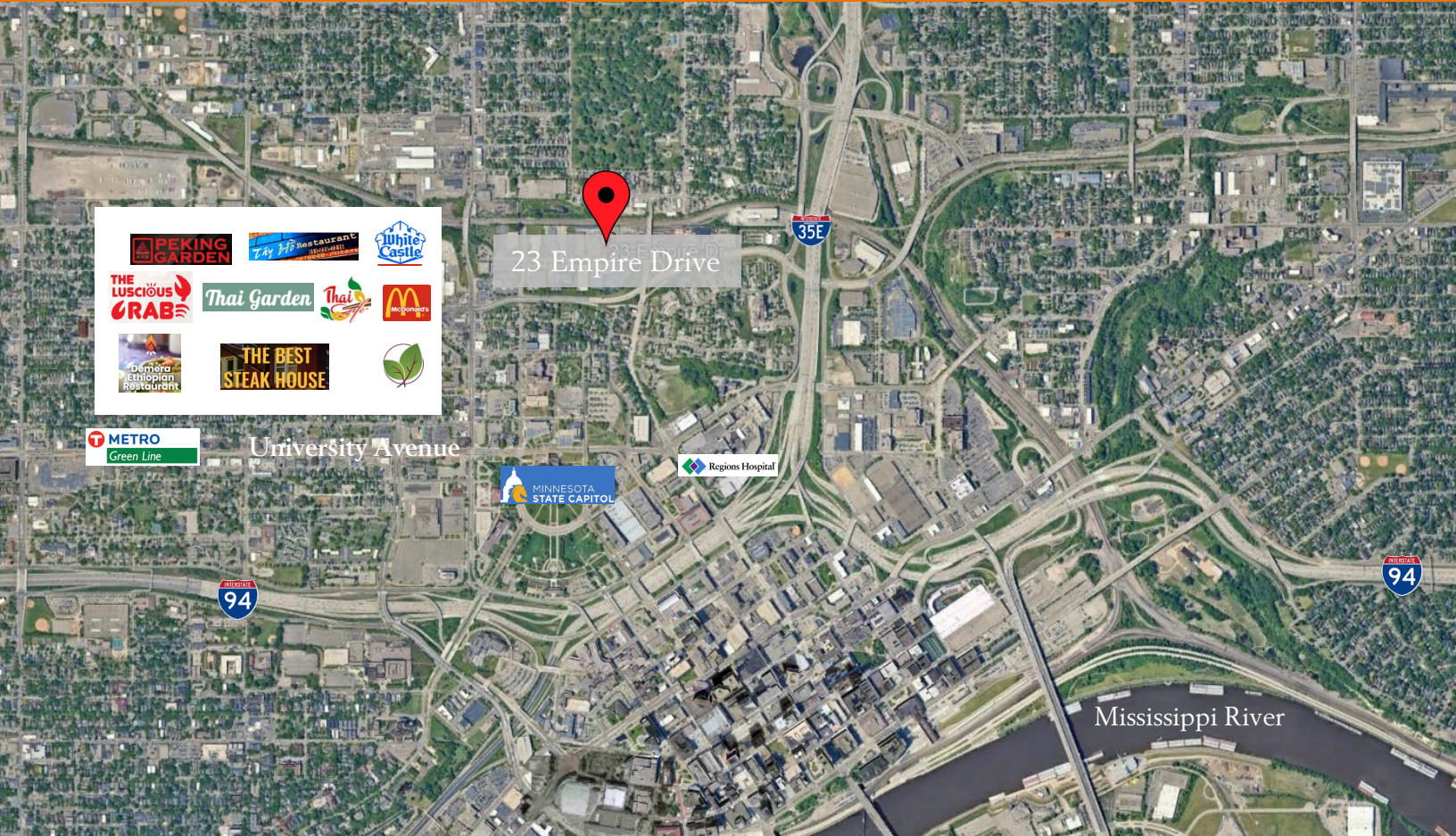
ERIC DUEHOLM  
Partner



651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

Full Property Information at:  
[23empiredrive.com](http://23empiredrive.com)

FOR SUBLEASE | OFFICE  
Empire Building Center  
23 Empire Drive, Saint Paul, MN 55103



BEN BRUNO  
Brokerage Services  
651.621.2563  
[ben@terracegrouppllc.com](mailto:ben@terracegrouppllc.com)

TONY ROSSATO  
Brokerage Services  
651.621.2507  
[tony@terracegrouppllc.com](mailto:tony@terracegrouppllc.com)

ERIC DUEHOLM  
Partner  
651.621.2550  
[eric@terracegrouppllc.com](mailto:eric@terracegrouppllc.com)

Full Property Information at:  
[23empiredrive.com](http://23empiredrive.com)

## Floorplan



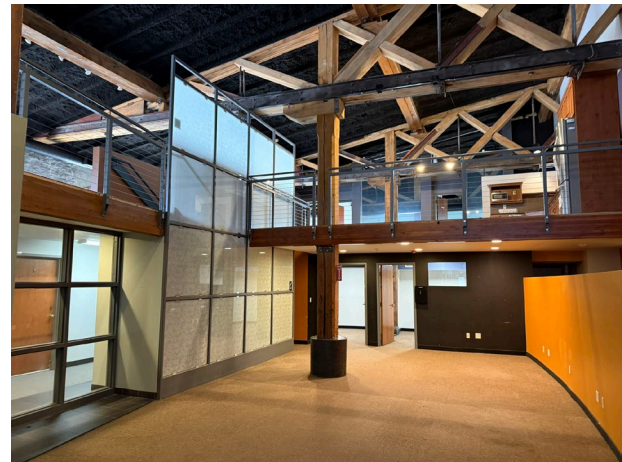
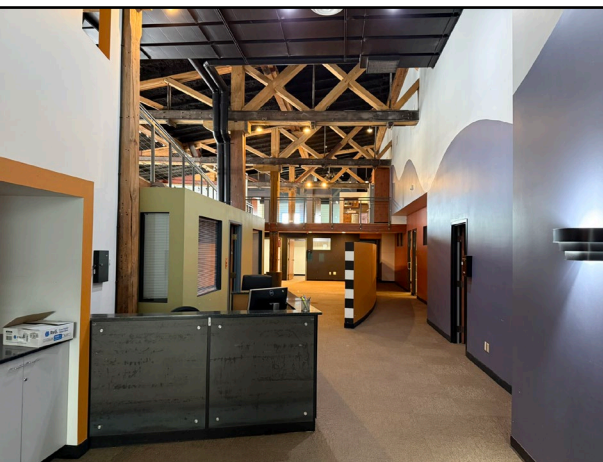
BEN BRUNO  
Brokerage Services  
651.621.2563  
[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

TONY ROSSATO  
Brokerage Services  
651.621.2507  
[tony@terracegroupllc.com](mailto:tony@terracegroupllc.com)

ERIC DUEHOLM  
Partner  
651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

Full Property Information at:  
[23empiredrive.com](http://23empiredrive.com)

FOR SUBLEASE | OFFICE  
Empire Building Center  
23 Empire Drive, Saint Paul, MN 55103



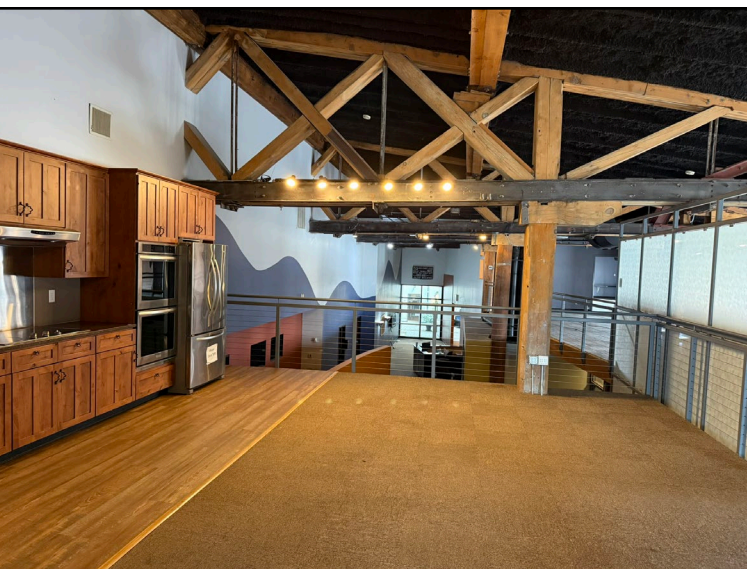
BEN BRUNO  
Brokerage Services  
651.621.2563  
[ben@terracegroupplc.com](mailto:ben@terracegroupplc.com)

TONY ROSSATO  
Brokerage Services  
651.621.2507  
[tony@terracegroupplc.com](mailto:tony@terracegroupplc.com)

ERIC DUEHOLM  
Partner  
651.621.2550  
[eric@terracegroupplc.com](mailto:eric@terracegroupplc.com)

Full Property Information at:  
[23empiredrive.com](http://23empiredrive.com)

FOR SUBLEASE | OFFICE  
Empire Building Center  
23 Empire Drive, Saint Paul, MN 55103



*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.*

BEN BRUNO  
Brokerage Services  
651.621.2563  
[ben@terracegrouppllc.com](mailto:ben@terracegrouppllc.com)

TONY ROSSATO  
Brokerage Services  
651.621.2507  
[tony@terracegrouppllc.com](mailto:tony@terracegrouppllc.com)

ERIC DUEHOLM  
Partner  
651.621.2550  
[eric@terracegrouppllc.com](mailto:eric@terracegrouppllc.com)

Full Property Information at:  
[23empiredrive.com](http://23empiredrive.com)