

178 9th St E

Suite 300

St Paul, MN 55101

Suite 300 - 8,000 RSF Available





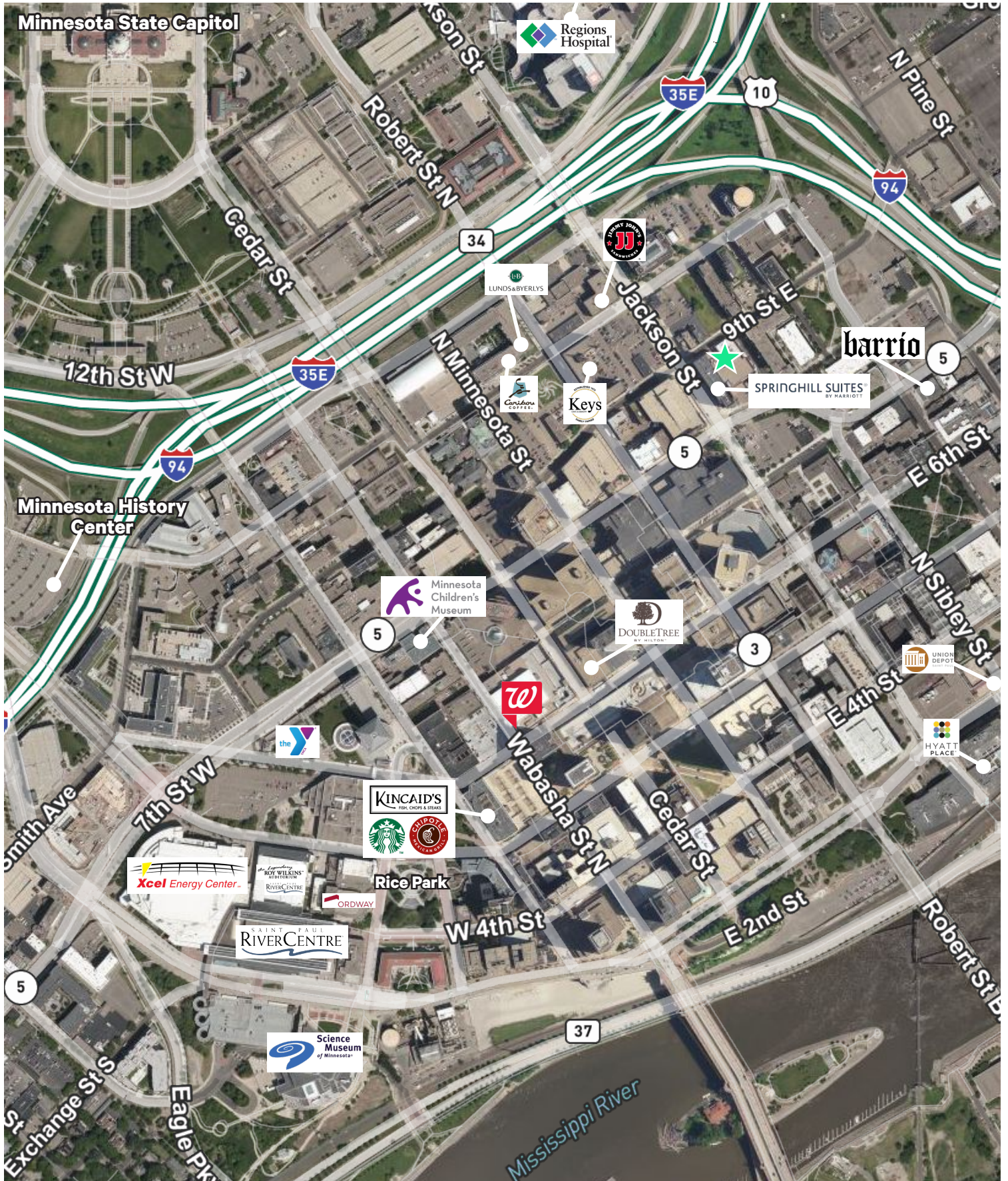
Property Overview

- + \$24.00 Gross/RSF/Yr - Includes utilities/tax/cam.
In suite cleaning is extra
- + Zoned B5 - Central Business Service
- + Building Area: 24,000 SF
- + Close to MTC bus & lightrail
- + Under new ownership - local and responsive
- + Landlord controls 30 parking stalls in Springhill Suites ramp
- + Bike racks available in Springhill Suites ramp

Property Highlights

- + Former HealthPartners/Virtuwell suite
- + Move in condition
- + Windows on four sides, entire floor
- + Pocket park on site
- + Electric car chargers on street
- + WSB Engineering also a tenant on site
- + Renovated in 2013

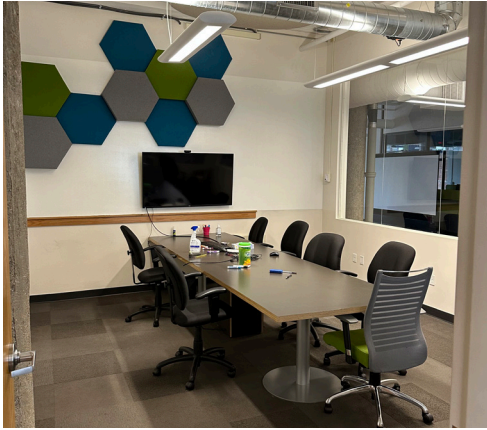
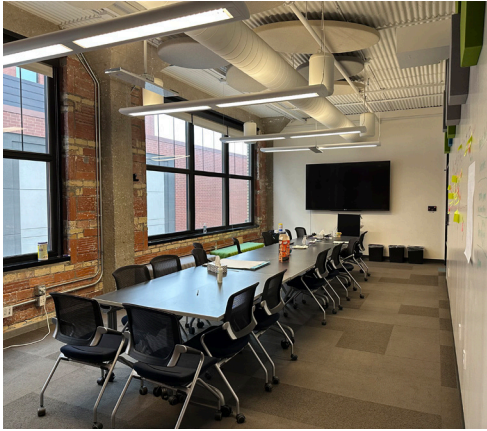
Area Map



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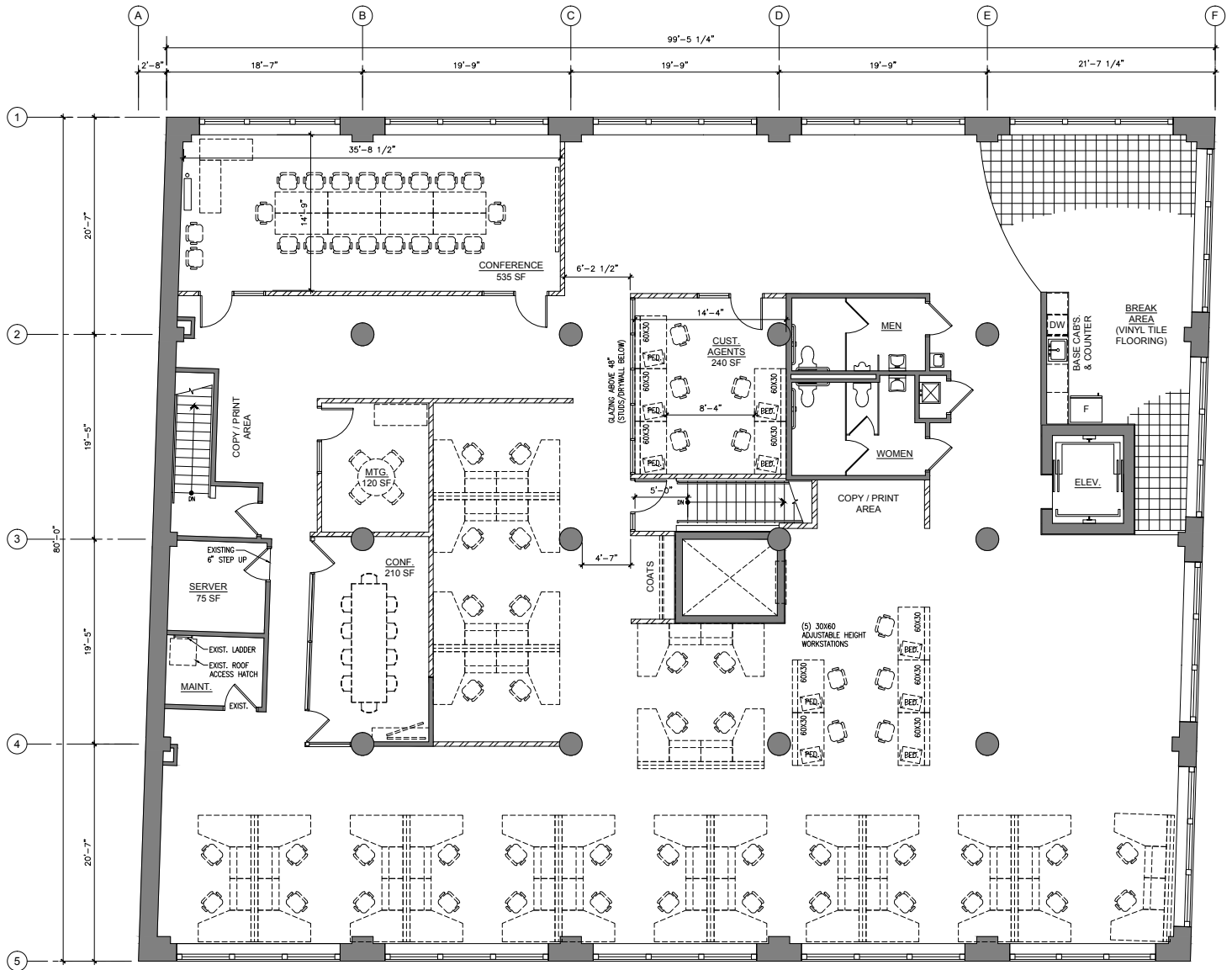
For Lease

Property Photos

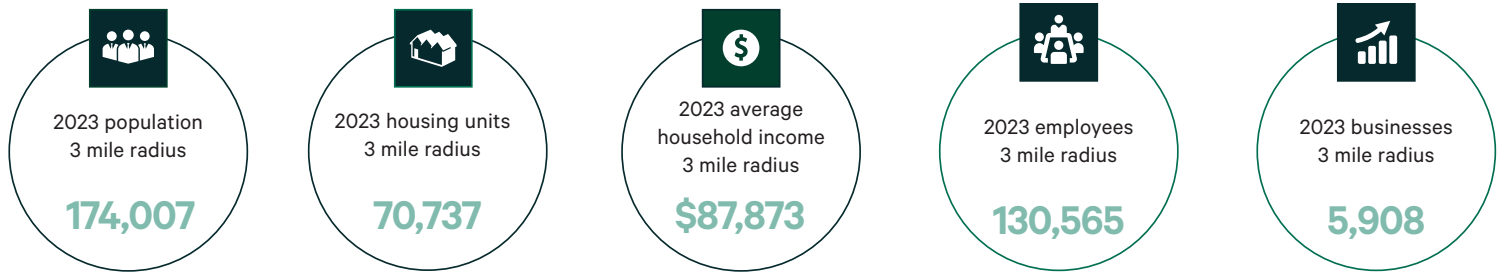


Floor Plan - Suite 300

8,000 RSF Available



Demographics



| | 1 MILE | 3 MILES | 5 MILES |
|---|---------------|----------------|----------------|
| POPULATION | | | |
| 2023 Population - Current Year Estimate | 18,089 | 174,007 | 367,654 |
| 2028 Population - Five Year Projection | 18,260 | 174,809 | 369,697 |
| 2020 Population - Census | 17,505 | 174,476 | 369,021 |
| 2010 Population - Census | 14,485 | 160,078 | 340,729 |
| 2020-2023 Annual Population Growth Rate | 1.01% | -0.08% | -0.11% |
| 2023-2028 Annual Population Growth Rate | 0.19% | 0.09% | 0.11% |
| HOUSEHOLDS | | | |
| 2023 Households - Current Year Estimate | 9,455 | 66,285 | 143,381 |
| 2028 Households - Five Year Projection | 9,560 | 66,813 | 144,718 |
| 2010 Households - Census | 7,350 | 60,405 | 133,583 |
| 2020 Households - Census | 9,207 | 65,958 | 143,094 |
| | 90.7% | 94.1% | 94.9% |
| 2020-2023 Compound Annual Household Growth Rate | 0.82% | 0.15% | 0.06% |
| 2023-2028 Annual Household Growth Rate | 0.22% | 0.16% | 0.19% |
| 2023 Average Household Size | 1.76 | 2.57 | 2.48 |
| HOUSEHOLD INCOME | | | |
| 2023 Average Household Income | \$85,932 | \$87,873 | \$98,035 |
| 2028 Average Household Income | \$99,217 | \$101,169 | \$112,205 |
| 2023 Median Household Income | \$55,985 | \$59,821 | \$66,570 |
| 2028 Median Household Income | \$61,723 | \$66,922 | \$75,407 |
| 2023 Per Capita Income | \$45,045 | \$33,583 | \$38,362 |
| 2028 Per Capita Income | \$51,962 | \$38,778 | \$44,042 |
| HOUSING UNITS | | | |
| 2023 Housing Units | 10,527 | 70,737 | 152,131 |
| 2023 Vacant Housing Units | 1,072 | 4,452 | 8,750 |
| | 10.2% | 6.3% | 5.8% |
| 2023 Occupied Housing Units | 9,455 | 66,285 | 143,381 |
| | 89.8% | 93.7% | 94.2% |
| 2023 Owner Occupied Housing Units | 1,954 | 32,285 | 80,338 |
| | 18.6% | 45.6% | 52.8% |
| 2023 Renter Occupied Housing Units | 7,501 | 34,000 | 63,043 |
| | 71.3% | 48.1% | 41.4% |
| EDUCATION | | | |
| 2023 Population 25 and Over | 13,356 | 111,705 | 243,354 |
| HS and Associates Degrees | 5,463 | 57,074 | 116,068 |
| | 40.9% | 51.1% | 47.7% |
| Bachelor's Degree or Higher | 6,520 | 40,419 | 104,133 |
| | 48.8% | 36.2% | 42.8% |
| PLACE OF WORK | | | |
| 2023 Businesses | 2,141 | 5,908 | 11,186 |
| 2023 Employees | 74,996 | 130,565 | 209,445 |

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For Lease



Contact Us

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