

# COMMERCIAL SPACE FOR LEASE



## NOVA SP

848 Payne Avenue, St. Paul, MN 55130

### BUILDING HIGHLIGHTS

- New construction mixed-use/affordable housing and commercial development now open in the Payne-Phalen neighborhood of St. Paul
- Design-build opportunity for retail or office user(s) with capacity for a full-service restaurant/grill, coffee shop, or deli
- Dedicated entrance(s) and signage
- Commercial parking options onsite and surrounding street parking
- Convenient access to Phalen Boulevard, West 7th Street and I-35E and less than 3 miles from Downtown St. Paul
- Nearby businesses include: Kendall's Ace Hardware, Eastside Thai, Marquez Grill, Caydence Records and Coffee and Bymore Supermercado



901 North Third Street, Suite 100, Minneapolis, MN 55401

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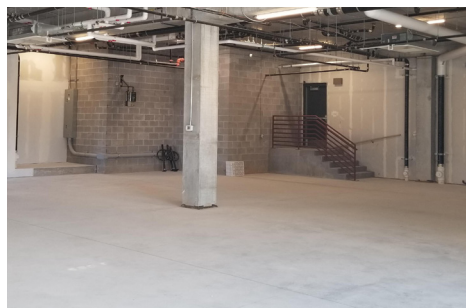
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Building Address	848 Payne Avenue St. Paul, MN 55130	
Commercial Space	Suite 100 - Approx. 3,367 SF (restaurant capable) Suite 200 - Approx. 2,333 SF	
Lease Rate	\$12.00 - \$14.00 PSF Net	
Operating Expenses	CAM	\$2.50 PSF
	RE TAX	\$2.44 PSF
	<u>INSURANCE</u>	<u>\$0.78 PSF</u>
	TOTAL	\$5.72 PSF (2025 est.)
Zoning	T-2 Traditional Neighborhood	
Parking	Onsite (shared) and street parking	
TI Allowance/Build to Suit	Owner will build-to suit, or offer a Tenant Improvement Allowance with a term lease.	

Located at 848 Payne Avenue, in the heart of St. Paul's East Side, Nova SP is Schafer Richardson's fourth affordable housing project and is the company's first affordable housing project in Ramsey County. The development consists of 99 studio, one, and two-bedroom units along with approximately 5,700 square feet of ground floor commercial space. The apartment units are rent restricted for households earning at or below 60% of the Area Median Income. Resident amenities include a fitness center, bike storage, package notification and storage system, dog park, outdoor patio space, and on-site management.



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## FIRST FLOOR PLAN - COMMERCIAL SPACE

