



BRAND NEW  
COMMERCIAL  
SPACE FOR  
LEASE



176 S ROBERT STREET, ST PAUL MINNESOTA 55107



# THE HIGHLIGHTS



## BUILDING FEATURES

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- New construction mixed-use development with 174 rental units and 9,244 SF of commercial space situated at the corner of S Robert Street and Plato Boulevard in the West Side Flats neighborhood of St. Paul
- Design-build opportunity for a wide array of tenants/users
- Dedicated entrance(s) and signage
- Onsite dedicated commercial parking
- Convenient access to downtown St. Paul, the West Side neighborhood, and various highways
- Dedicated terrace space (for outdoor seating)
- Competitive zoning area with many permitted uses

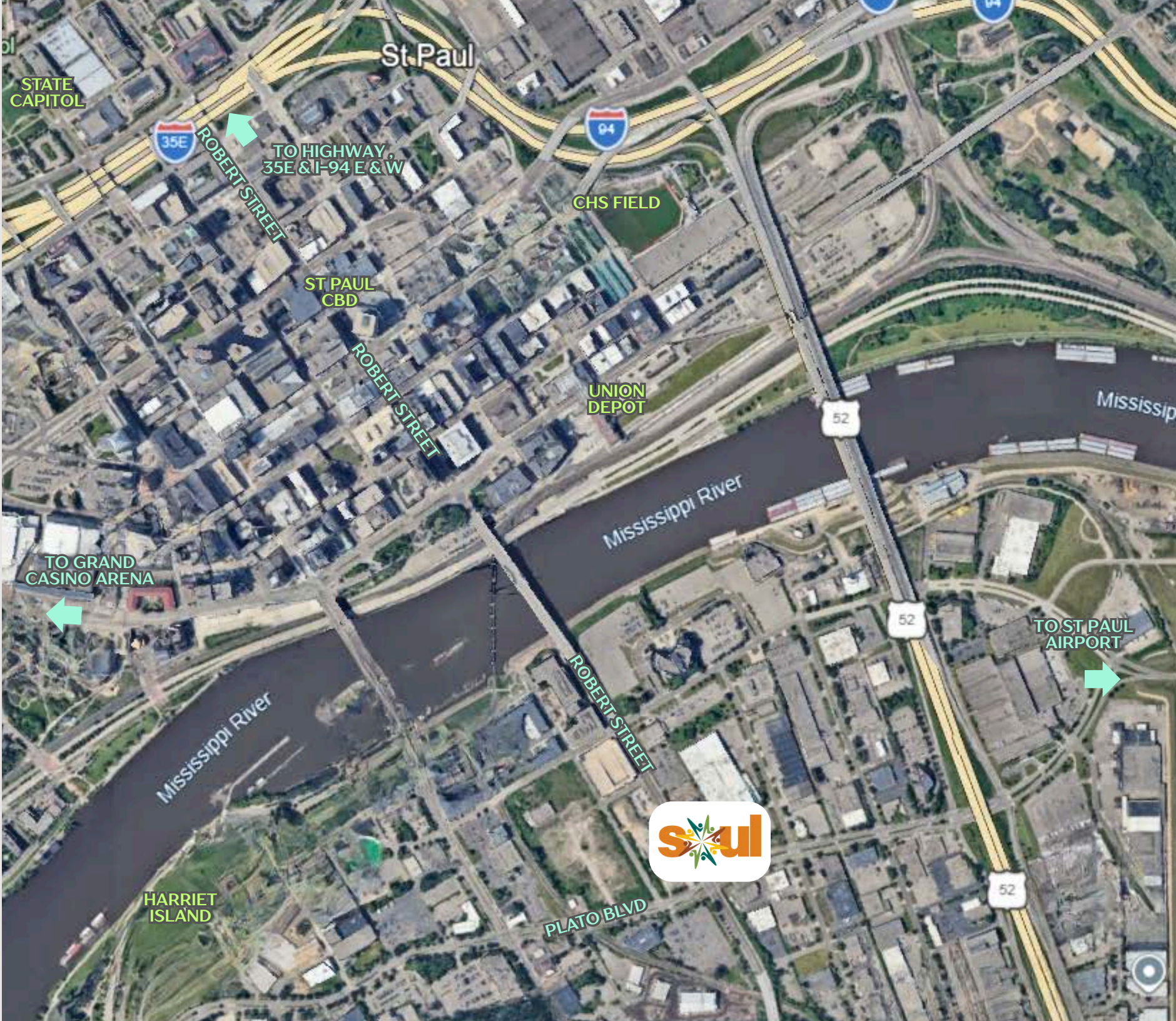
## LOCATION FEATURES

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- Located on Robert Street, one of the primary north-south corridors through downtown St. Paul, the site sits at the West Side/Downtown fringe with direct connectivity to the CBD, Grand Casino Arena, and major employers.
- Surrounded by a growing residential base, including apartments like Soul Apartments and other nearby housing
- Prime corner visibility paired with standout signage and branding opportunities.
- Immediate access to Highway 52, I-94, and I-35E, making it easy for customers and employees commuting from across the Twin Cities



176 S ROBERT STREET, ST PAUL MINNESOTA 55107



STATE CAPITOL

St Paul



ROBERT STREET

TO HIGHWAY, 35E & I-94 E & W



CHS FIELD

ST PAUL CBD

ROBERT STREET

UNION DEPOT



Mississippi

TO GRAND CASINO ARENA



Mississippi River



TO ST PAUL AIRPORT



ROBERT STREET

Mississippi River

HARRIET ISLAND

PLATO BLVD



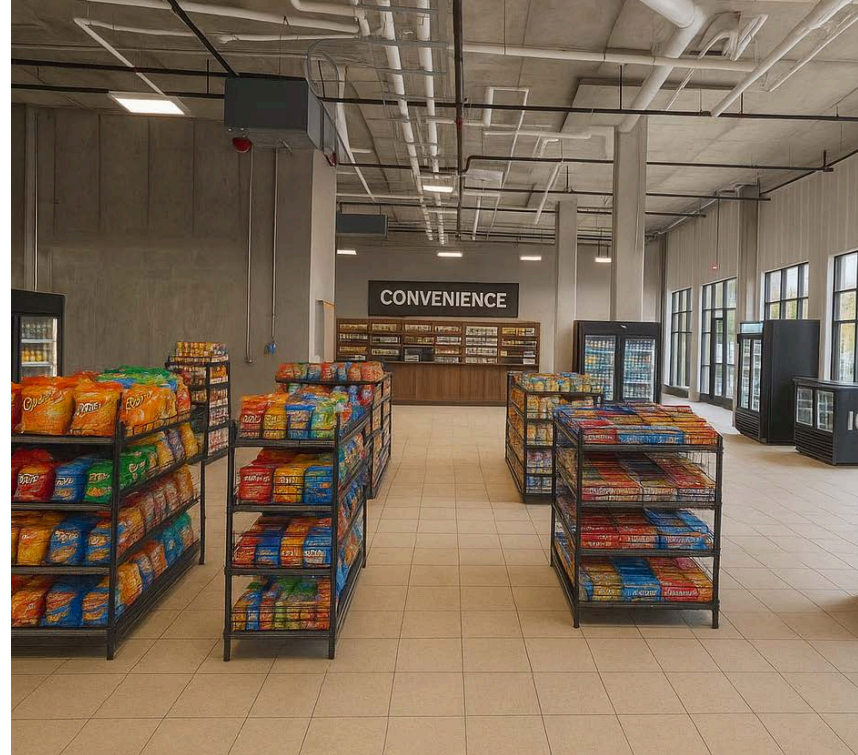


The raw, unfinished space features expansive ceilings, prominent corner visibility, tall windows, and excellent natural light throughout.





These AI-generated concepts showcase the versatility and potential of the space. The 9,200-square-foot layout can be utilized in its entirety or thoughtfully divided into three separate bays to accommodate a range of users.





## OUTDOOR SPACE

DEDICATED SPACE FOR  
OUTDOOR SEATING



**\$13 – \$15**

LEASE RATE (PSF GROSS)



**\$1.82**

TAX/OPS PSF (INCLUDED  
IN GROSS LEASE RATE)



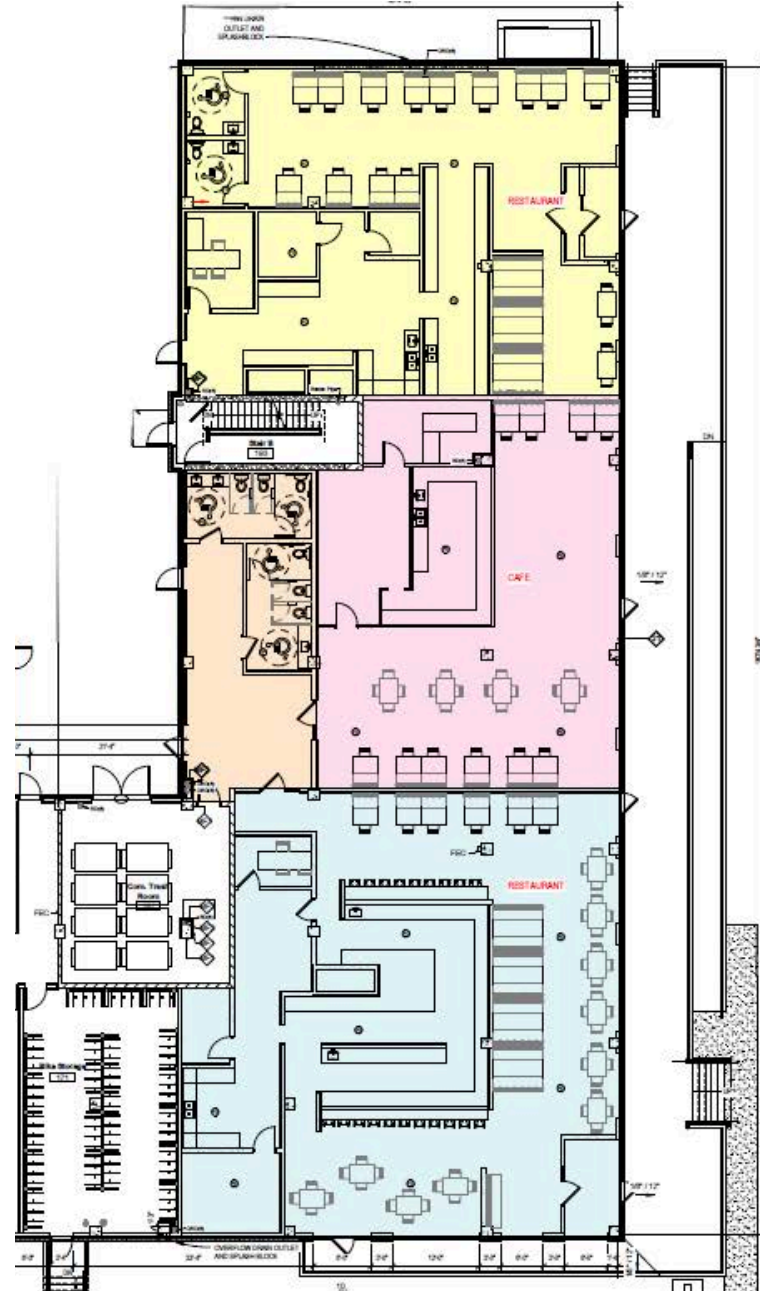
**9,244 RSF**

DIVISIBLE INTO 3 BAYS



**DEDICATED  
PARKING SPACES**

# FLOOR PLAN - DEMISED INTO 3 BAYS



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