

SKYWAY CONNECTED



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**19 E. Exchange Street**  
Specialty Purpose Building for Sale or Lease

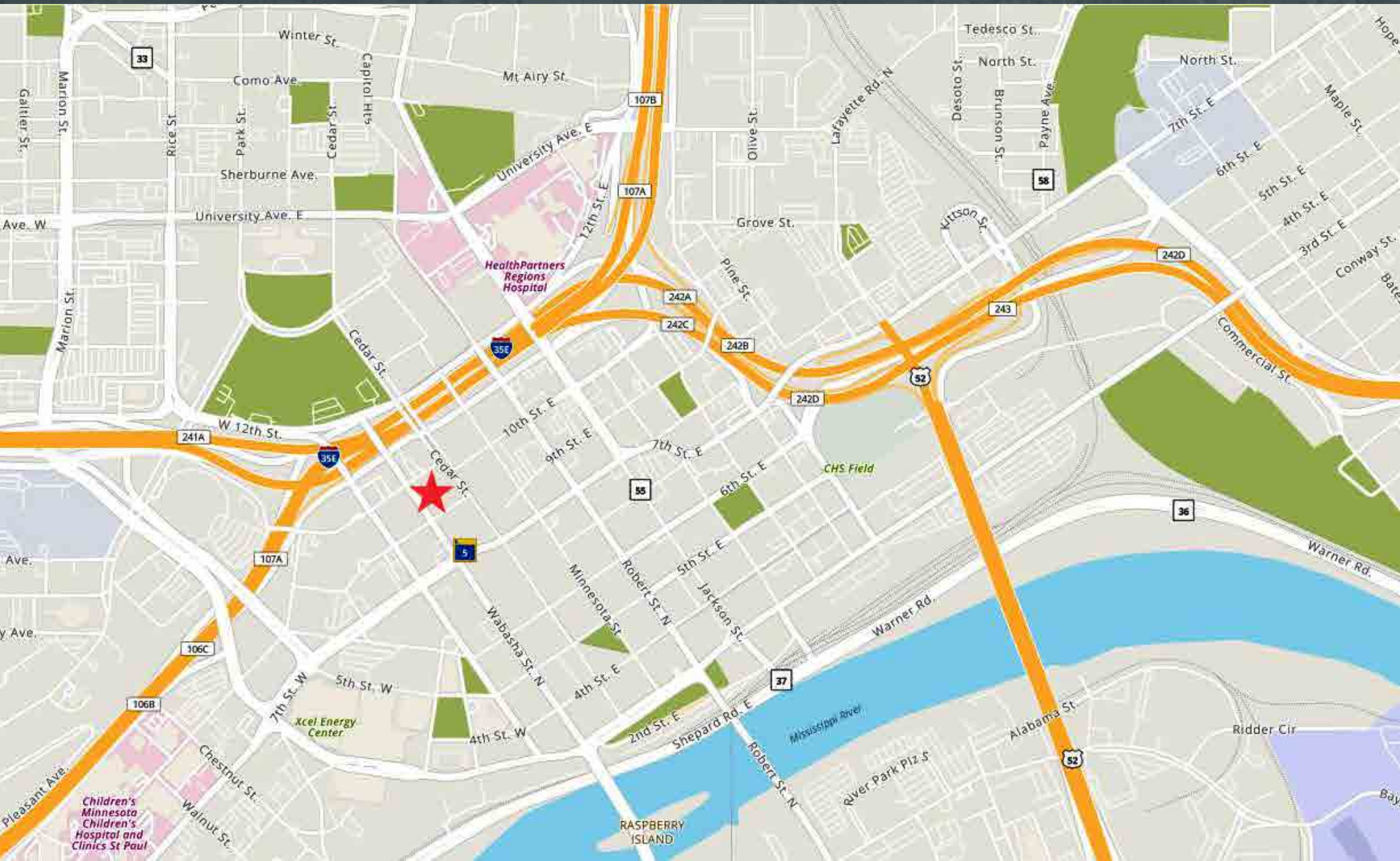


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## Location

19 E. Exchange St is located in Downtown St. Paul at the corner of Wabasha and Exchange Street. This 3-story, 18,000 SF building is steps from the Fitzgerald Theater, the Palace Theater, and the 10th Street Light Rail Station.





## Stats

Building Size:	129,220 SF
Property Size:	1.84 Acres
Stories:	3 + Lower Level
Available for Lease:	10,000-92,000 SF
Available for Sale:	129,220 SF
Est. Operating Expense:	\$5.61 PSF
Lease Rate:	Negotiable
Sale Price:	\$2,900,000



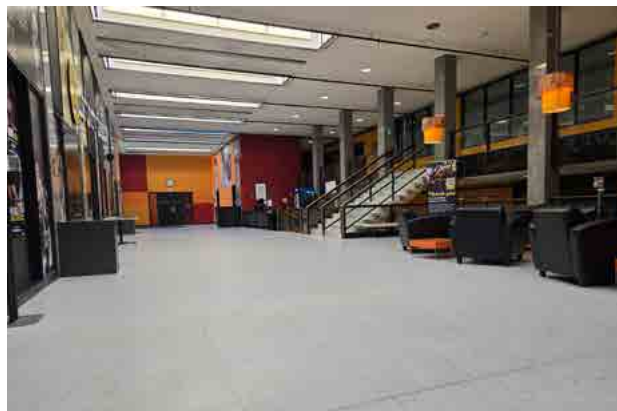


## Features

- Home of the History Theatre
- Former McNally Smith College of Music and Upper Mississippi Academy
- Elevators (passenger and freight)
- 3 floors and lower level
- Commercial Kitchen
- Fire sprinkler system
- Skyway connected
- Easy access to I-94 & I-35E
- Near 10th ST Light Rail Station
- Flexible design with classrooms & offices







## Shared Lobby

The property's current tenant is the History Theatre on the first floor. They are using the larger of the two theaters which connect to the main lobby.



## Theater Space

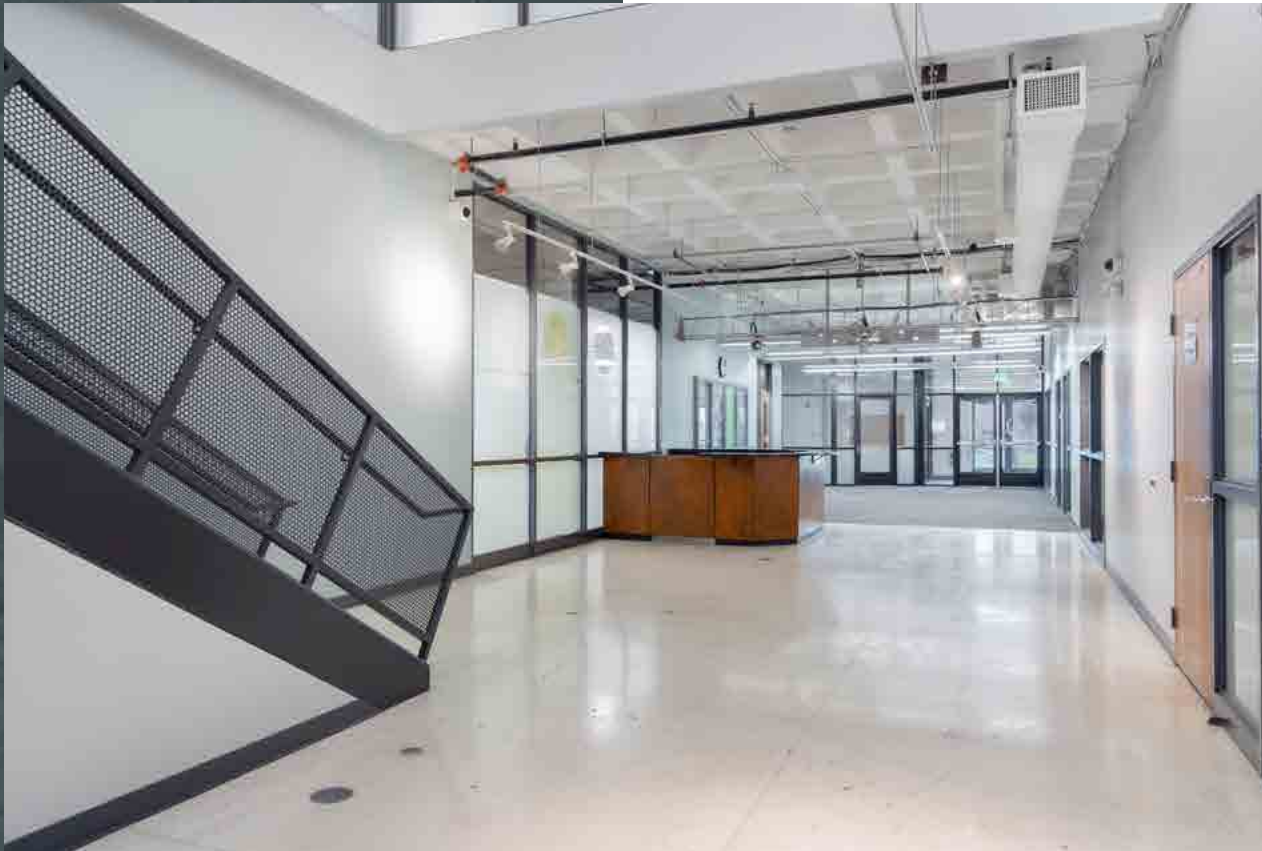
The property features an additional 325-seat theater/auditorium on the first floor. The space offers full sound, electrical, and stage lighting. It has its own entrance from the main lobby.





## Flexible Educational Space

The main entrance offers a show shopping, 2-story entryway. A grand open staircase leads users up to the 2nd floor. High ceilings and natural light permeate through large windows. This main entrance offers street connections on the east and west.





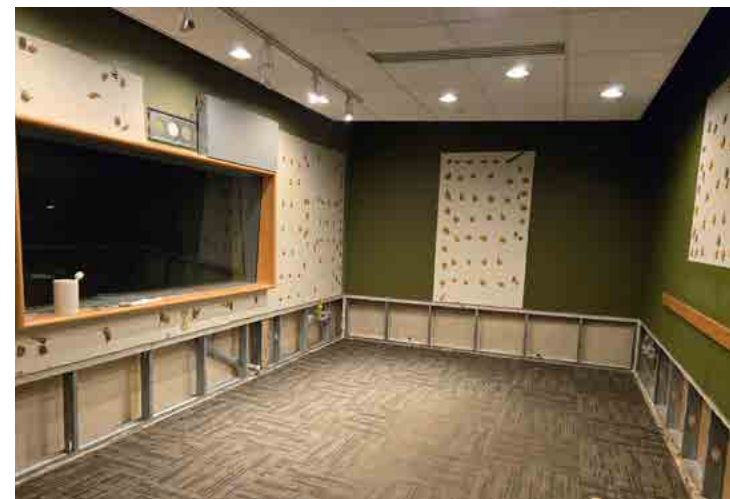
## Flexible Educational Space

This property was the former home of the McNally Smith College of Music and Upper Mississippi Academy, therefore many of the spaces are large, open floor classrooms. These spaces offer flexible configurations for multiple users.



## Specialty Classrooms

The property features several specialty classrooms including multiple recording studios, classrooms with fume hoods, sinks, and/or eye wash stations.





## Commercial Kitchen

The kitchen on the third floor offers a full range of commercial appliances, including a walk-in cooler and dishwashing station.







## Dining/Event Space

Besides the commercial kitchen, the third floor is also home to a large communal dining area which features classic tile, woodwork, and brick façade. Glass doors open onto a rooftop deck that overlooks the plaza and St. Paul skyline.





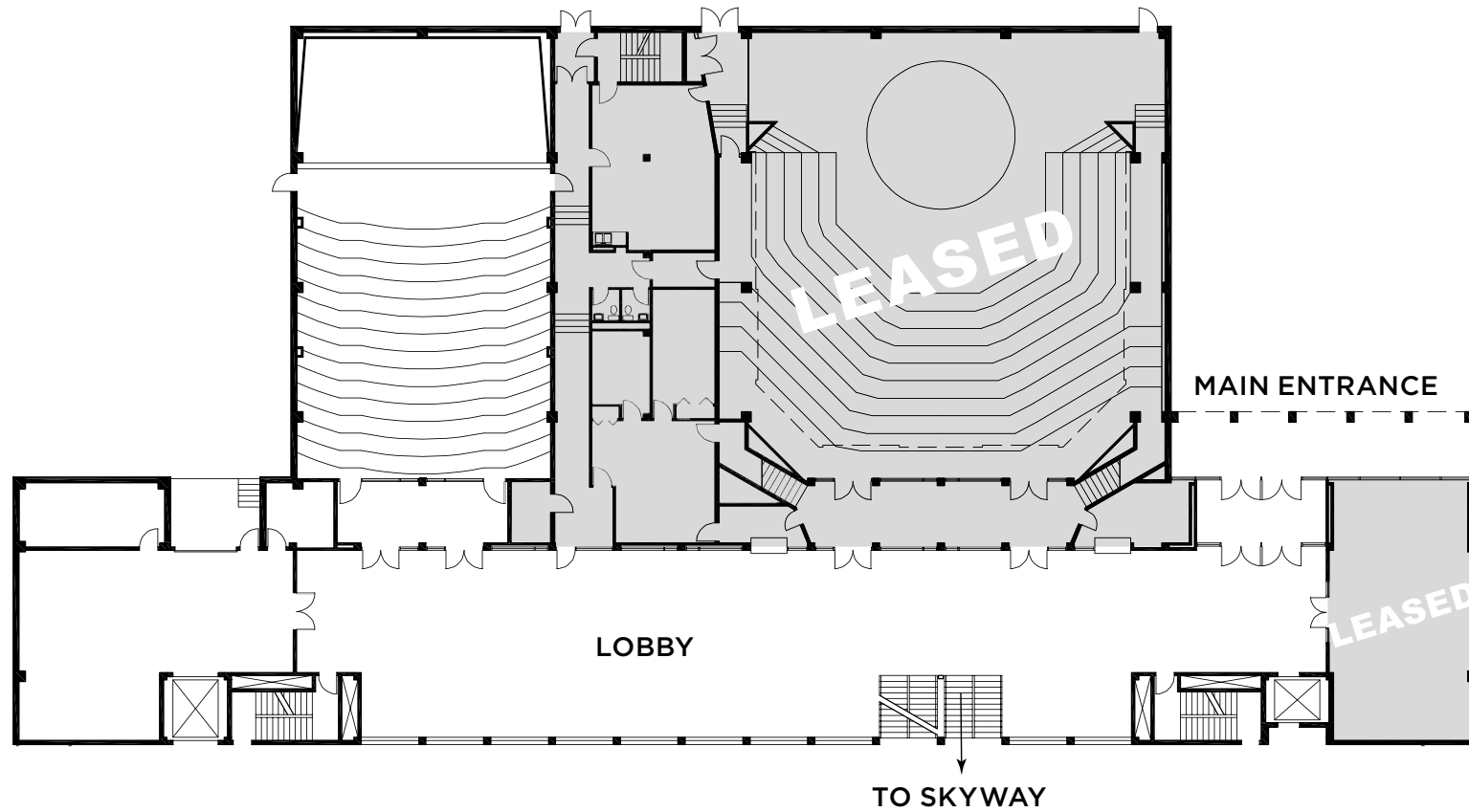
## Lower Level

The lower level of the property features the largest space available. This space is accessible through its own entrance off the first floor. It also offers abundant storage space available.

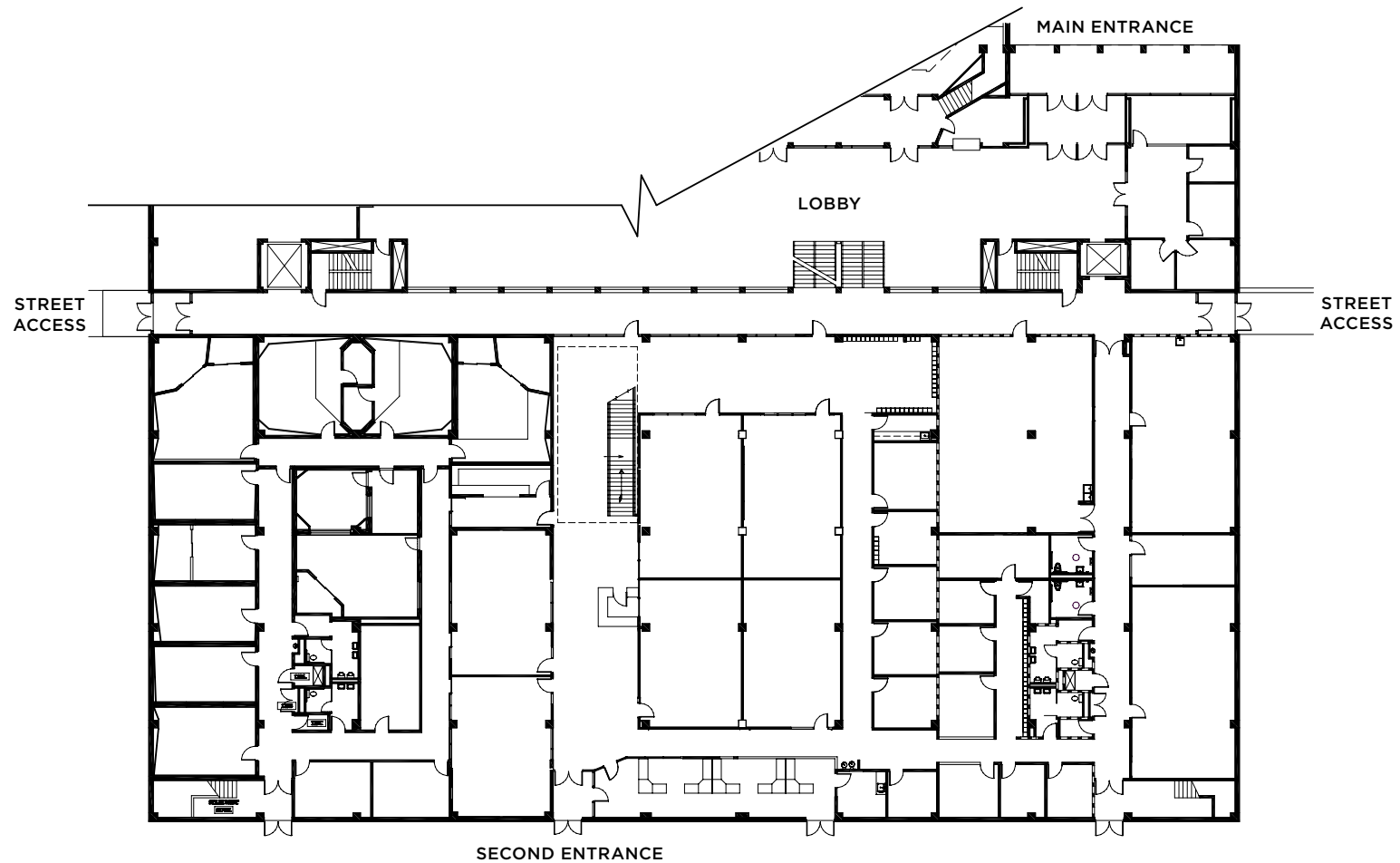




## Level 1 - Theater Space/Lobby

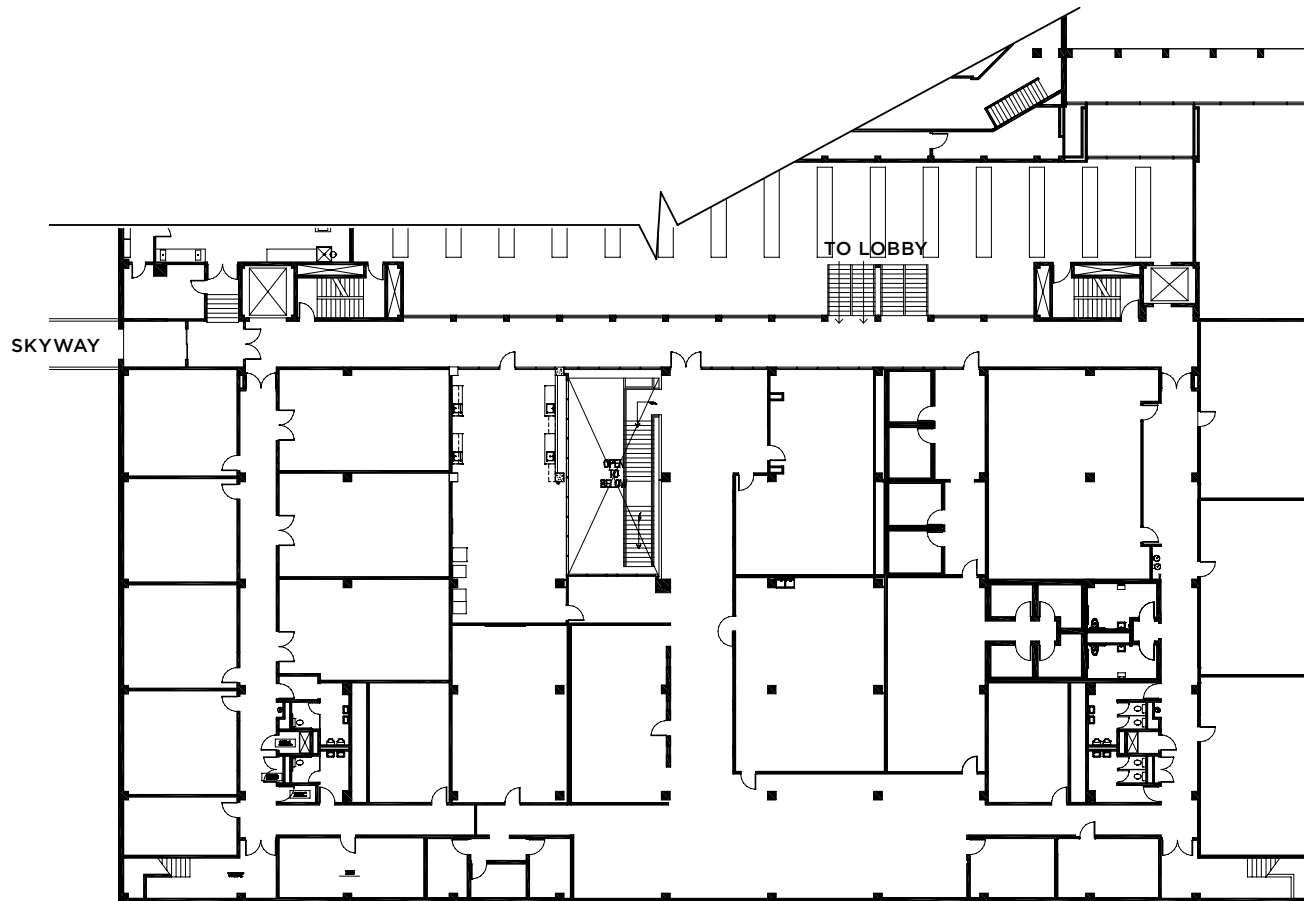


## Level 1 - Flexible Educational Space

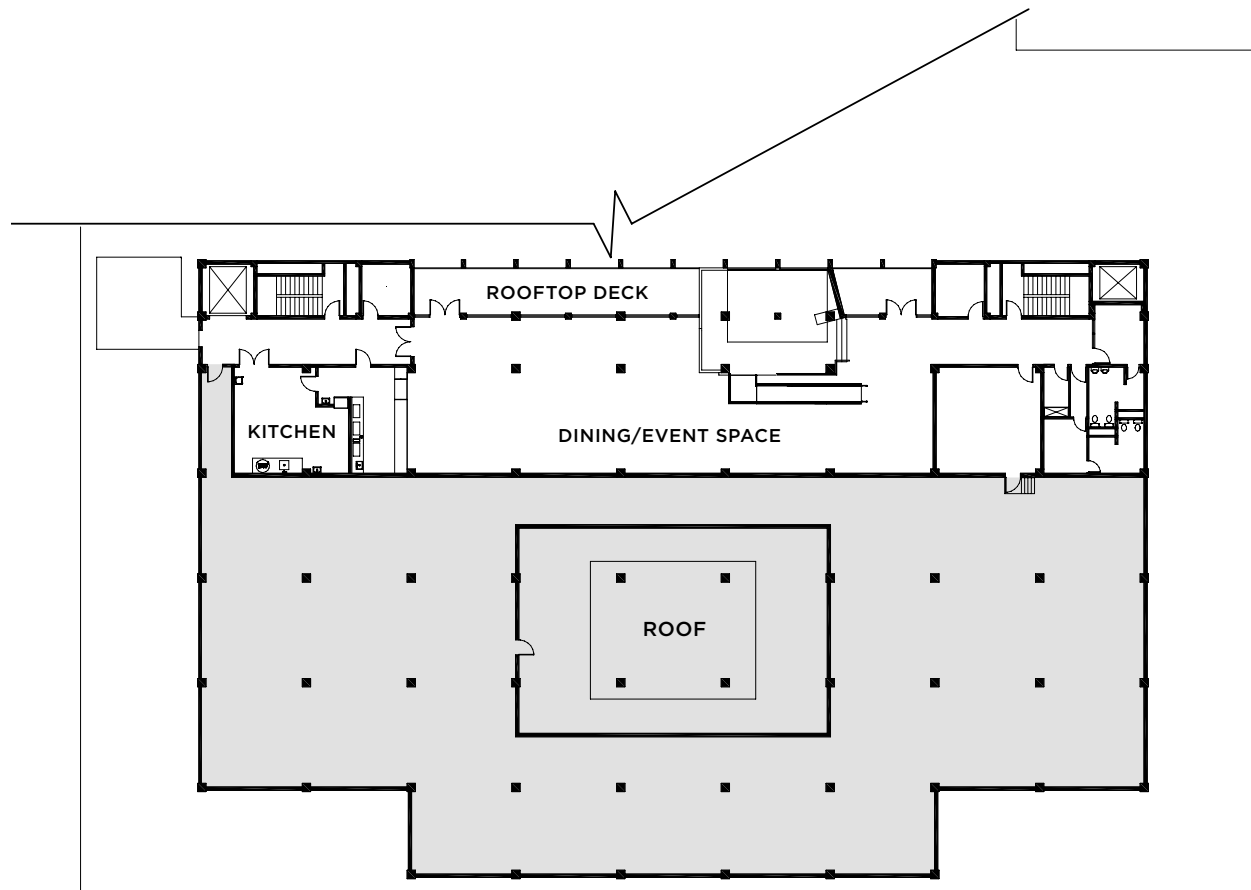




## Level 2 - Flexible Educational Space

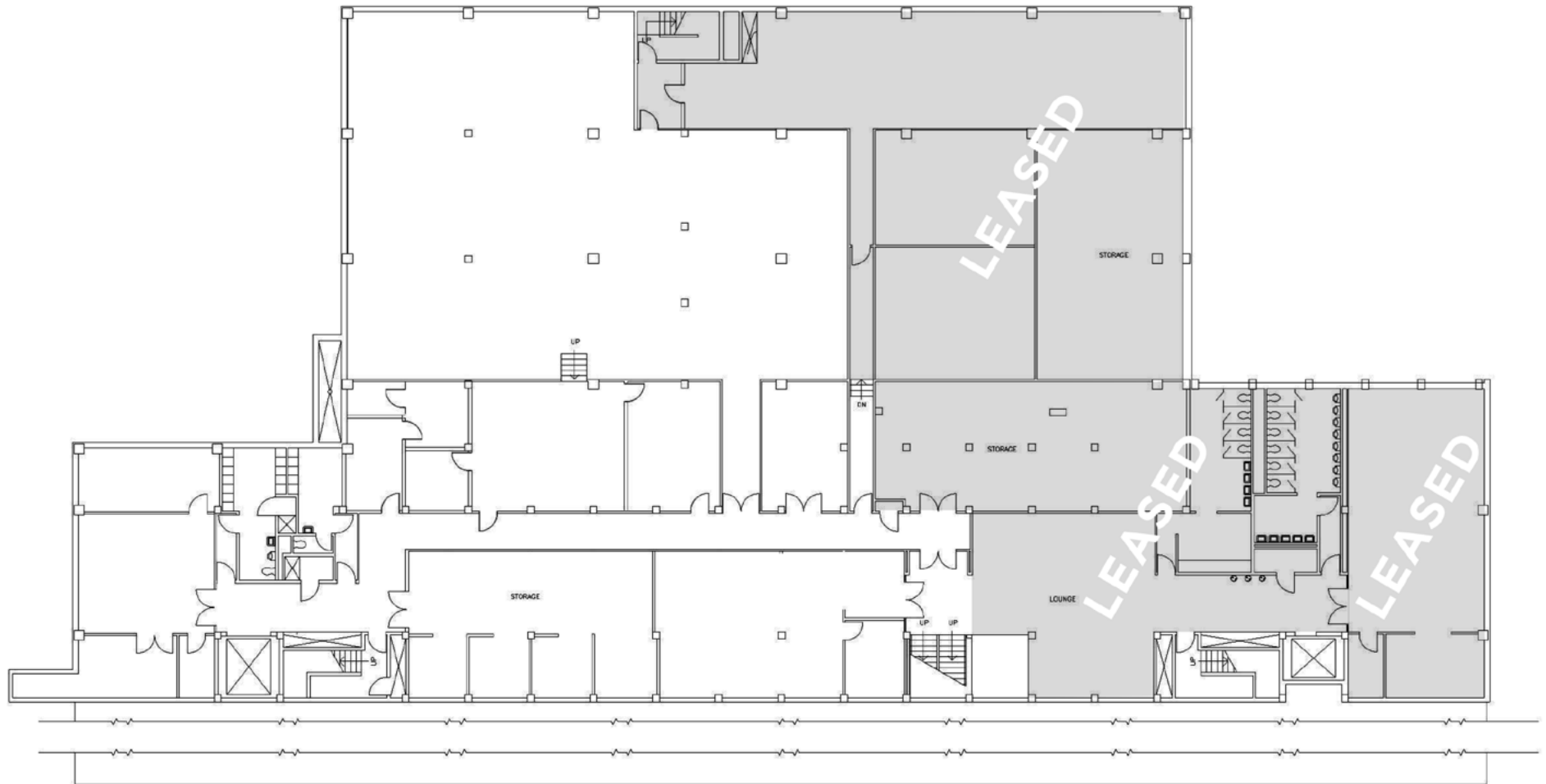


## Level 3 - Commercial Kitchen & Event Space





## Lower Level





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