

FOR LEASE

Vandalia Tower

550 Vandalia St, St Paul, MN 55114

Beautifully restored industrial style spaces in a vibrant environment designed to inspire creativity and showcase brands.



Building Size

150,294 SF

Year Built / Year Renovated

1918 / 2020

Space Available

140 - 9,127 SF

Rent Rate

\$12.00 - 19.00 NNN

CAM & Taxes

\$8.07/SF/yr

- ✓ Vibrant common areas with public art
- ✓ Large elevator within building that can handle freight
- ✓ On site brewery, distillery, coffee shop, and attractive greenspace
- ✓ Large surface parking lot
- ✓ Central twin cities location with proximity to I-94

Vandalia Tower

About the Property

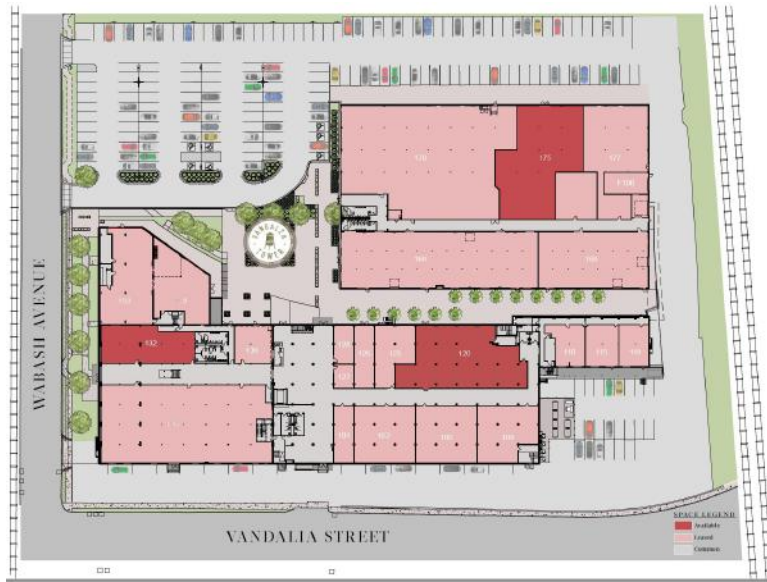
With its unique and esoteric mix of dynamic maker tenants, **Vandalia Tower** is home to a community of creatives, small businesses, and artists. The entrepreneurial energy is felt at the forefront, with local photography and pops of color from vibrant artwork throughout the building's lobby and common areas. Sunlight pours into all three levels of the building through large industrial windows and skylights, providing a light, airy, industrial feel in combination with white walls, exposed beams, and a mix of hardwood and polished concrete floors.

Location

Located at the corner of Vandalia Street and Wabash Ave, Vandalia Tower sits at the intersection of St. Anthony Park and Hamline-Midway neighborhoods and falls within St. Paul's Creative Enterprise Zone (CEZ). Rooted in its history of King Koil Mattress Factory, the building complex creates its own energy with onsite amenities like Lake Monster Brewing, local food trucks, SK Coffee Bar and Roastery, the recently opened King Coil distillery named after the rich history of the building. Along with its food and beverage scene, the property is also activated by Paikka events and attractive greenspace, amongst an otherwise industrious area. With close proximity to I-94, the property is centrally located and easily accessible to and from both St. Paul and Minneapolis.



Vandalia Tower
Site Plan





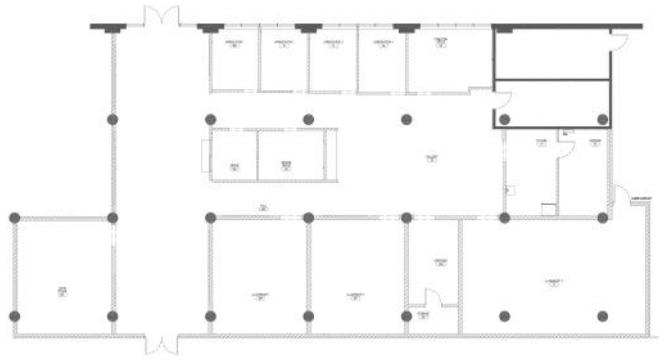
Vandalia Tower
Suite 120

Rentable Area: **6,331 RSF**

Availability: **Within 30 days**

Lease Rate: **\$18.00 - 20.00 NNN**

CAM & Taxes: **\$8.07/SF/yr**



Large move-in ready office space on the first level of St. Paul's creative Vandalia Tower.

- Move-in ready
- Seven private offices and four conference / classrooms
- Kitchenette
- Large industrial windows and natural light
- Close proximity to common entry and restrooms
- Direct access to terrace



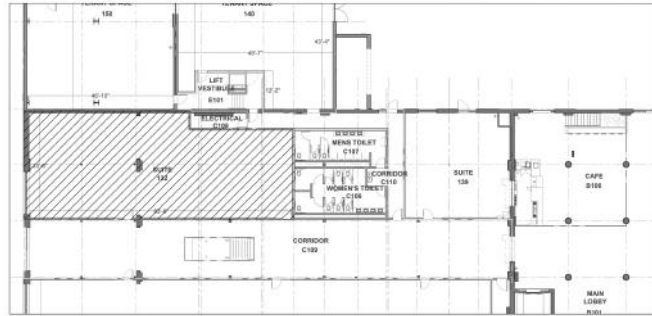
Vandalia Tower
Suite 132

Rentable Area: **3,230 RSF**

Availability: **Immediately**

Lease Rate: **\$16.00 - 20.00 NNN**

CAM & Taxes: **\$8.07/SF/yr**



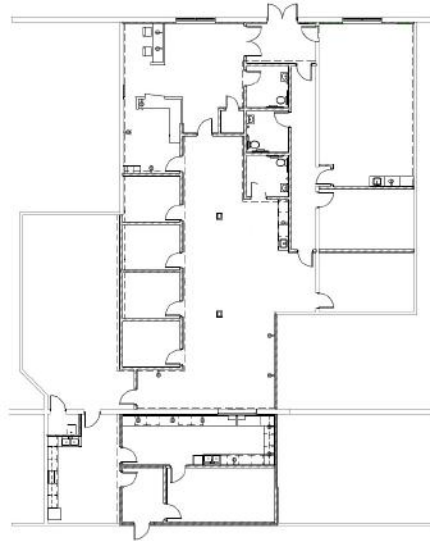
Prime first level space offering excellent office or retail visibility from Vandalia Street.

- Flexible layout options
- Multiple entrances from common corridor
- Large industrial window and natural light
- Tenant improvement allowance
- Close proximity to common entry and restrooms
- Free parking



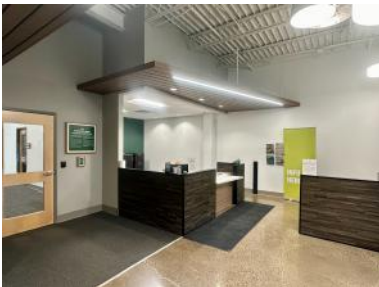
Vandalia Tower
Suite 175

Rentable Area: **7,500 RSF**
Availability: **Within 60 days**
Lease Rate: **Negotiable**
CAM & Taxes: **\$8.07/SF/yr**



Large move-in ready creative space on the first level annex of St. Paul's creative Vandalia Tower.

- Private, secure entry with reception and waiting area
- Four private offices
- Five classrooms / storage rooms
- Break room with full kitchen
- Three restrooms in unit
- Brackets for large hanging sign providing distinct visibility at the building



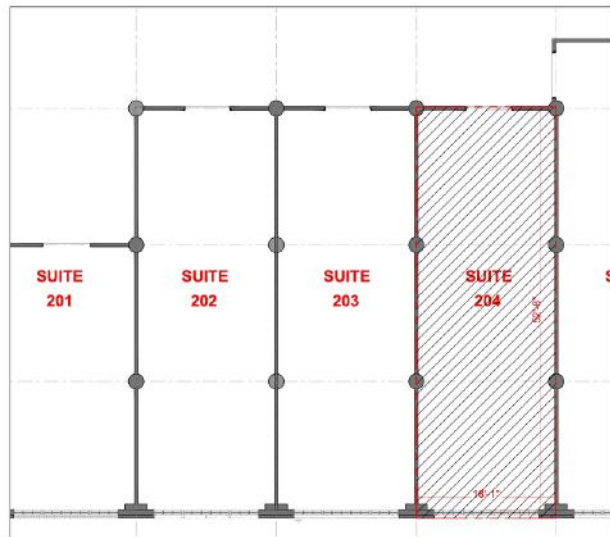
Vandalia Tower
Suite 204

Rentable Area: **1,151 RSF**

Availability: **Immediately**

Lease Rate: **\$12.00 - 18.00 NNN**

CAM & Taxes: **\$8.07/SF/yr**



Second floor creative office space in St. Paul's Vandalia Tower.

- Tenant improvement allowance
- Large windows facing Vandalia Street
- Plentiful natural light
- Industrial features
- Flexible layout options
- Free parking



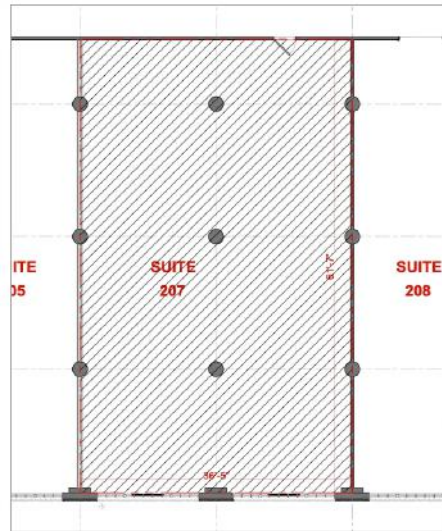
Vandalia Tower
Suite 207

Rentable Area: **2,703 RSF**

Availability: **Immediately**

Lease Rate: **\$12.00 - 18.00 NNN**

CAM & Taxes: **\$8.07/SF/yr**



Large second floor creative office space in St. Paul's Vandalia Tower.

- Tenant improvement allowance
- Large windows facing Vandalia Street
- Plentiful natural light
- Industrial features
- Flexible layout options
- Free parking



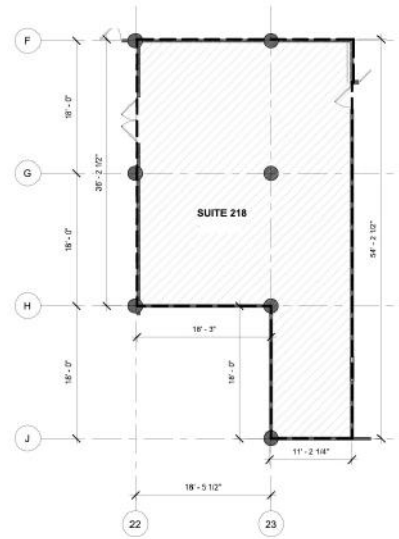
Vandalia Tower
Suite 218

Rentable Area: **1,460 RSF**

Availability: **Immediately**

Lease Rate: **\$8.00 - 10.00 NNN**

CAM & Taxes: **\$8.07/SF/yr**



Perfect for production, this maker space is located on the interior second floor of St. Paul's Vandalia Tower.

- Tenant improvement allowance
- Two separate entrances
- Industrial features
- Flexible layout options
- Close proximity to south exit and common restrooms
- Free parking

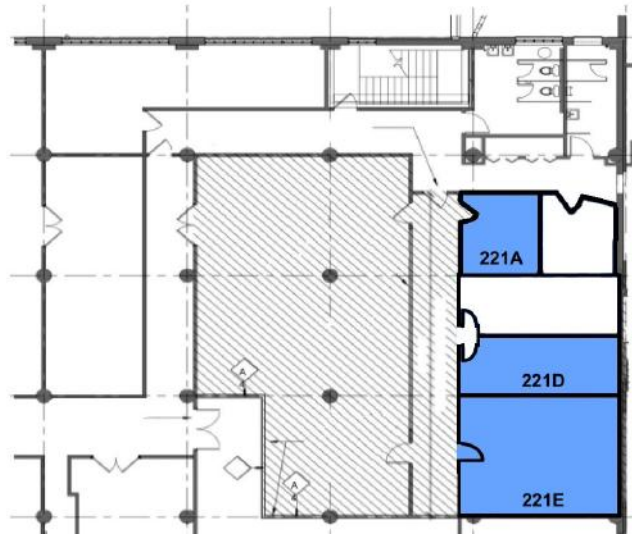
Vandalia Tower
Suite 221

Rentable Area: **140 - 361 RSF**

Availability: **Immediately**

Lease Rate: **\$600 - 950/month**

CAM & Taxes: -



Unique and affordable individual artist spaces on the second level of St. Paul's Vandalia Tower.

- Production / maker spaces suited for artists
- Distinctive vibe with glass block windows
- Shared commissary kitchen with water access
- Move in ready
- Free parking



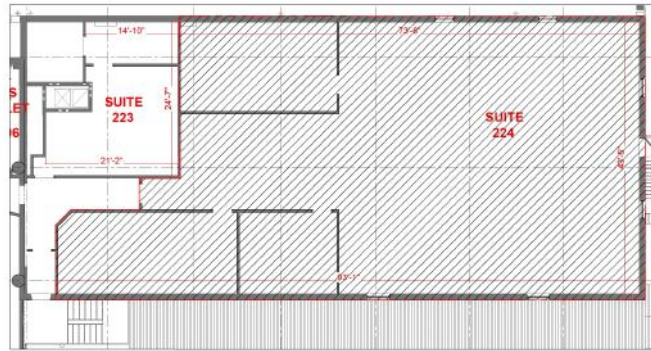
Vandalia Tower
Suite 224

Rentable Area: **4,350 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$8.07/SF/yr**



Large second floor creative office space in St. Paul's Vandalia Tower with separate entrance.

- High ceilings and spacious floorplan
- Three private offices
- Tenant improvement allowance
- South entrance access points
- Free parking

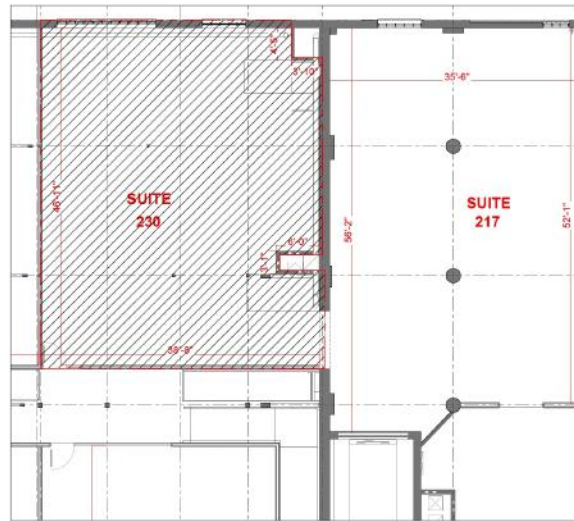
Vandalia Tower
Suite 230

Rentable Area: **2,170 - 4,673 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$8.07/SF/yr**



Unique second floor space in St. Paul's Vandalia Tower.

- Exposed brick and beams
- Flexible layout options
- Tenant improvement allowance
- Large industrial windows overlooking the courtyard
- Free parking



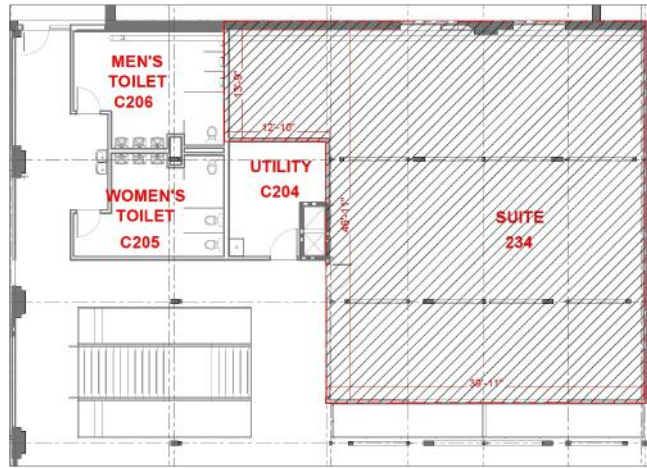
Vandalia Tower
Suite 234

Rentable Area: **2,503 - 4,673 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$8.07/SF/yr**



Unique second floor space in St. Paul's Vandalia Tower.

- Exposed brick and beams
- Flexible layout options
- Tenant improvement allowance
- Large industrial windows overlooking the courtyard
- Free parking



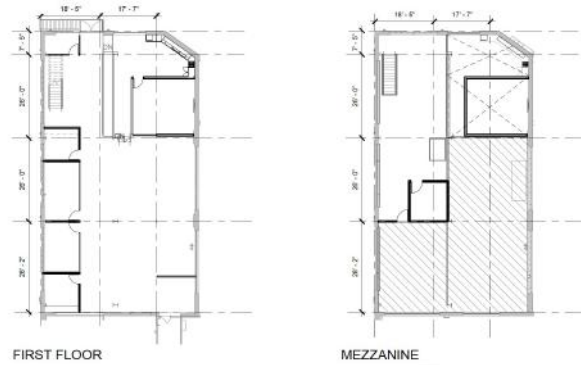
Vandalia Tower
Suite 270

Rentable Area: **7,214 RSF**

Availability: **Within 60 days**

Lease Rate: **\$18.00 - 20.00 NNN**

CAM & Taxes: **\$8.07/SF/yr**



This stunning creative office space in St. Paul's vibrant Vandalia Tower offers an inspiring environment where your employees will love coming to work!

- Exposed brick, enormous windows, and hardwood flooring
- Seven glass-front private offices and four conference / meeting rooms
- Large kitchen with bar-style seating
- Large industrial windows and natural light
- Bonus mezzanine space
- Close proximity to common entry and restrooms



Vandalia Tower
Suite 302

Rentable Area: **5,927 RSF**
Availability: **Immediately**
Lease Rate: **\$18.00 - 20.00 NNN**
CAM & Taxes: **\$8.07/SF/yr**



*Fitplan for possible build out option

Large third floor creative office space in St. Paul's Vandalia Tower.

- Tenant improvement allowance
- Large windows facing Vandalia Street
- Plentiful natural light
- Direct access off elevator
- Flexible layout options with option to demise or combine with Suite 306
- Free parking



Vandalia Tower
Suite 306

Rentable Area: **3,200 RSF**

Availability: **Immediately**

Lease Rate: **\$18.00 - 20.00 NNN**

CAM & Taxes: **\$8.07/SF/yr**



Third floor creative office space in St. Paul's Vandalia Tower.

- Tenant improvement allowance
- Large windows facing Vandalia Street
- Open floorplan with flexible layout options
- Opportunity to combine with Suite 302
- Creative mix of co-tenants
- Free parking onsite



The Neighborhood

Creative Enterprise Zone

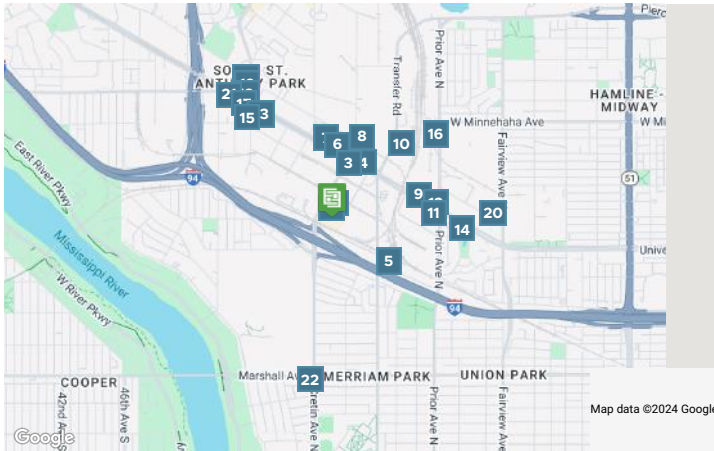
Located mid-city between downtown Saint Paul and Minneapolis, The Creative Enterprise Zone (CEZ) is a city-recognized district and a nonprofit organization dedicated to attracting and supporting creative people and businesses. The CEZ is home to 300+ creative businesses, a transportation hub, and a growing residential community.



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WALK SCORE

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TRANSIT SCORE

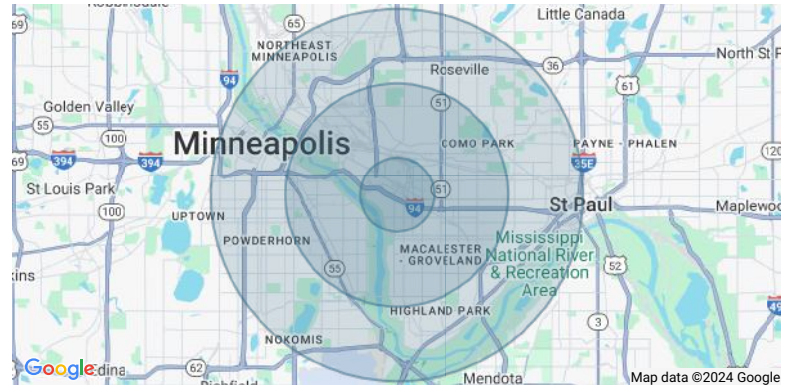
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BIKE SCORE



- 1 Quinn Violins-Open by Appointment Only
- 1 SK Coffee: Coffee Bar & Roastery
- 2 King Coil Spirits
- 3 The Dubliner Pub
- 4 Subway
- 5 Auto Tech Car Sales and Leasing
- 6 Holiday Stationstores
- 7 Mc Donald's
- 8 Gopher Plumbing Supply
- 9 Menards
- 10 Buttercream Wedding Cakes
- 11 Oza's Bar & Grill
- 12 TacoMex Food Truck
- 13 Caffe Biaggio
- 14 Weber & Troseth Inc
- 15 Dual Citizen Brewing Company
- 16 American Freight Furniture, Mattress, Appliance
- 17 Spicy Feta
- 17 Spicy Feta
- 18 Workhorse Coffee Bar
- 18 Keys Cafe - the Original
- 19 Herbst Eatery & Farm Stand
- 19 Hey Bear!
- 20 Goodwill-Easter Seals Minnesota
- 21 Jimmy John's
- 22 Black Coffee and Waffle Bar
- 22 Los Ocampo Mexican Restaurant & Bar
- 23 Roundtable Coffee Works

Demographics	1 Mile	3 Miles	5 Miles
Total population	18,540	190,599	499,759
Median age in years	29.8	31.1	33.8
Total households	7,739	78,119	222,297
Median household income	\$76,368	\$71,401	\$73,711
Average household size	2.09	2.23	2.13
Average home value	\$481,195	\$457,577	\$451,187

Data Source: ESRI/ArcGIS (2024)



Creative Enterprise Zone
Neighborhood Photos

