



Rooftop 252

252 Marie Ave E, West Saint Paul, MN 55118



James Tilsen

Tilsenbilt Home LLC

285 Westview Dr, West Saint Paul, MN 55118

jat111@msn.com

(651) 552-7120

Rooftop 252

\$9.75 - \$10.75 /SF/Yr

Office or Service Retail space in new mixed-use upscale building with 56 apartments and 5 commercial spaces - ready to finish. Live and work here! - 1,2, and 3 bedroom apartments available.

One block east of S Robert Street, the main retail and commercial thoroughfare south of downtown St. Paul. Easy access to St. Paul, Minneapolis, and Twin Cities airport. Also accessible by Metro Transit bus line. Contact lister regarding finishing space.....

- Premiere building in West St. Paul *NEW* Finish Space to Your Specifications.

For more information visit:

<https://www.loopnet.com/Listing/252-Marie-Ave-E-West-Saint-Paul-MN/6635582/>



Rental Rate: \$9.75 - \$10.75 /SF/Yr

Total Space Available: 5,340 SF

Max. Contiguous: 2,670.00 SF

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Mid Rise

Year Built: 2019

Walk Score ©: 56 (Somewhat Walkable)

Transit Score ©: 34 (Some Transit)

Taxes: \$0.17 USD/SF/Mo

Operating Expenses: \$0.12 USD/SF/Mo

Rental Rate Mo: \$0.81 USD/SF/Mo

1st Floor Ste B

Space Available	1,335 SF
Rental Rate	\$9.75 / SF/Yr
Contiguous Area	1,335 SF
Date Available	Now
Service Type	Net
Space Type	New
Space Use	Office
Lease Term	3 - 10 Years

Interior suite that can be connected with Suite C. Offering substantial build-to-suit allowance for long-term lessees.

\$3.44 CAM & Taxes for 2021

1

1st Floor Ste C

Space Available	1,335 SF
Rental Rate	\$9.75 / SF/Yr
Contiguous Area	2,670 SF
Date Available	Now
Service Type	Net
Space Type	New
Space Use	Medical
Lease Term	3 - 10 Years

Interior suite that can be connected with Suite B. Offering substantial build-to-suit allowance for long-term lessees.

\$3.44 CAM & Taxes for 2021

2

1st Floor Ste D

Space Available	1,335 SF
Rental Rate	\$10.75 /SF/Yr
Contiguous Area	2,670 SF
Date Available	Now
Service Type	Net
Space Type	New
Space Use	Office
Lease Term	3 - 10 Years

Suite with your business's own exterior door and signage. Offering substantial build-to-suit allowance for long-term lessees.

\$3.44 CAM & Taxes for 2021

3

1st Floor Ste F

Space Available	1,335 SF
Rental Rate	\$10.75 /SF/Yr
Date Available	Now
Service Type	Net
Space Type	New
Space Use	Office/Medical
Lease Term	3 - 10 Years

Suite with your business's own exterior door and signage. Offering substantial build-to-suit allowance for long-term lessees.

\$3.44 CAM & Taxes for 2021

4



252 Marie Ave E, West Saint Paul, MN 55118

Walking distance to Target, Cub, Lowes and the all the unique business along the Robert Street corridor. Perfectly nestled between single-family, multi-family, and retail businesses. Lots of new growth already under construction in the area.

Property Photos

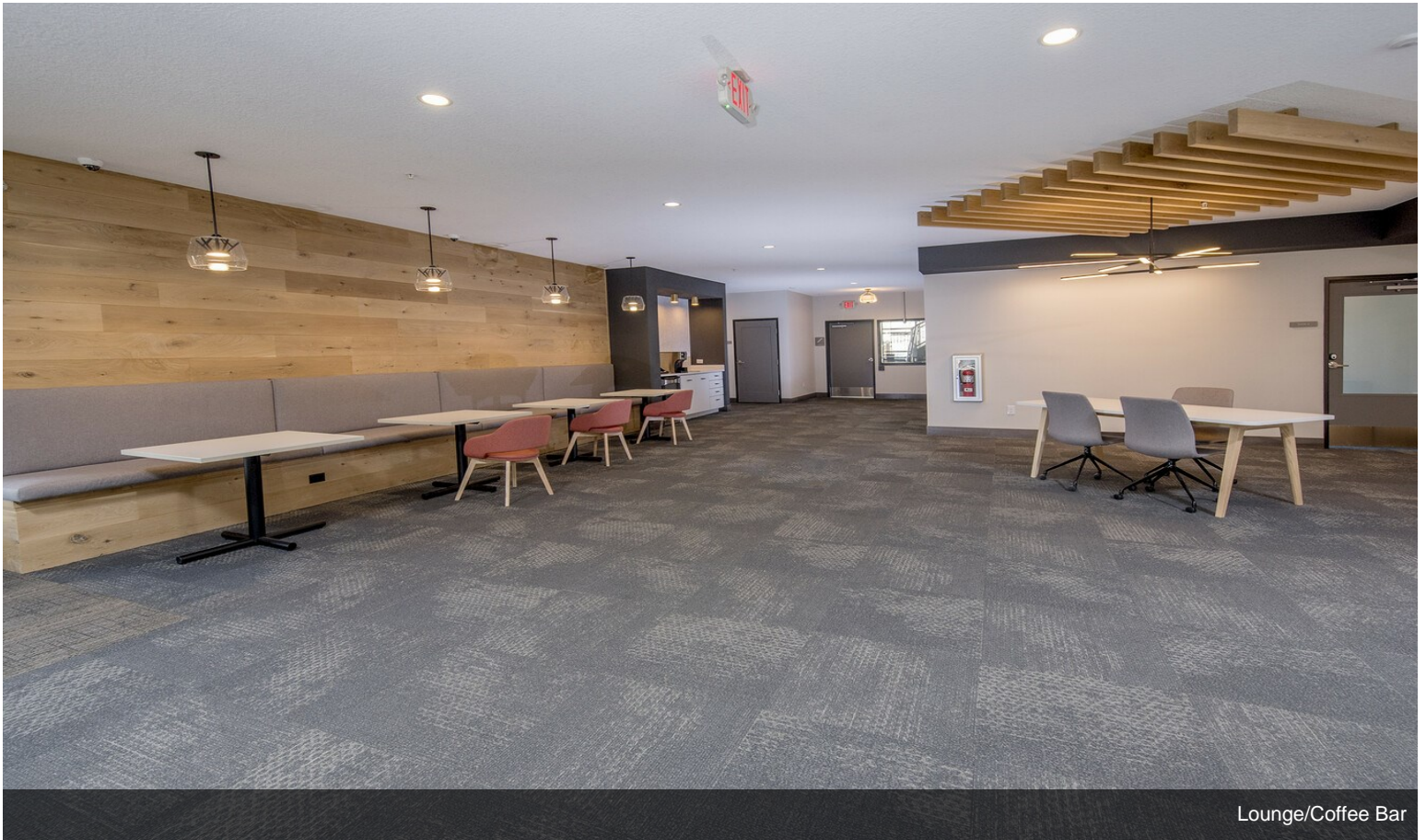


Lower Entrance



Lower Entrance

Property Photos



Lounge/Coffee Bar

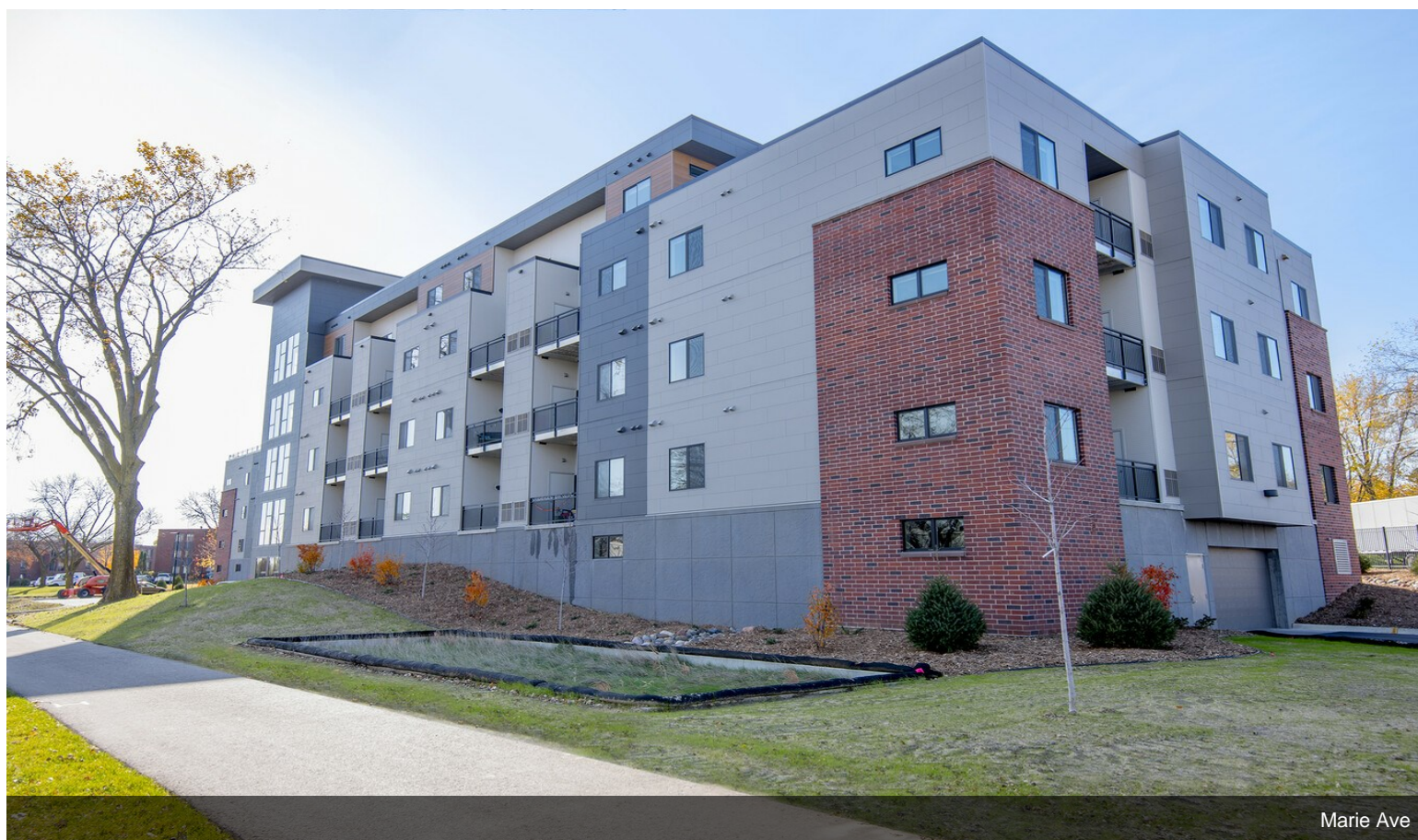


Business Entry

Property Photos



Marie Ave



Marie Ave

Property Photos

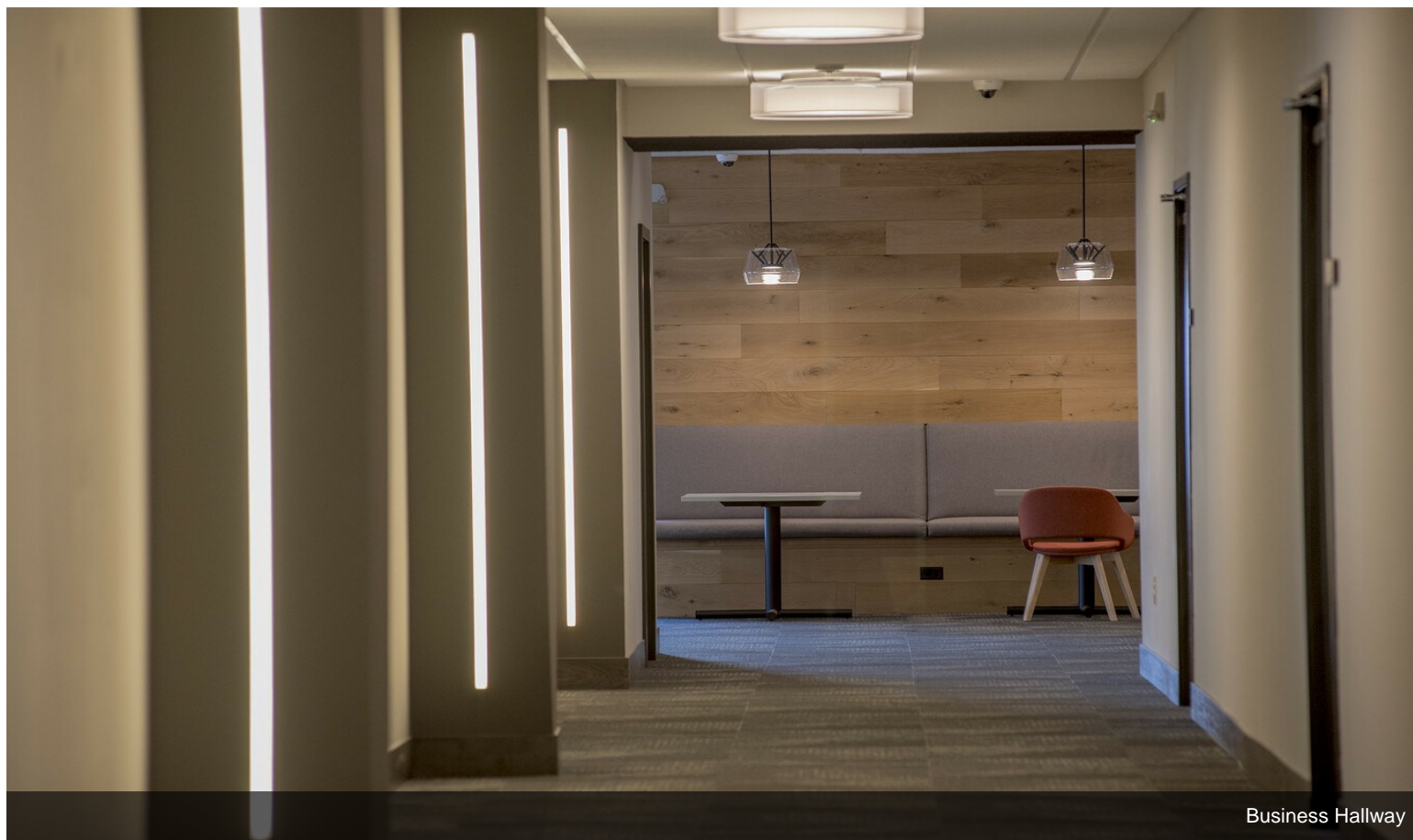


Business Direct Entries



Kathleen Ave Entries/Parking

Property Photos



Business Hallway



Finished Suite - Not for Lease

Property Photos

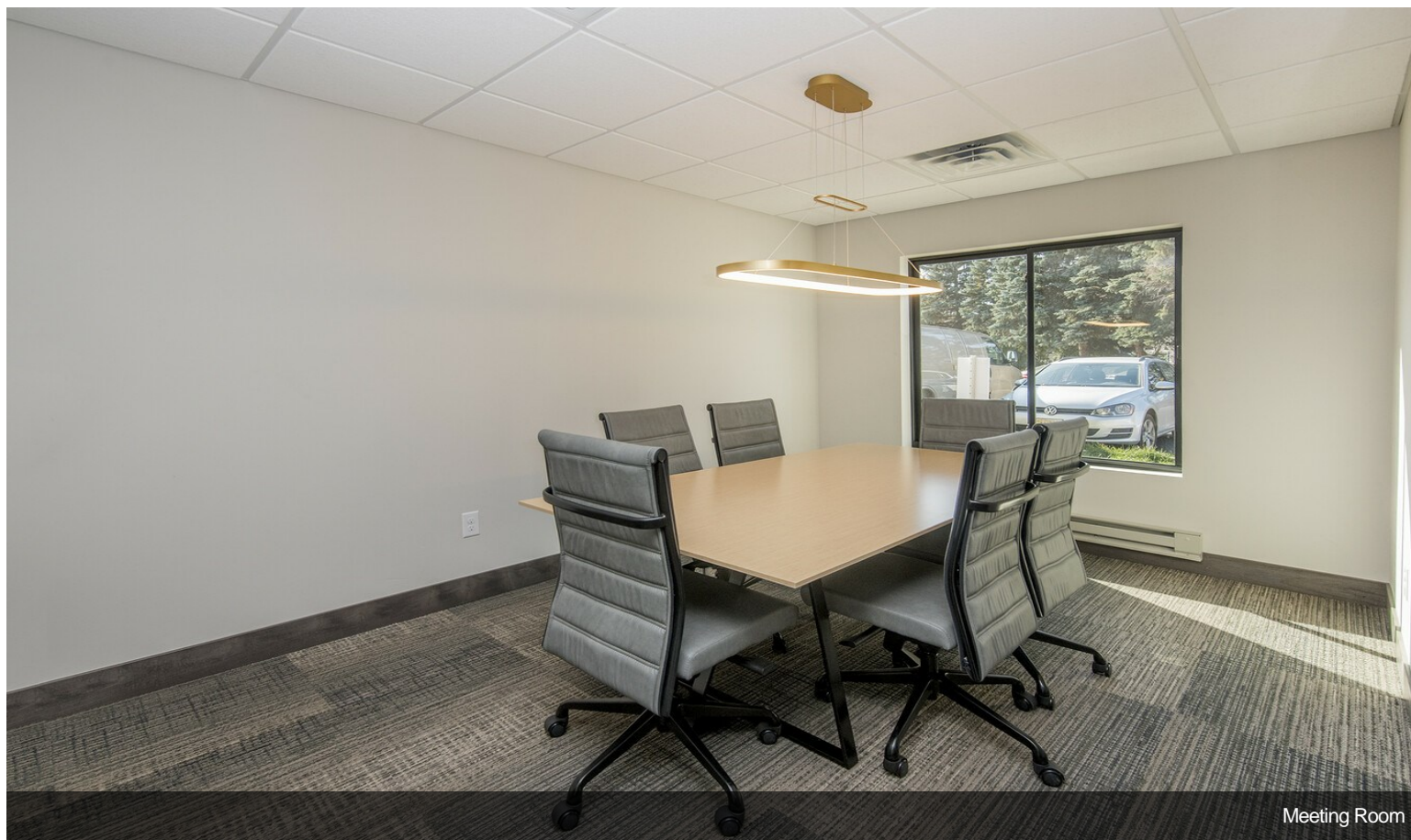


Suite Ready to Finish



Exterior

Property Photos



Meeting Room

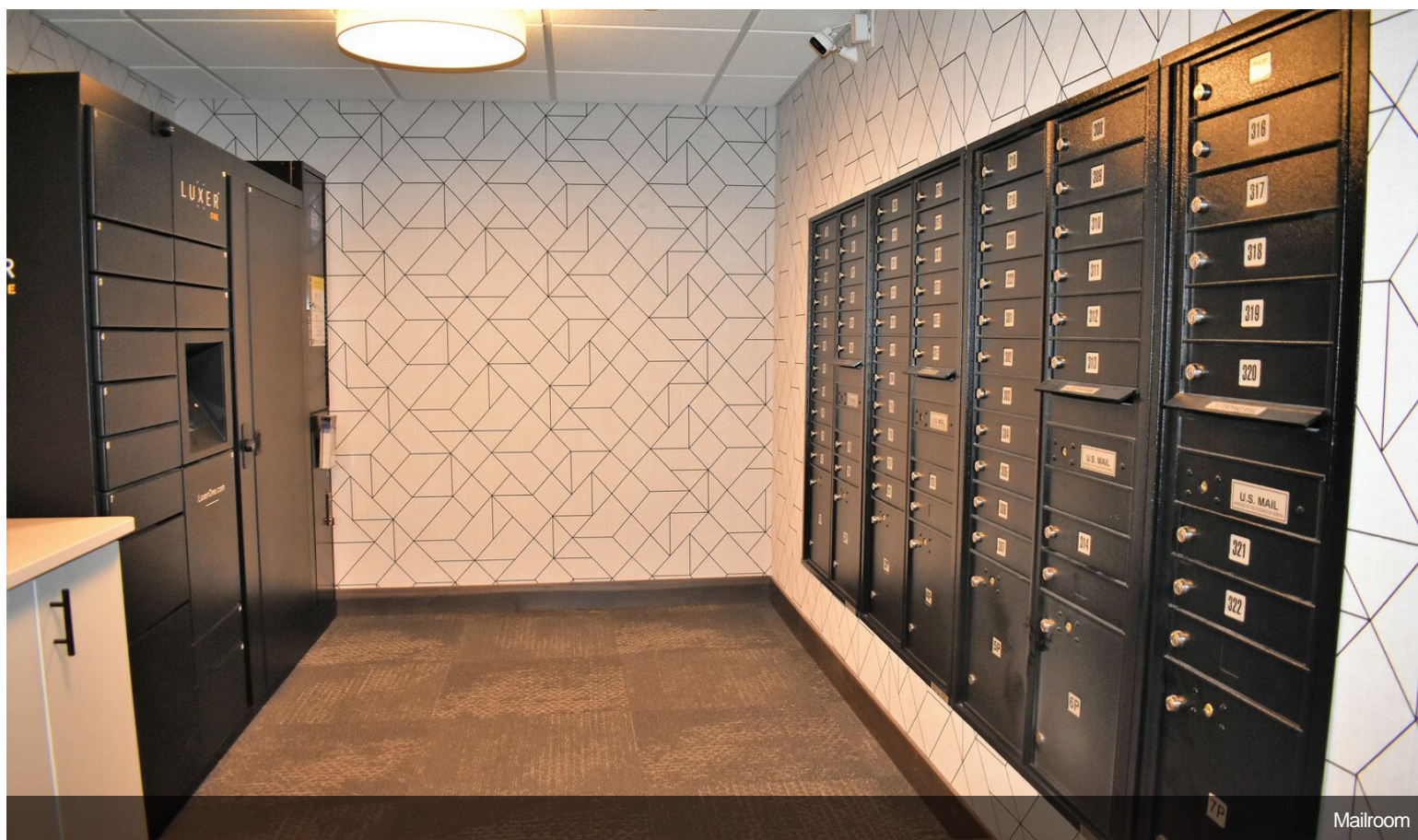


Kathleen Ave

Property Photos



Fitness Center



Mailroom

Property Photos

