



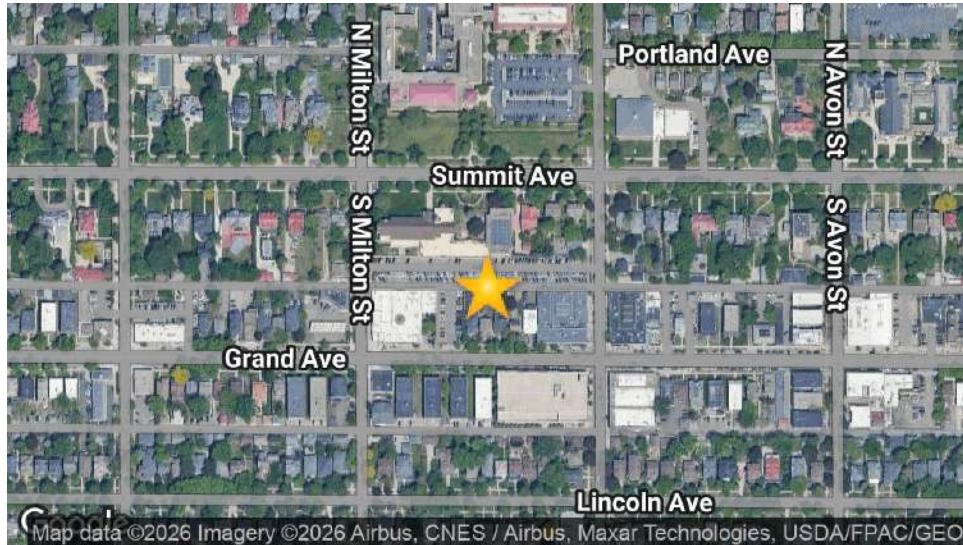
FOR LEASE

SUITES 102 & 204
889 GRAND AVE
SAINT PAUL, MN 55105

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EXECUTIVE SUMMARY

889 GRAND AVE
SAINT PAUL, MN 55105



OFFERING SUMMARY

Suite 102 Size:	423 SF
Suite 102 Rate:	\$2,000/mo.
Suite 204 Size:	92 SF
Suite 204 Rate:	\$450/mo.
Lease Type:	Gross Leases
Zoning:	BC

LEASE OVERVIEW

- Prime lease opportunity on the highly sought after Grand Avenue in St. Paul
- Two suites available: 423 SF (Suite 102) and 92 SF (Suite 204)
- Suite 204 (\$450/mo.): Private porch/balcony feature
- Suite 102 (\$2,000/mo.): Abundant natural lighting & beautiful finishes
- Zoned BC (Business Commercial) – ideal for office, retail, personal services, and small-scale commercial uses
- \$153,016 average household income within 0.5 miles
- Gross lease structure
- Negotiable lease terms
- Multi-tenant building with strong neighborhood presence
- Surrounded by established national and local retailers, restaurants, and service businesses
- High-demand Grand Avenue corridor with strong walkability and consistent foot traffic
- Contact Listing Brokers Mark Hulsey & Nolan Pratumwon at mark@resultscommercial.com & nolan@resultscommercial.com

LEASE SPACES AVAILABLE

889 GRAND AVE
SAINT PAUL, MN 55105

LEASE INFORMATION

Lease Type: Gross Lease Term: Negotiable
Total Space: 92 - 423 SF Lease Rate: \$450.00 - \$2,000.00 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	423 SF	Gross	\$2,000 per month
Suite 204	92 SF	Gross	\$450 per month

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Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

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PHOTO GALLERY

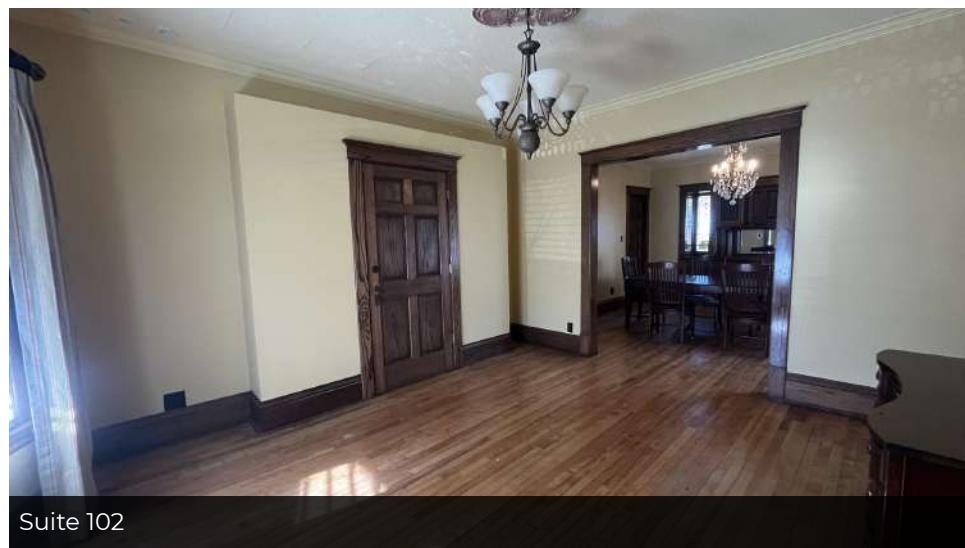
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Exterior



Exterior



Suite 102



Suite 102

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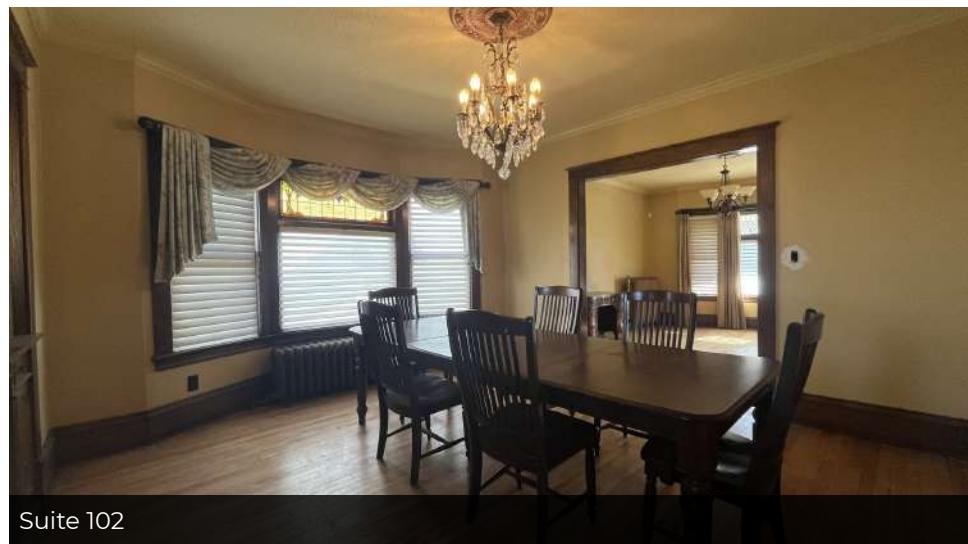
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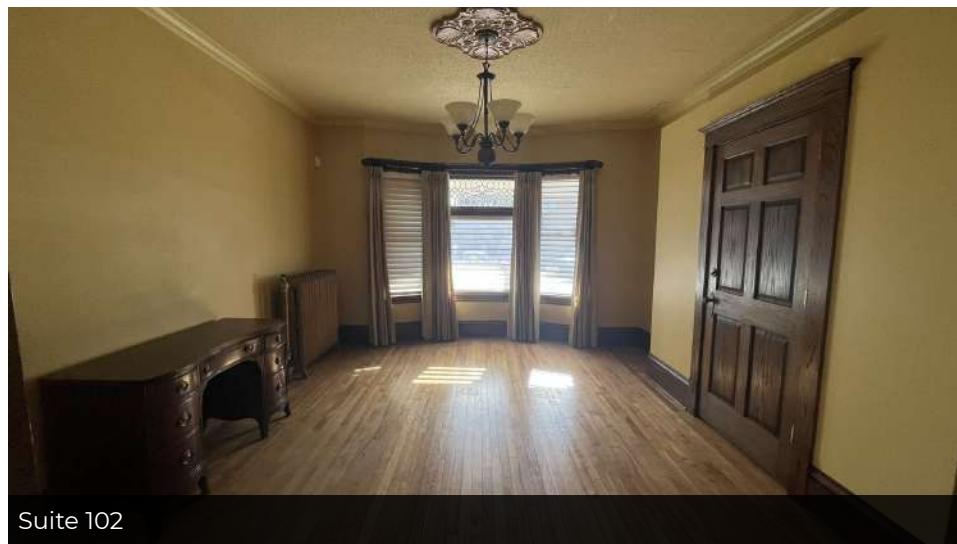
Suite 102



Suite 102



Suite 102



Suite 102

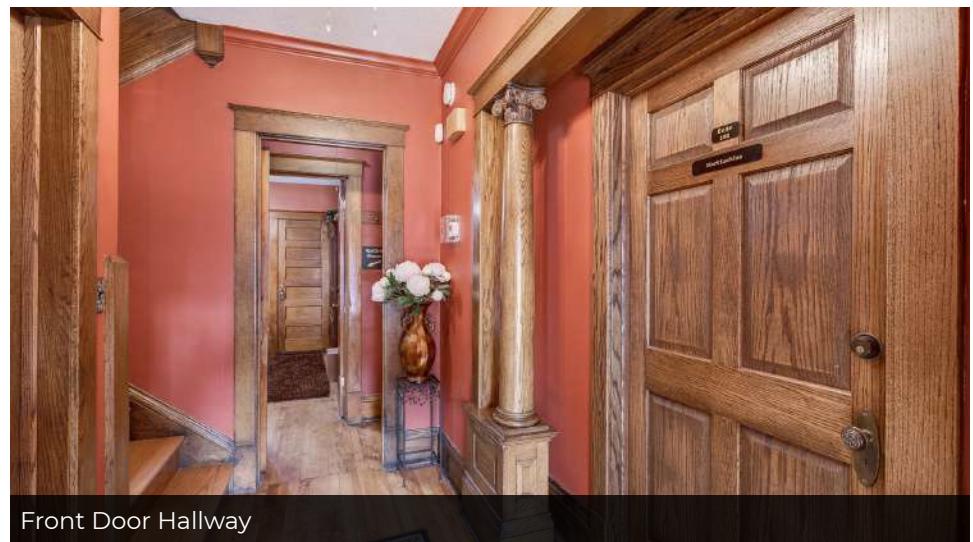
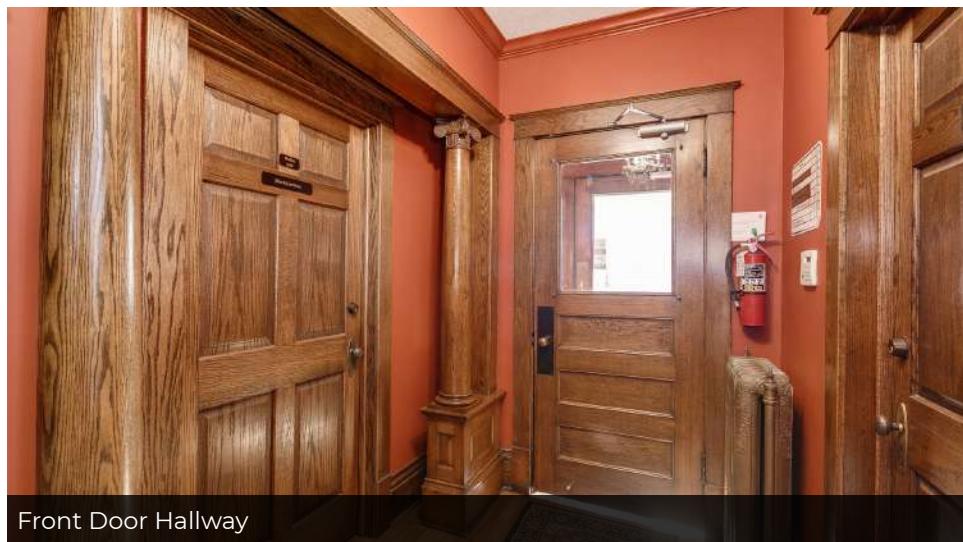
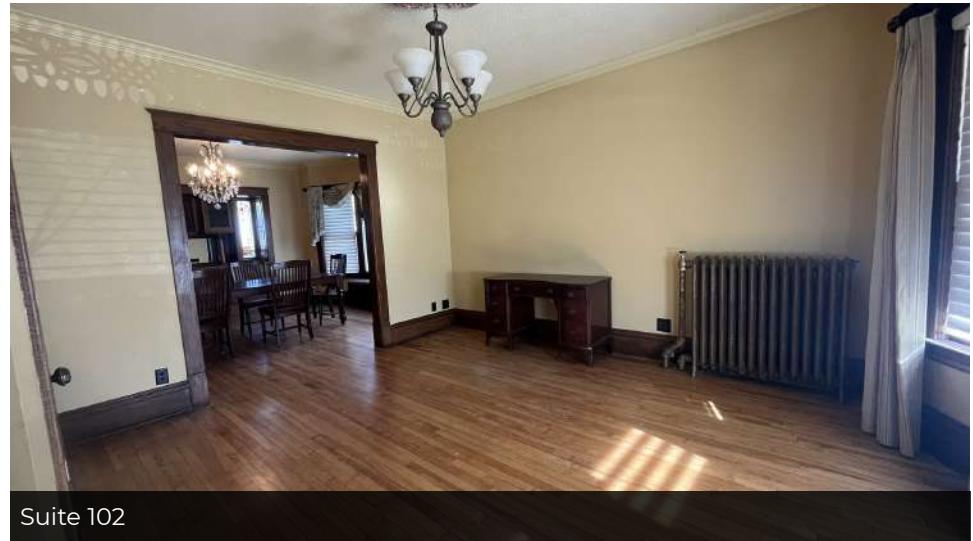
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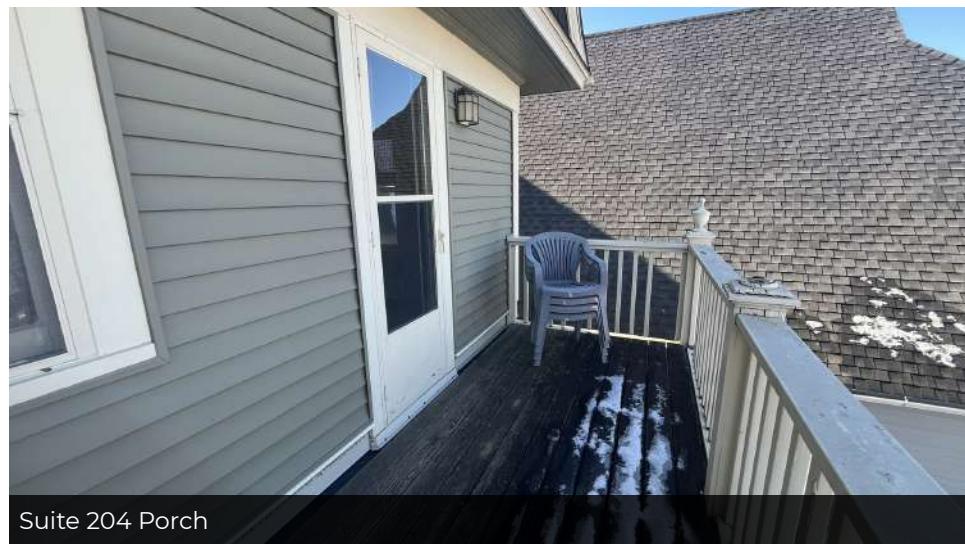
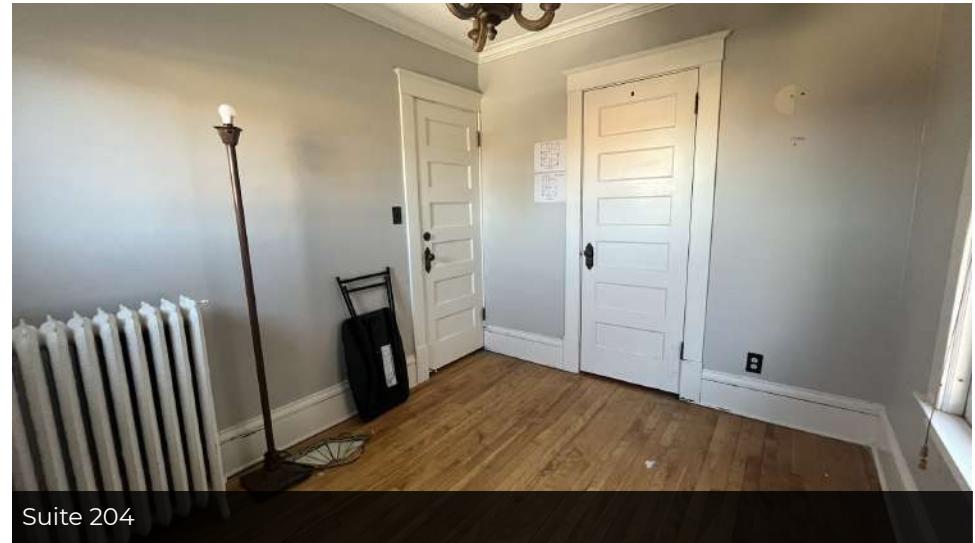
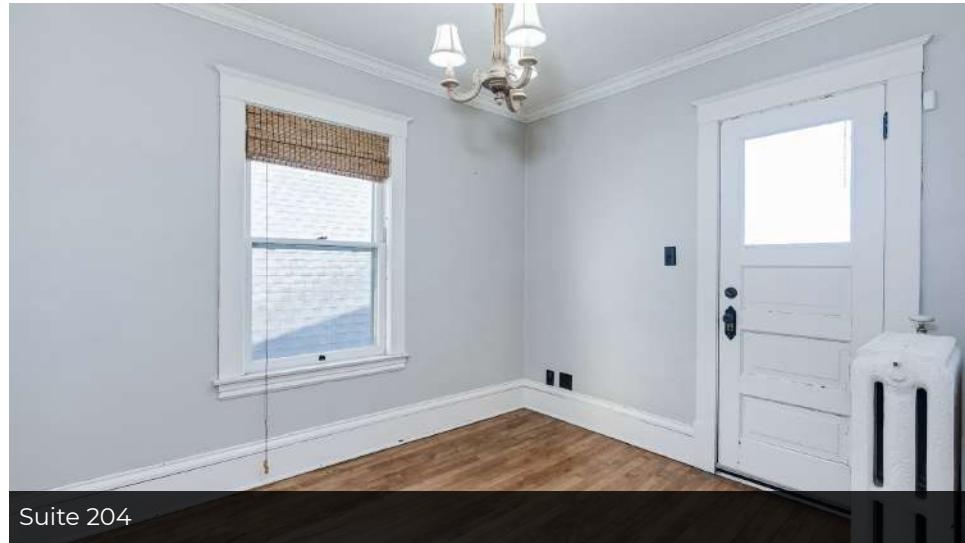
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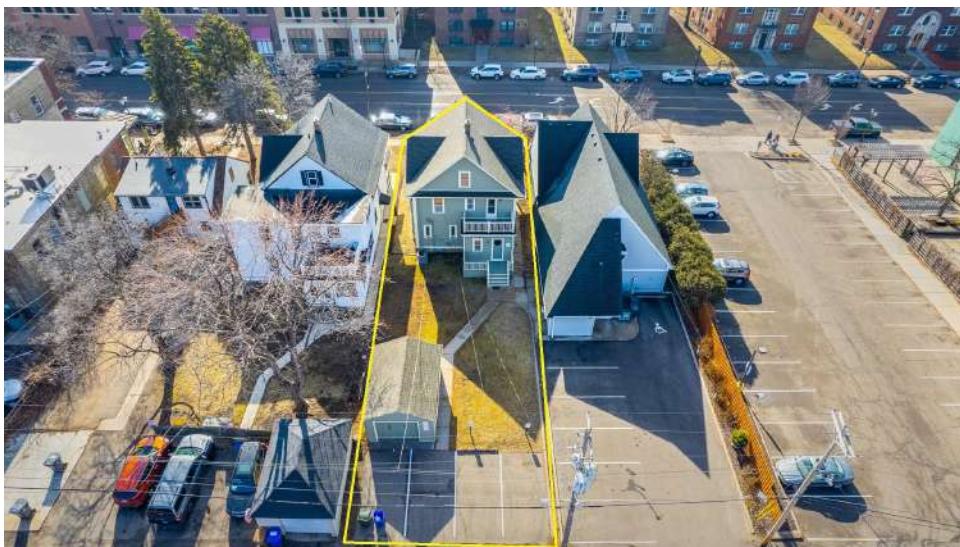
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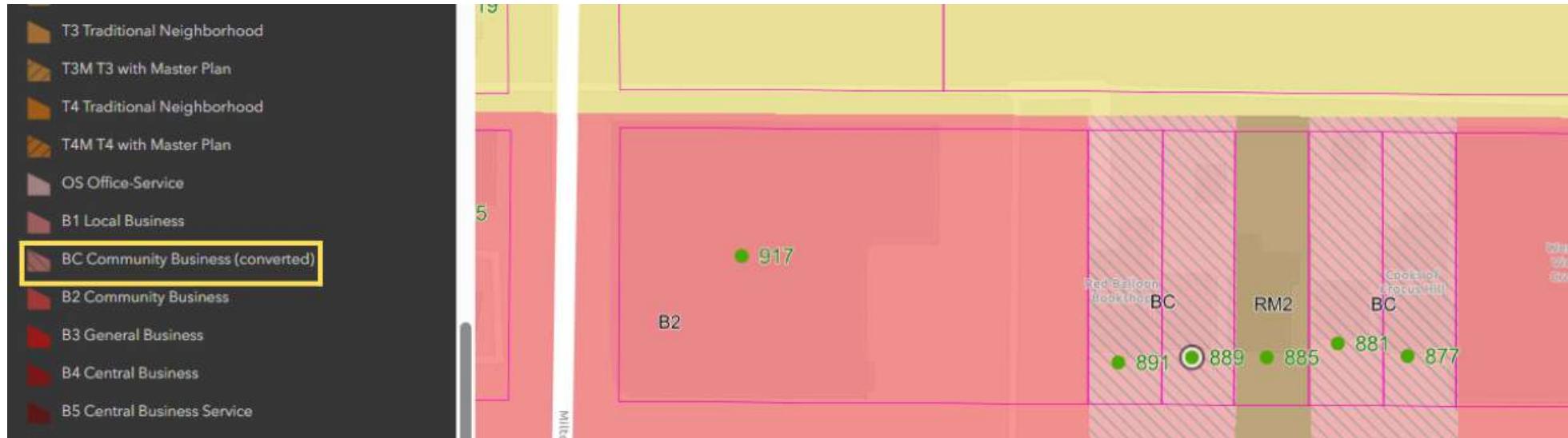
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ZONING INFORMATION

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BC - COMMUNITY BUSINESS ZONING

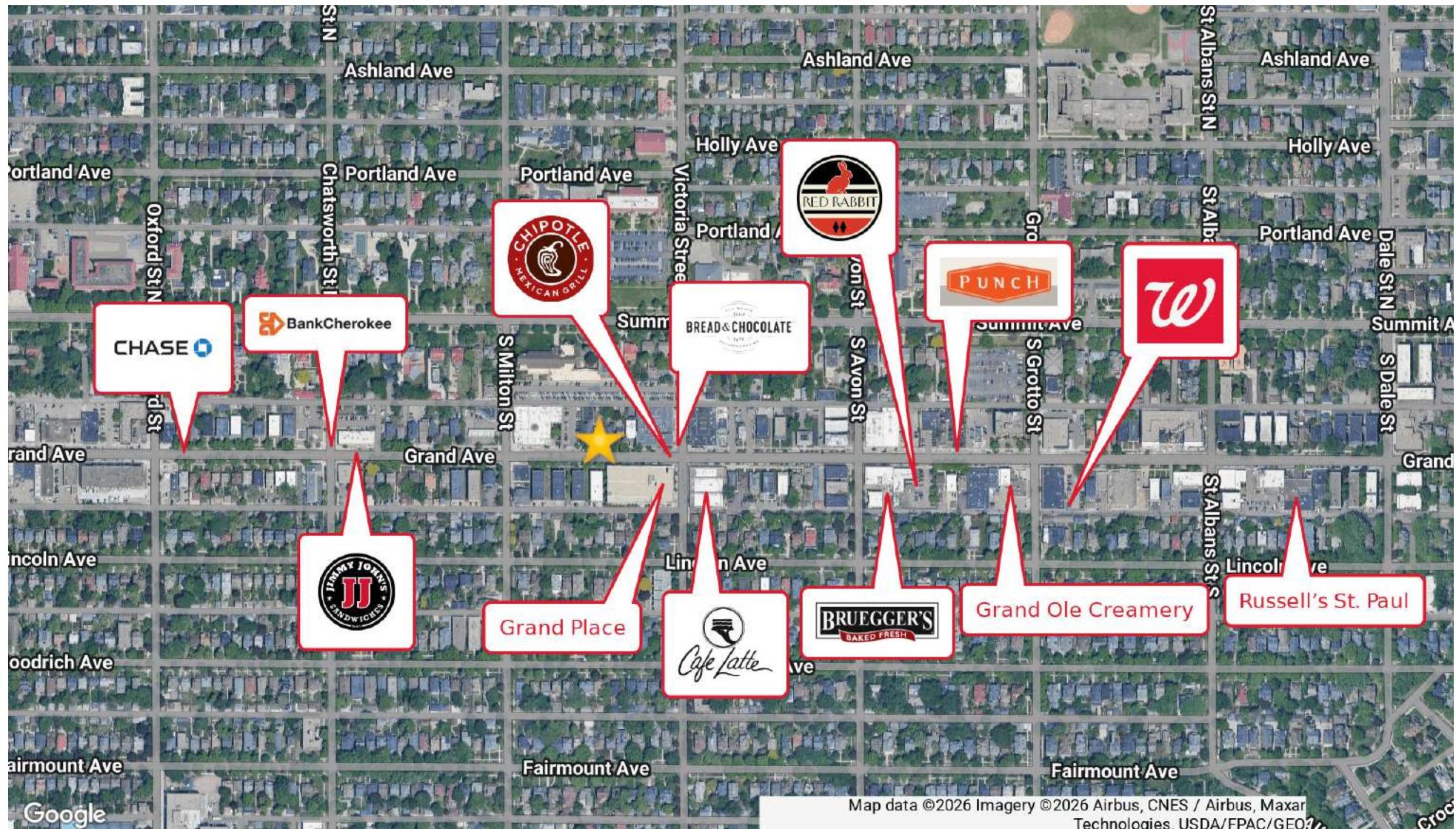
BC Community Business (Converted) zoning in Saint Paul is a mixed-use district intended to allow a blend of residential and commercial uses within the same area or building. It is commonly applied to properties that were historically commercial but are transitioning to include housing or a broader mix of neighborhood-serving activity. Permitted uses typically include multifamily residential, retail, office, personal services, and other small-scale commercial operations. The district is designed to support walkable corridors and encourage reinvestment while maintaining compatibility with surrounding neighborhoods.

BC zoning provides flexibility for property owners by allowing residential units above or alongside commercial space, as well as stand-alone residential in certain circumstances. Development standards regulate height, setbacks, parking, and site design to ensure projects fit the character of the area. Overall, the district promotes adaptive reuse, neighborhood vitality, and a balanced mix of living and business environments within established community corridors.

For more information, please visit: <https://www.stpaul.gov/departments/safety-inspections/building-and-construction/zoning-permits-land-uses>

RETAILER MAP

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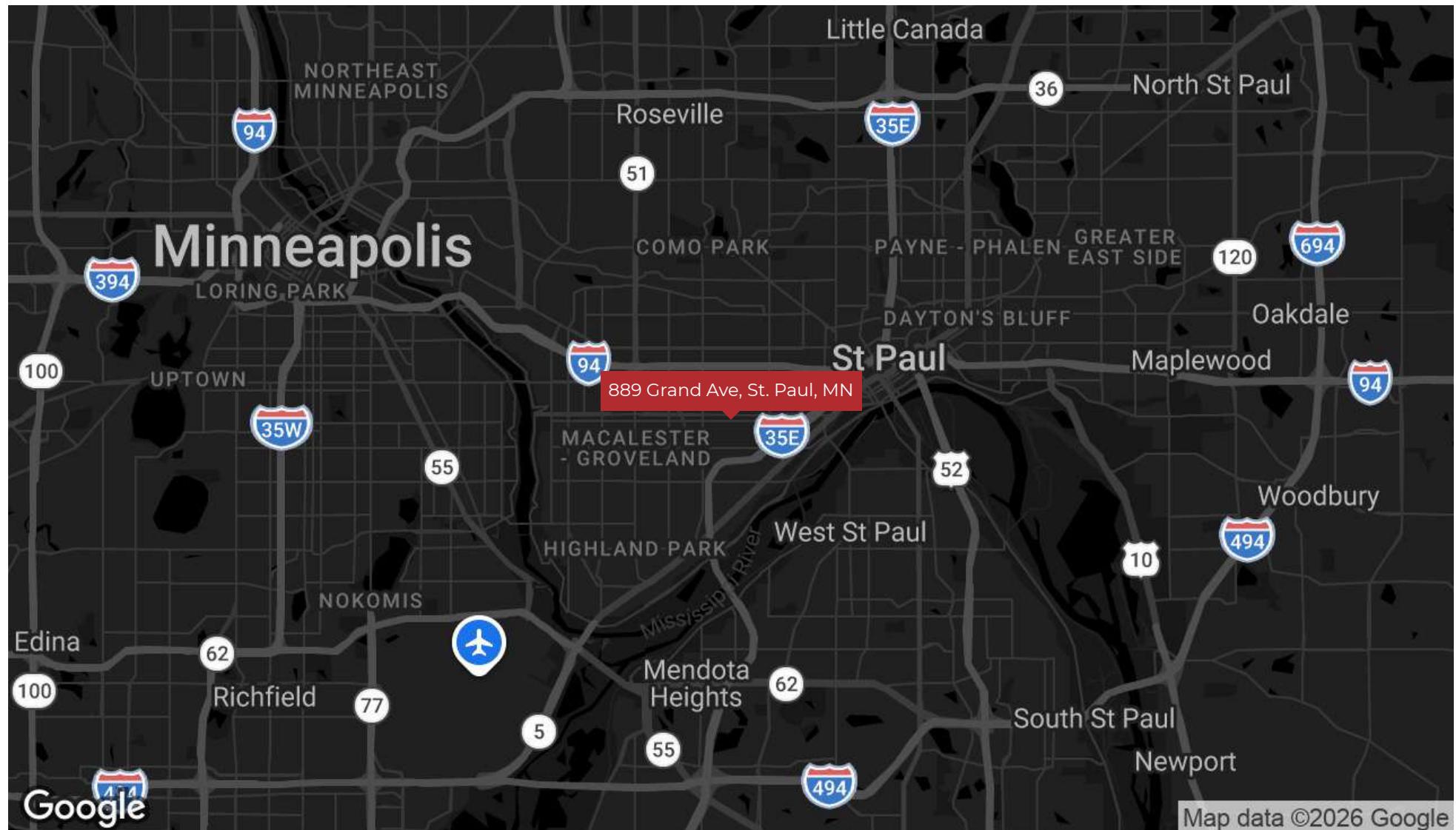
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REGIONAL MAP

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DEMOCRAPHICS MAP & REPORT

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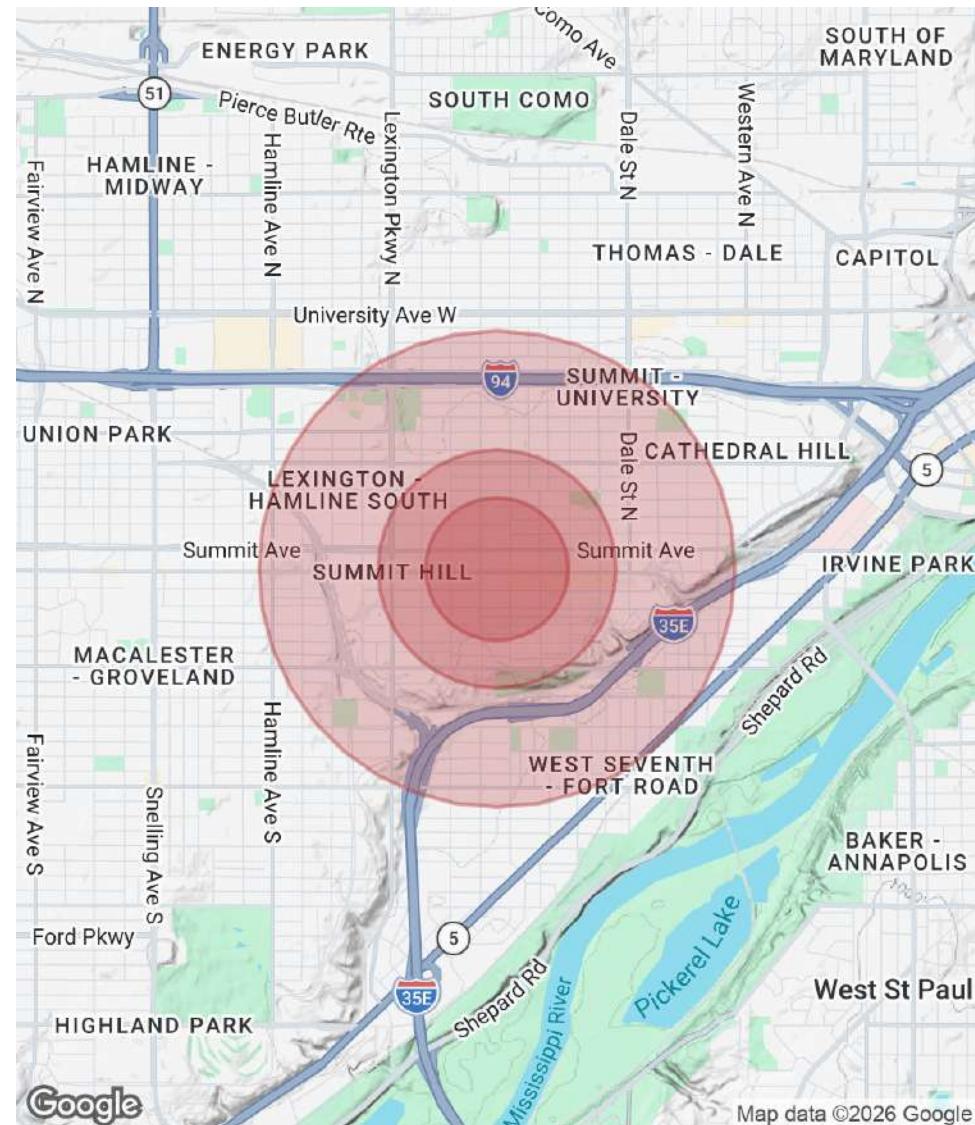
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,075	6,909	23,515
Average Age	40	39	39
Average Age (Male)	40	39	39
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	974	3,134	10,704
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$160,217	\$153,016	\$127,770
Average House Value	\$624,469	\$619,208	\$502,044

Demographics data derived from AlphaMap



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