



Colliers

FOR LEASE/SALE

MarketHouse

289 5th Street E | St Paul, MN

Suites Available from 1,825 - 18,000 SF

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Suite 300

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Property Overview

- Entire 2nd floor of secure building with private elevator access
- 1st floor restaurant, brewery and coffee shop
- 50+ residential condos on floors 3 -6
- Located just off of major highways 52, I-94 and 35
- Conveniently situated across from CHS Field—home of the St. Paul Saints—and the vibrant Farmers Market, featuring weekend vendors offering seasonal and locally sourced food

Address	289 5th Street E, Suite 200 St Paul, MN 55101
Product Type	Office Condominium with fully operational and funded commercial condo association
Space Available	2nd Floor - 18,000 SF (16,000 USF)
Year Built	1902 - Unique timber frame architecture
Zoning	BS: Central Business
Parking	Outdoor parking adjacent to building and covered parking within a block

Lease Rate: \$15.00 PSF NNN

Sale Price: \$995,000 (For entire 18,000 SF Premises)





Room for 60-80 employees



15 Private Offices, all with outside windows



10 Conference Rooms
(holds 6-10 people)
1 Large Conference Room
(holds up to 50 people)



1 Large Kitchen/Bar Area &
1 Smaller Kitchen Area



2 Gaming Areas
(ping-pong, darts and pool table)



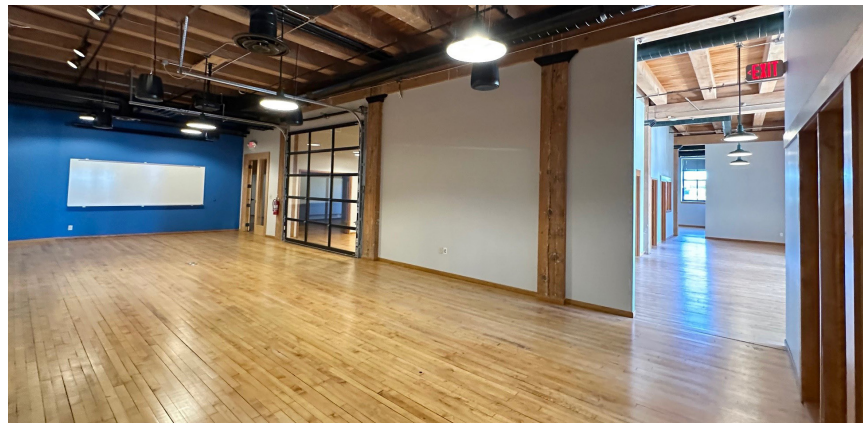
5 Bathrooms, including two private bathrooms with showers



1 Large Open Atrium Meeting Area

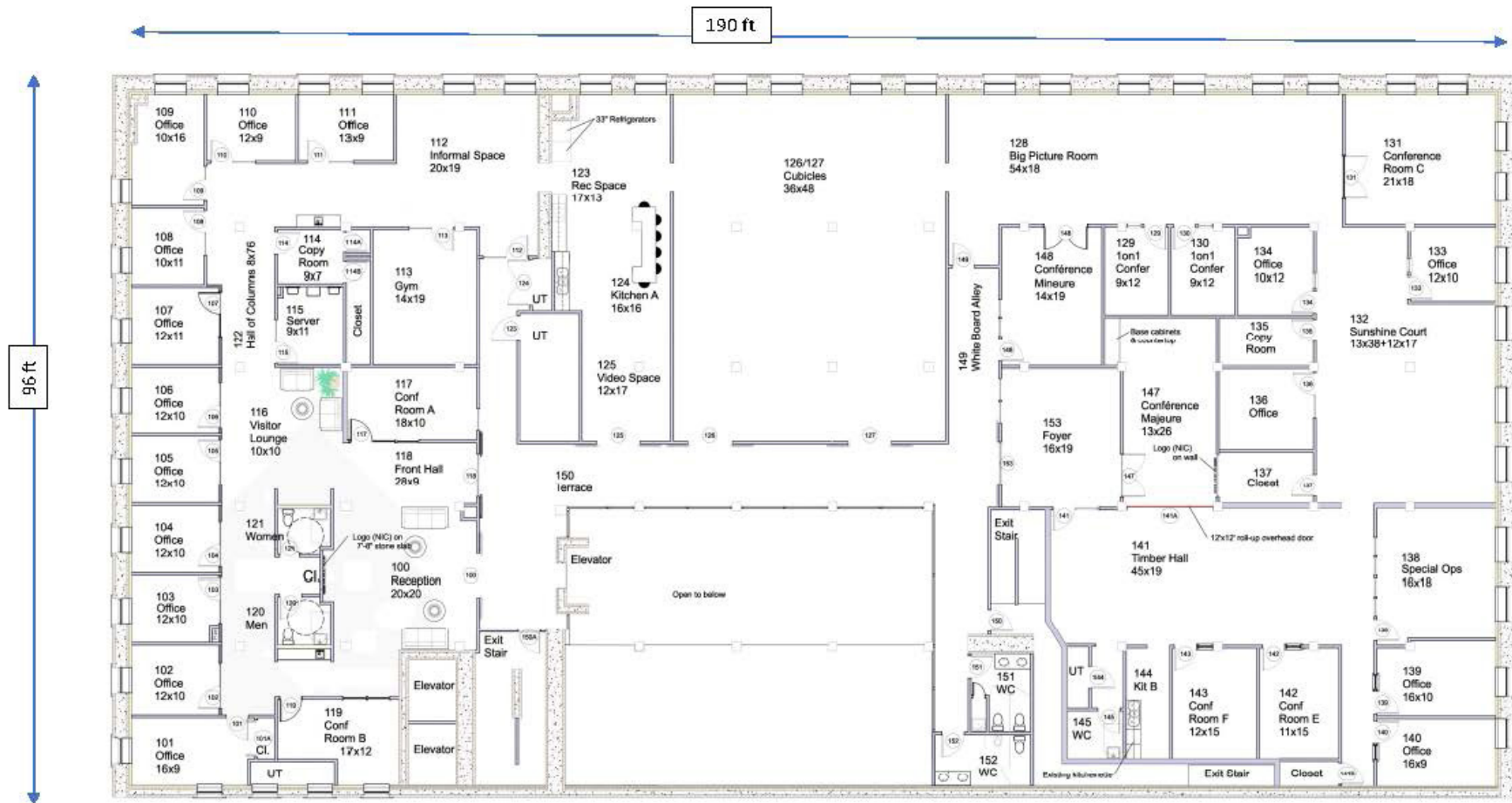


1 Exercise Room/Gym





Floor Plan - 2nd Floor



Option 2
2,160 SF

Option 3
1,825 SF

Option 4
3,850 SF

Option 1
2,850 SF

Option 5
3,050 SF

190 ft

96 ft

Rooms and Dimensions:

- 101 Office 16x9
- 102 Office 12x10
- 103 Office 12x10
- 104 Office 12x10
- 105 Office 12x10
- 106 Office 12x10
- 107 Office 12x11
- 108 Office 10x11
- 109 Office 10x16
- 110 Office 12x9
- 111 Office 13x9
- 112 Informal Space 20x19
- 113 Gym 14x19
- 114 Copy Room 9x7
- 115 Server 9x11
- 116 Visitor Lounge 10x10
- 117 Conf Room A 18x10
- 118 Front Hall 28x9
- 119 Conf Room B 17x12
- 120 Men
- 121 Women
- 122 Hall of Columns 8x76
- 123 Rec Space 17x13
- 124 Kitchen A 16x16
- 125 Video Space 12x17
- 126/127 Cubicles 36x48
- 128 Big Picture Room 54x18
- 129 1on1 Confer 9x12
- 130 1on1 Confer 9x12
- 131 Conference Room C 21x18
- 132 Sunshine Court 13x38+12x17
- 133 Office 12x10
- 134 Office 10x12
- 135 Copy Room
- 136 Office
- 137 Closet
- 138 Special Ops 16x18
- 139 Office 16x10
- 140 Office 16x9
- 141 Timber Hall 45x19
- 142 Conf Room E 11x15
- 143 Conf Room F 12x15
- 144 Kit B
- 145 WC
- 146 WC
- 147 Conference Majeure 13x26
- 148 Conference Mineure 14x19
- 149 White Board Alley
- 150 Reception 20x20
- 151 WC
- 152 WC
- 153 Foyer 16x19
- 154 WC
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- 200 WC

Option 2
2,160 SF

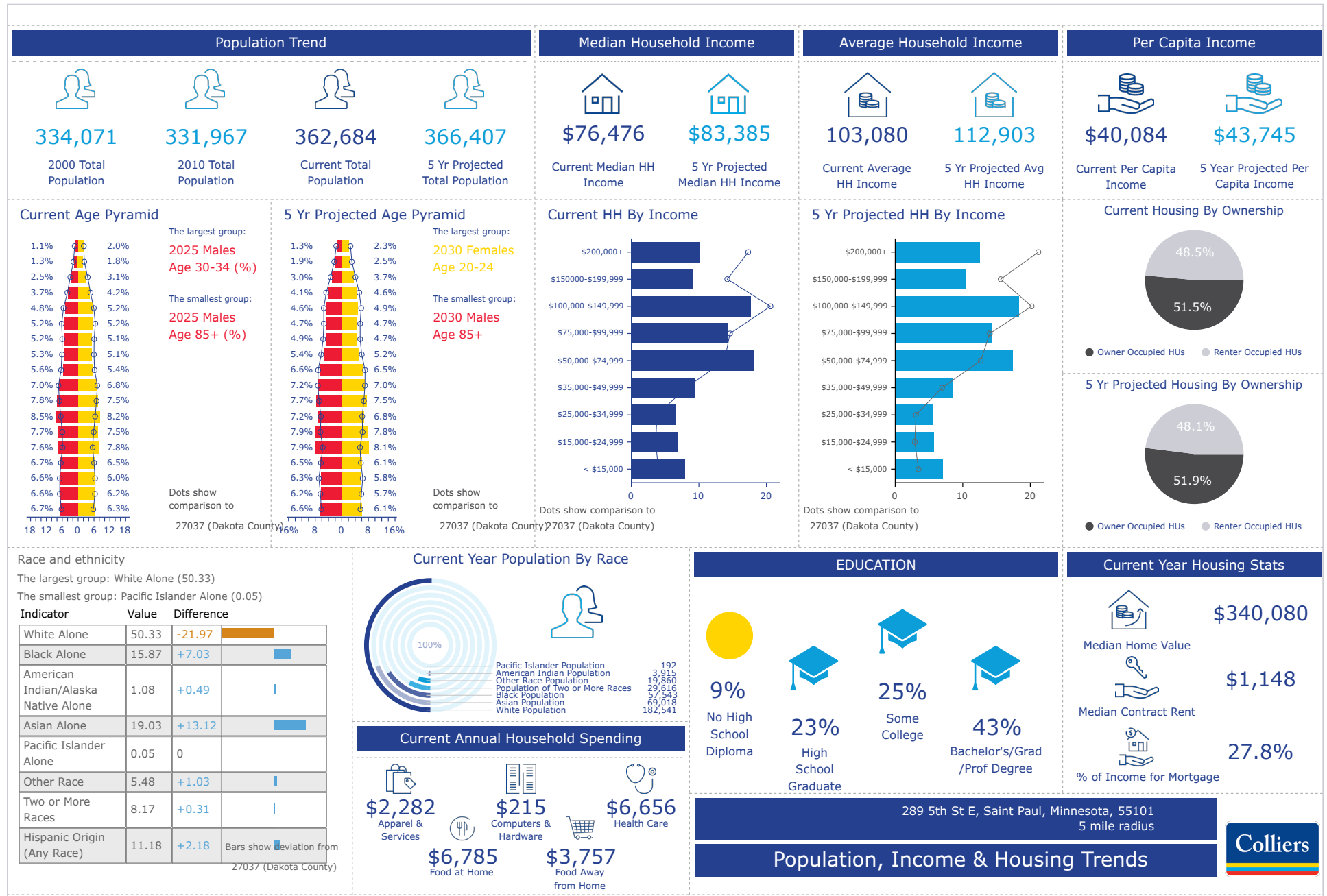
Option 3
1,825 SF

Option 4
3,850 SF

Option 1
2,850 SF

Option 5
3,050 SF

Population, Income & Housing Trends



Race and ethnicity

The largest group: White Alone (50.33)

The smallest group: Pacific Islander Alone (0.05)

Indicator	Value	Difference
White Alone	50.33	-21.97
Black Alone	15.87	+7.03
American Indian/Alaska Native Alone	1.08	+0.49
Asian Alone	19.03	+13.12
Pacific Islander Alone	0.05	0
Other Race	5.48	+1.03
Two or More Races	8.17	+0.31
Hispanic Origin (Any Race)	11.18	+2.18

Bars show deviation from 27037 (Dakota County)

Current Year Population By Race

Pacific Islander Population 192
American Indian Population 3,915
Other Race Population 19,860
Population of Two or More Races 29,616
Black Population 57,543
Asian Population 69,018
White Population 182,541

Current Annual Household Spending

\$2,282
Apparel & Services

\$215
Computers & Hardware

\$6,656
Health Care

\$6,785
Food at Home

\$3,757
Food Away from Home

EDUCATION

9%
No High School Diploma

23%
High School Graduate

25%
Some College

43%
Bachelor's/Grad /Prof Degree

Current Year Housing Stats

\$340,080
Median Home Value

\$1,148
Median Contract Rent

27.8%
% of Income for Mortgage

289 5th St E, Saint Paul, Minnesota, 55101
5 mile radius

Population, Income & Housing Trends

Colliers

Location Overview



STATE CAPITOL



CHILDREN'S
MUSEUM



GRAND CASINO
ARENA



SCIENCE MUSEUM



MARKETHOUSE



ST PAUL'S
FARMERS MARKET



CHS FIELD



Broadway St

4,750 vpd

5th St E

4,450vpd



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