

# Griggs Midway Building

1821 University Av Saint Paul, MN 55104



Presented By:  
PMI Progressive Management Investments



# Griggs Midway Building

540 Fairview Ave, Saint Paul, MN 55104

## Property Details

This great property is a community filled with wonderful businesses serving the Midway Community. Our new Small Business Center gives every entrepreneur the opportunity to get started. The center includes one, two, and three room offices, along with open spaces, and a conference room to meet, and work in.

We have spaces in almost any size you could need. Let us help you make your business a success! Come join our community!

**Price: \$22.00 - \$28.32 /SF/Yr**

- New Small Business Center, on site management, free parking, light rail stop, coffee shop, and beautiful offices in all sizes.

View the full listing here: <https://www.loopnet.com/Listing/540-Fairview-Ave-Saint-Paul-MN/22217449/>

Rental Rate:	\$22.00 - \$28.32 /SF/Yr
Total Space Available:	37,620 SF
Max. Contiguous:	21,000 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	820,169 SF
Walk Score ®:	83 (Very Walkable)
Transit Score ®:	61 (Good Transit)
Rental Rate Mo:	Upon Request

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## Listing spaces

### Space 1

Space Available: 6,000 SF  
Rental Rate: Upon Request  
Date Available: Now  
Service Type: Negotiable  
Space Type: Relet  
Space Use: Office  
Lease Term: 5 Years

Rents at \$21-28/SF Modified Gross.

### Space 2

Space Available: 125 SF  
Rental Rate: \$28.32 /SF/Yr  
Date Available: 30 Days  
Service Type: Full Service  
Space Type: Relet  
Space Use: Office  
Lease Term: 1 Years

Rents at \$295 per month

### Space 3

Space Available:	495 SF
Rental Rate:	\$24.97 /SF/Yr
Date Available:	30 Days
Service Type:	Full Service
Space Type:	Relet
Space Use:	Office
Lease Term:	1 Years

Rents at \$1,030 per month.

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## Listing spaces

### 1st Floor

Space Available: 3,500 SF  
Rental Rate: \$22.00 /SF/Yr  
Date Available: May 01, 2021  
Service Type: Modified Gross  
Space Type: Relet  
Space Use: Flex  
Lease Term: Negotiable

This space was designed for use as an adult day center. Everything you need has been done.

### 2nd Floor

Space Available: 6,500 SF  
Rental Rate: Upon Request  
Date Available: Now  
Service Type: Negotiable  
Space Type: Relet  
Space Use: Office  
Lease Term: 5 Years

Rents at \$21-28/SF Modified Gross.

Space 6

Space Available: 21,000 SF  
Rental Rate: Upon Request  
Date Available: Now  
Service Type: Negotiable  
Space Type: Relet  
Space Use: Office  
Lease Term: 1 Years

Rents at \$21-28/SF Modified Gross.

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### Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Addis Travel Services	1,100	
African Economic Development Solutions	1,500	
Career Force	20,0000	
CASA	5,000	
Minnesota Department of Human Rights	12,000	
Minnesota Internship Center	20,000	
Minnesota Public Defenders	10,000	
Minnesota State Arts Board	13,000	
New Beginnings	8,000	

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## Location



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## Property Photos



1821 University Ave



Building Entrance



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## Property Photos



Lobby 540 Fairview



Lobby 540 Fairview

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## Property Photos



We're a light rail stop!



Interior Hallway 1821 University

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## Property Photos



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Small Business Center

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## Property Photos



Small Business Center



Small Business Center

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## Property Photos



Small Business Center



Co-Working Space Common Area

# Griggs Midway Building

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## Property Photos



Small Business Center



Small Business Center

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## Property Photos



Small Business Center



Coffee Shop

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## Property Photos



Conference Room



Conference Room



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## Property Photos



Suite 181



Suite 181 up 5,800 sq ft available

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## Property Photos



Suite 181



Suite 181

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## Property Photos



Hallway



Property Management On Site

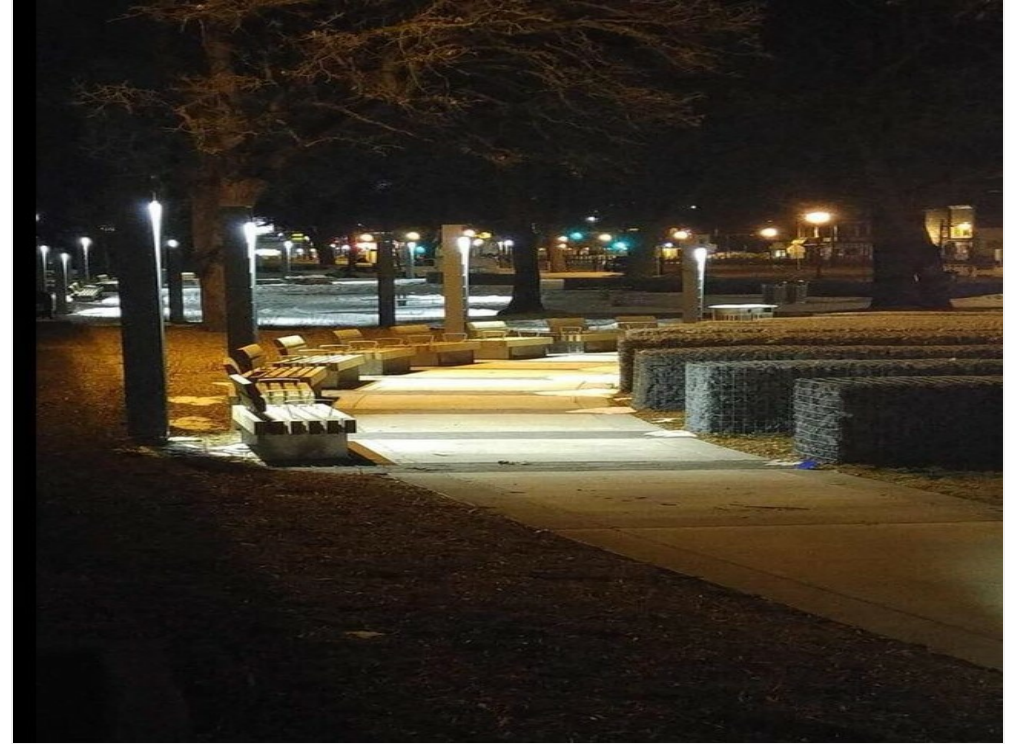
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## Property Photos



Enjoy a walk in our courtyard



Enjoy our Park

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## Property Photos



Proximity to Light Rail

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**Nell McClung**

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