



FOR SALE

THE GALLERY BUILDING  
17 EXCHANGE ST W  
SAINT PAUL, MN 55102

**Results**  
COMMERCIAL  
RE/MAX RESULTS



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## THE GALLERY BUILDING

17 EXCHANGE ST W, SAINT PAUL, MN 55102

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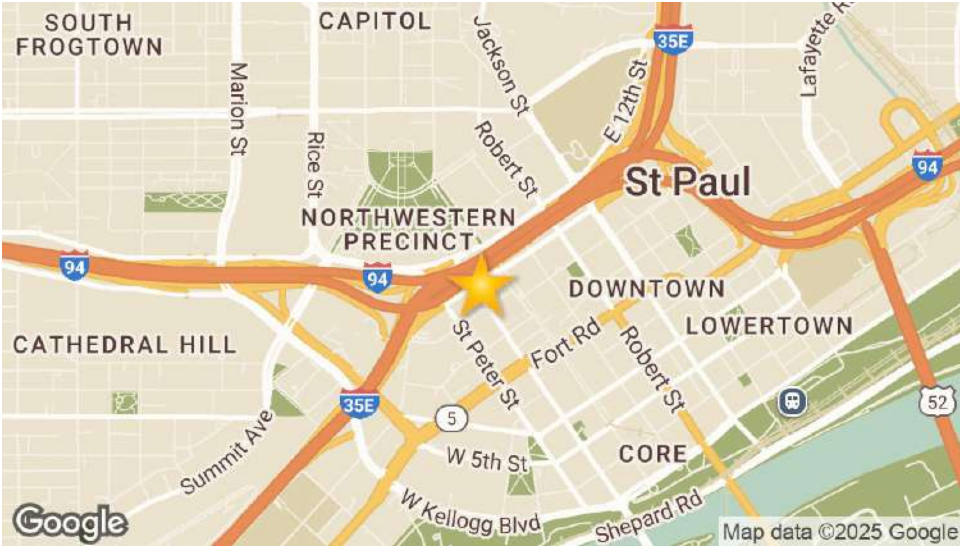




# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

**THE GALLERY BUILDING**  
17 EXCHANGE ST W, SAINT PAUL, MN 55102



**OFFERING SUMMARY**

Sale Price:	\$945,500
Building Size:	122,000 SF
Lot Size:	22,574 SF
Price / SF:	\$7.75
Year Built:	1978
Renovated:	2002
Zoning:	CA Jurisdiction
Stories:	8

**PROPERTY OVERVIEW**

- Fully vacant 122,084 SF medical office building in Downtown St. Paul
- Environmental Phase I Completed
- Located at 17 Exchange Street West, across from St. Joseph’s Hospital
- Includes connected atrium and 8 stories plus 2-story annex
- On-site management and maintenance team
- Skyway connection to St. Joseph’s Hospital and attached underground parking (city-owned)
- 8 Parking Spaces
- Capitol Area Jurisdiction Zoning

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# BUILDING SPECIFICATIONS

## THE GALLERY BUILDING

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## BUILDING SPECIFICATIONS

- Roof: Flat rubber membrane and built-up roofing system
- Ceilings: Acoustical tile
- Elevators: Three total; one larger-capacity car
- HVAC: Six rooftop units (4× 10-ton, 2× 100-ton)
- District Cooling: Connected to St. Paul's chilled-water loop
- Restrooms: Common and in-suite restrooms throughout
- Security: No building-wide system; some tenant-suite systems
- Fire/Life Safety: Fire-suppression sprinklers included
- Electrical: Two emergency generators on site
- Flooring: Carpet & LVT; tile in restrooms
- Condo Association: Gallery Professional Building Association

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## PHOTO GALLERY

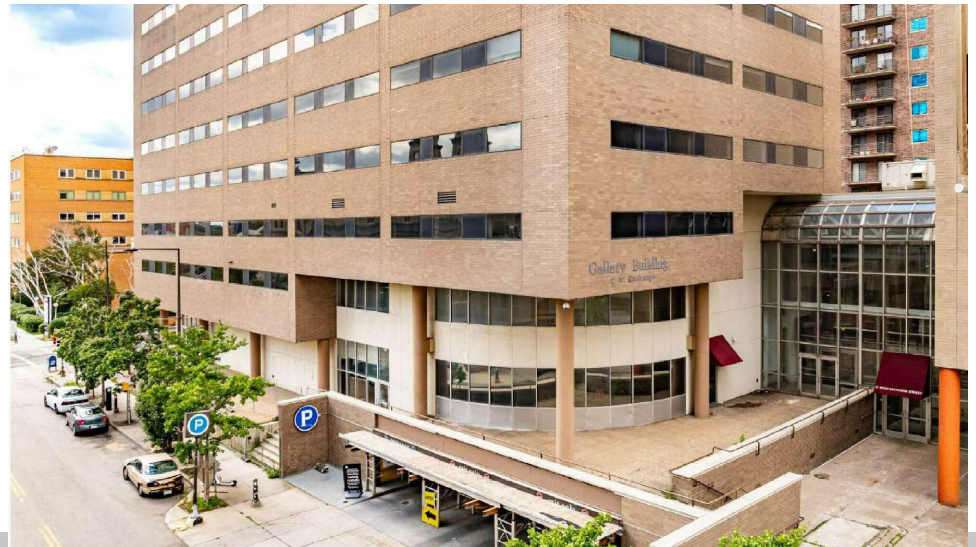


# PHOTO GALLERY

## THE GALLERY BUILDING

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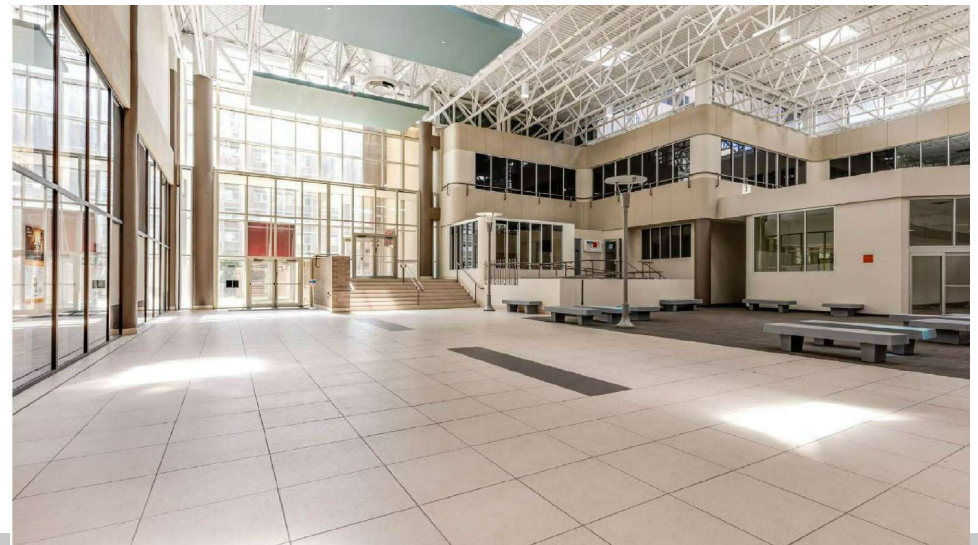
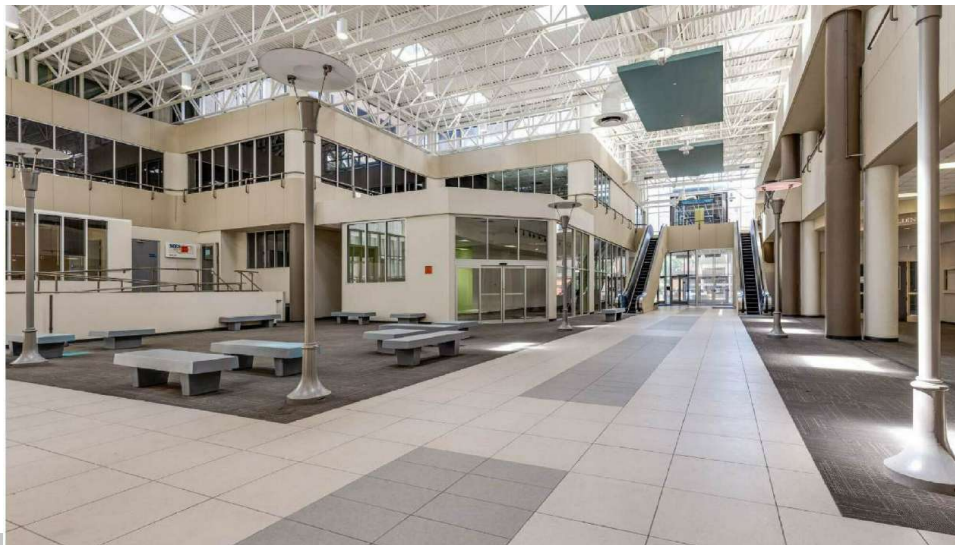
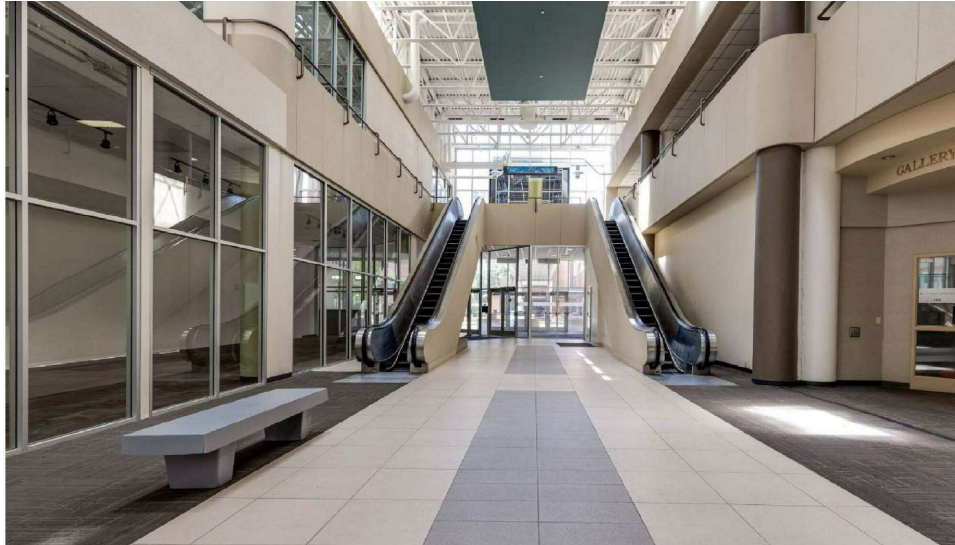


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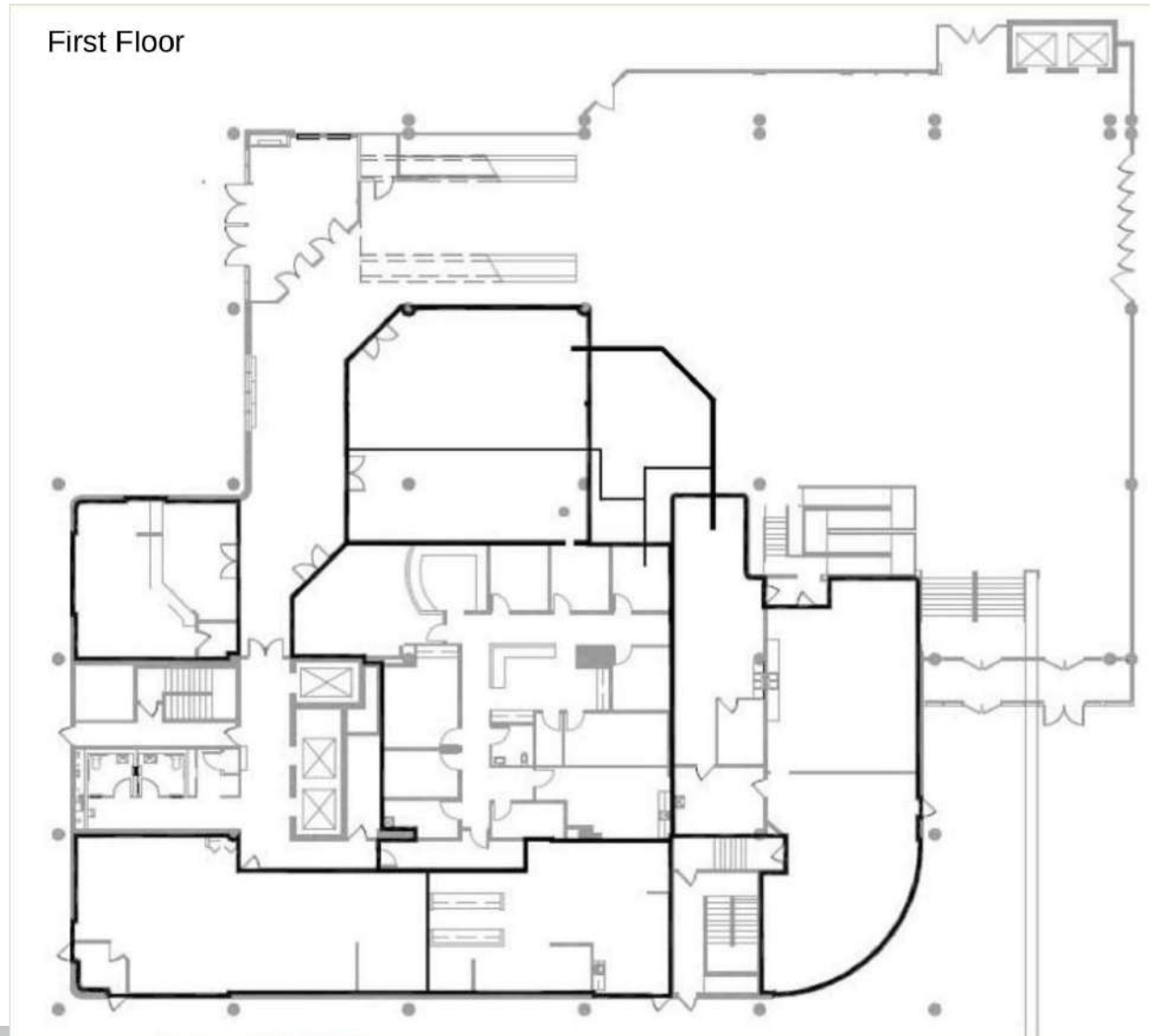


# FLOOR PLANS

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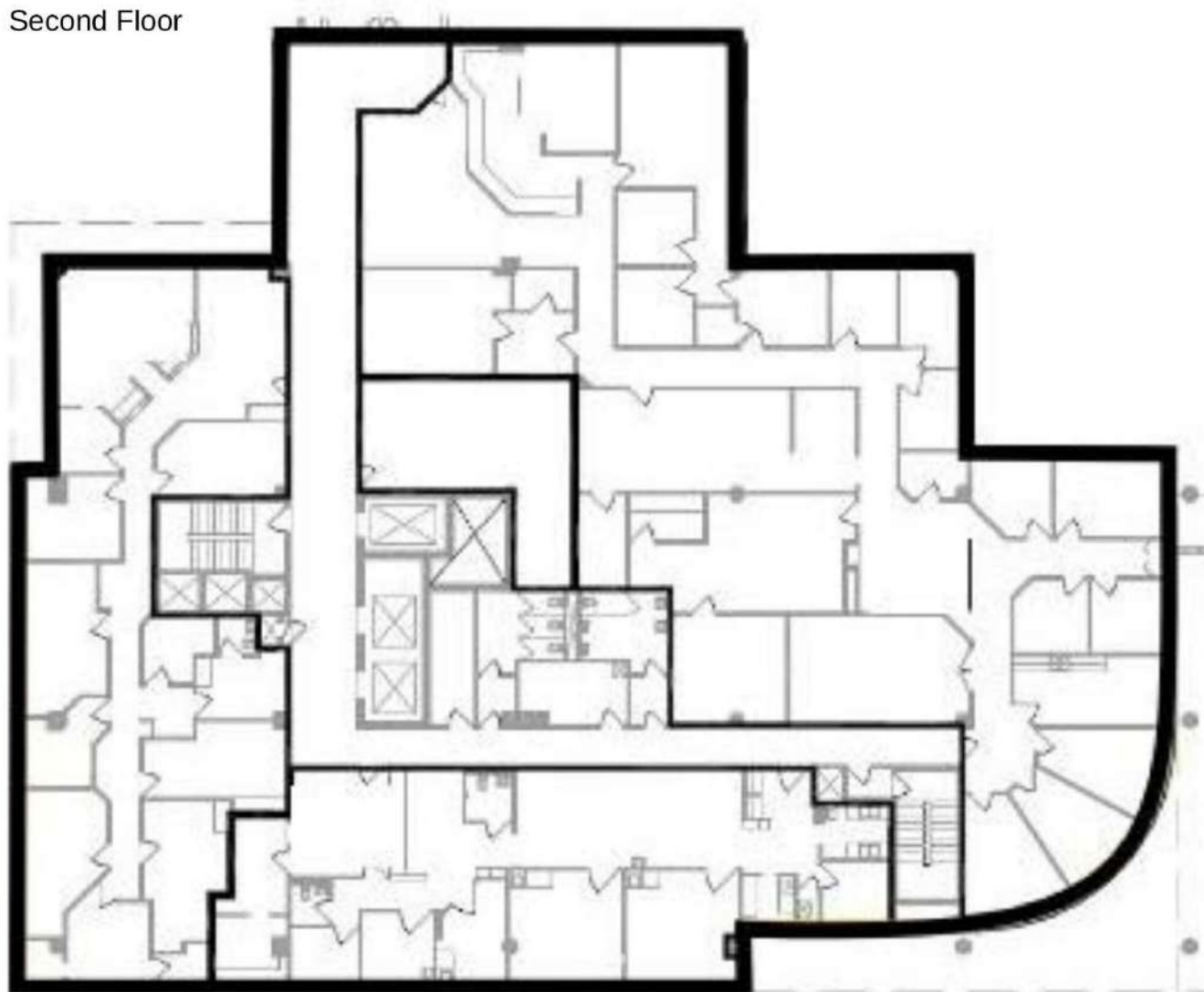
# FLOOR PLANS

## THE GALLERY BUILDING

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Second Floor



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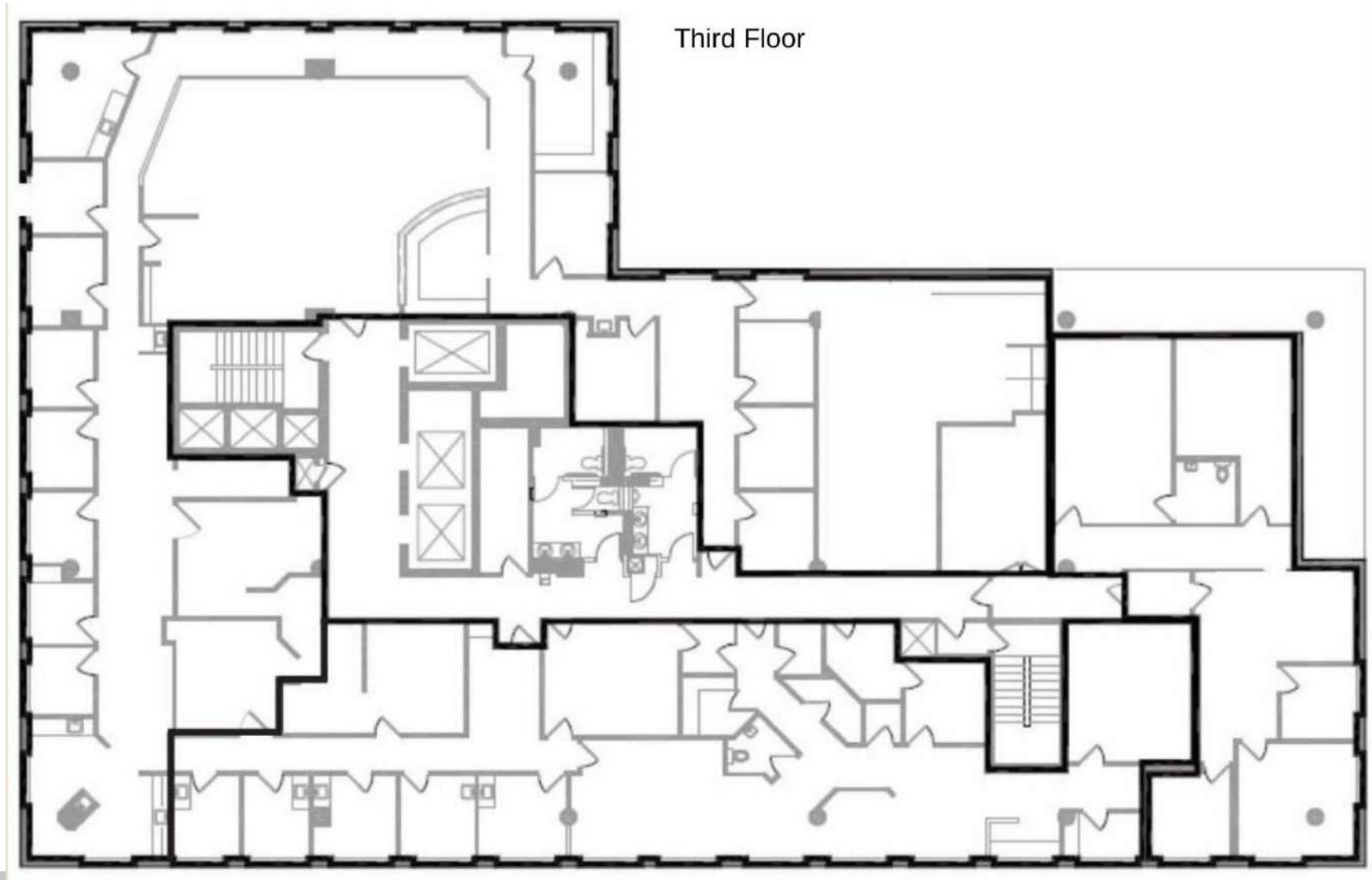


# FLOOR PLANS

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# FLOOR PLANS

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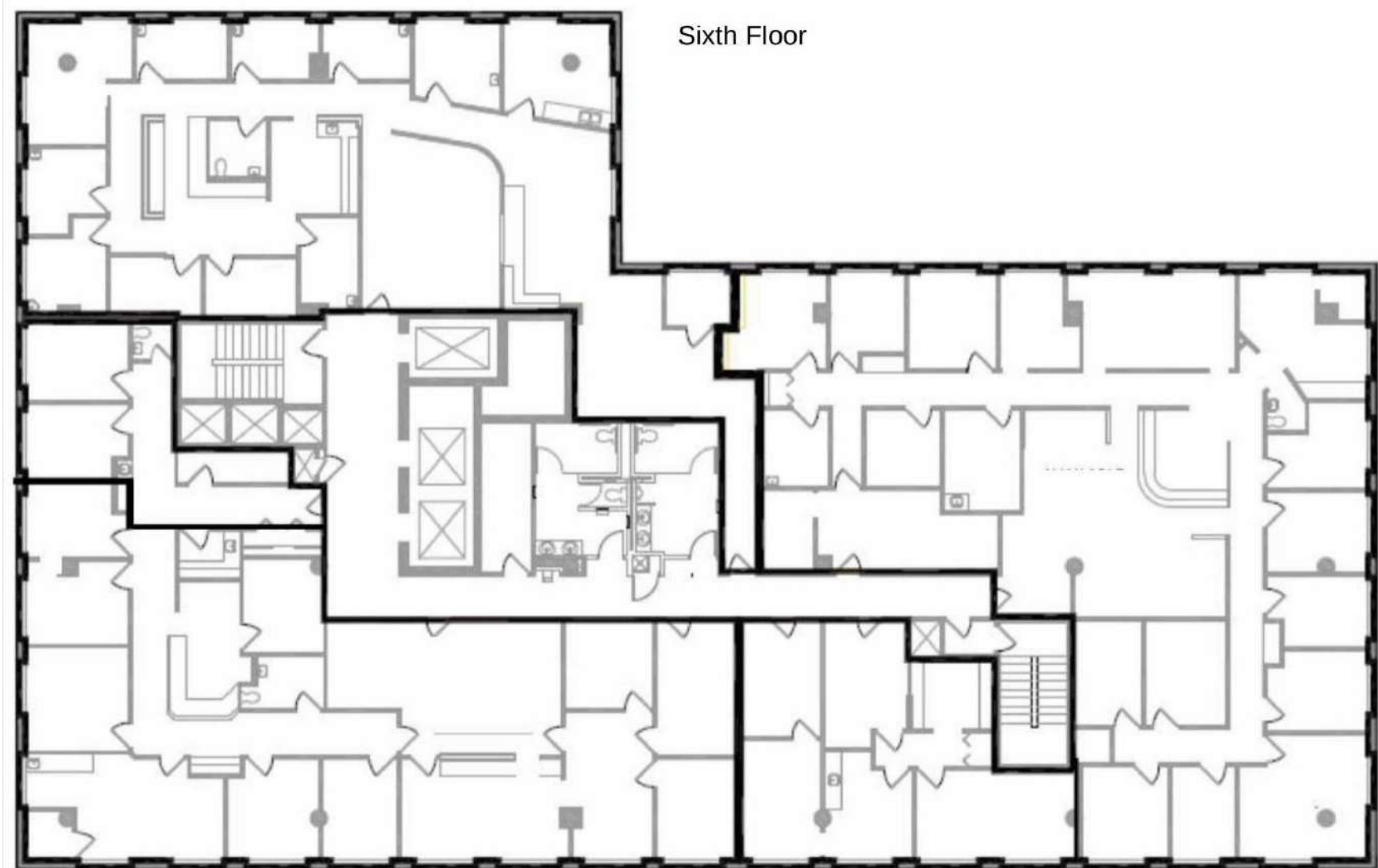


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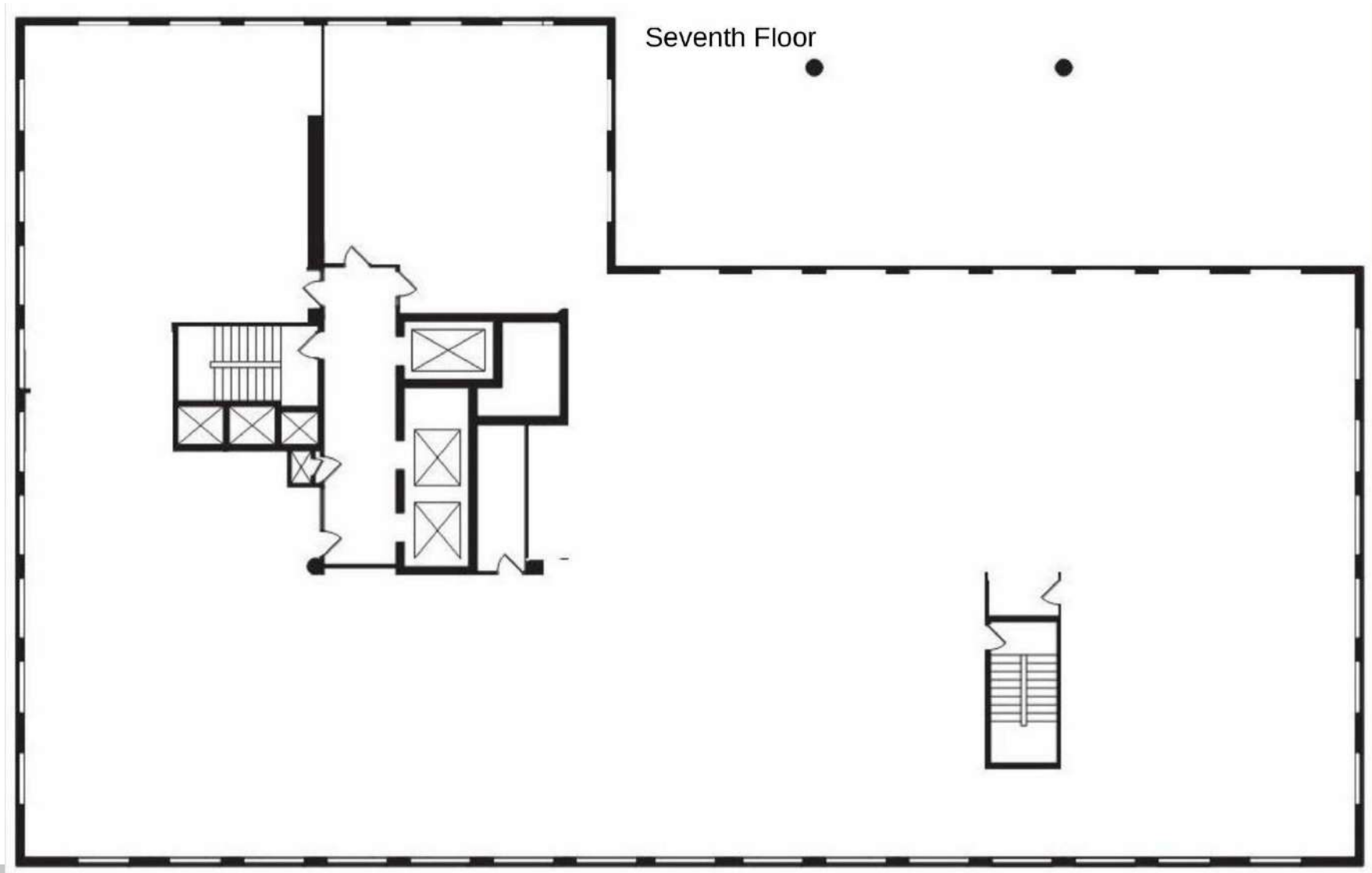


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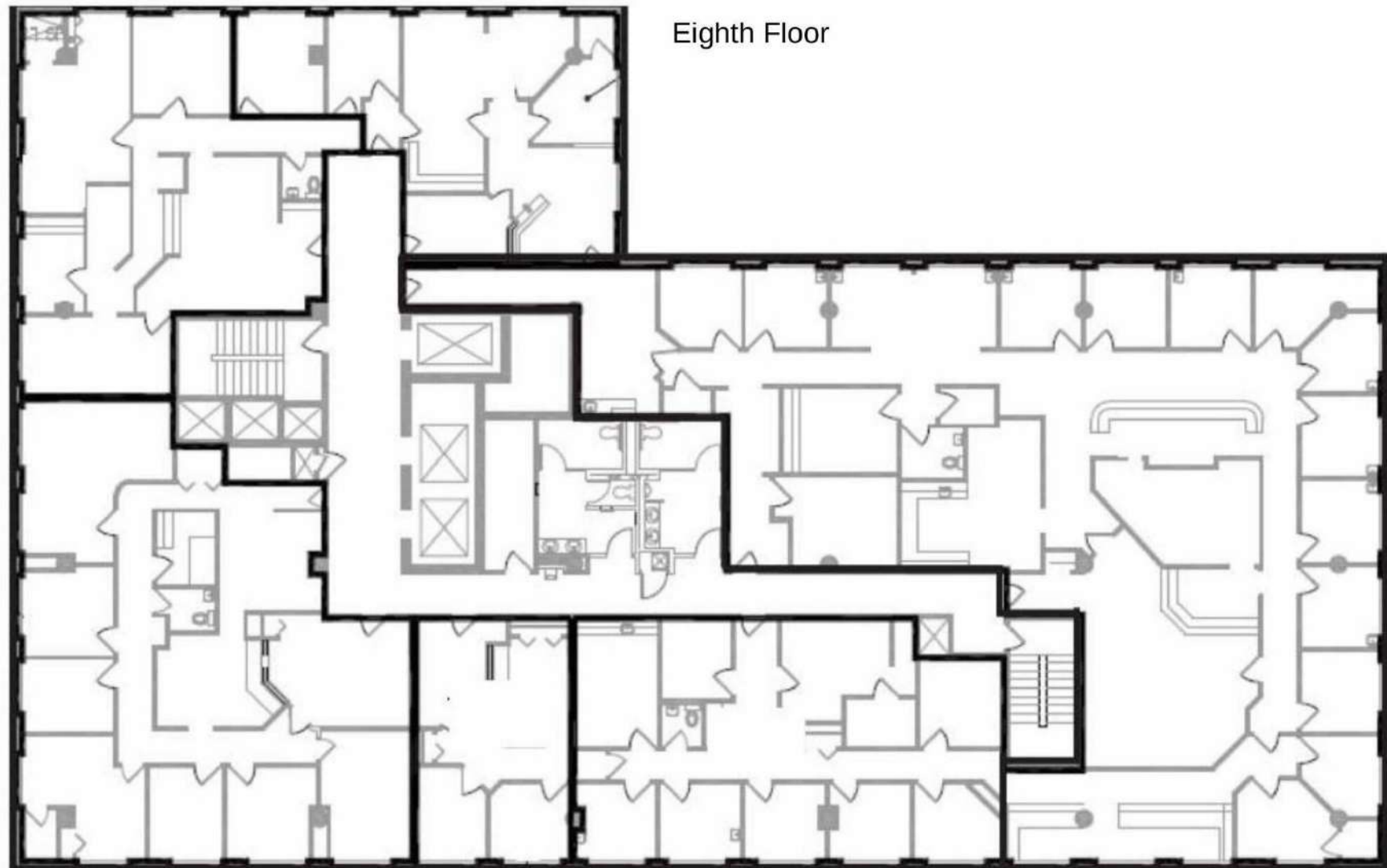
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## ZONING INFORMATION



# ZONING INFORMATION

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## CAPITOL AREA JURISDICTION

17 West Exchange Street is located within the Capitol Area Architectural and Planning Board (CAAPB) jurisdiction, which governs zoning, land use, and architectural design standards for properties surrounding the Minnesota State Capitol. Unlike traditional City of St. Paul zoning districts, all development within this Capitol Area overlay is subject to the Capitol Area Zoning and Design Rules.

These rules emphasize high-quality urban design, compatibility with the historic Capitol setting, and uses that contribute to a cohesive civic and institutional environment.

The CAAPB regulates allowable land uses, building height, setbacks, site coverage, and exterior design to maintain the dignity, beauty, and architectural integrity of the Capitol Area. Typical permitted uses in this subarea include office, institutional, mixed-use, and supporting commercial functions consistent with the Capitol Area Comprehensive Plan.

**To learn more, please visit:** <https://www.stpaul.gov/departments/planning-and-economic-development/maps-and-data>

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## LOCATION INFORMATION



# RETAILER MAP

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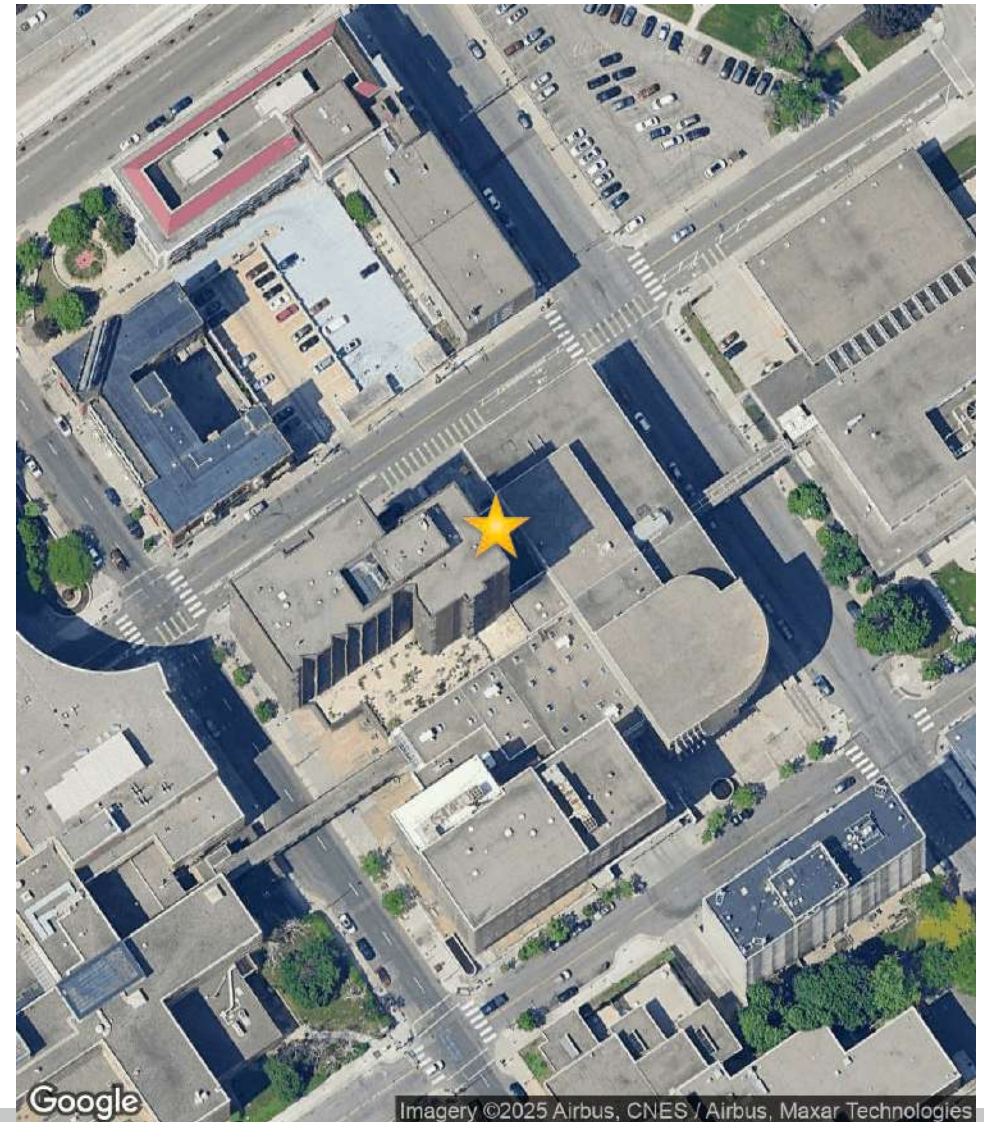
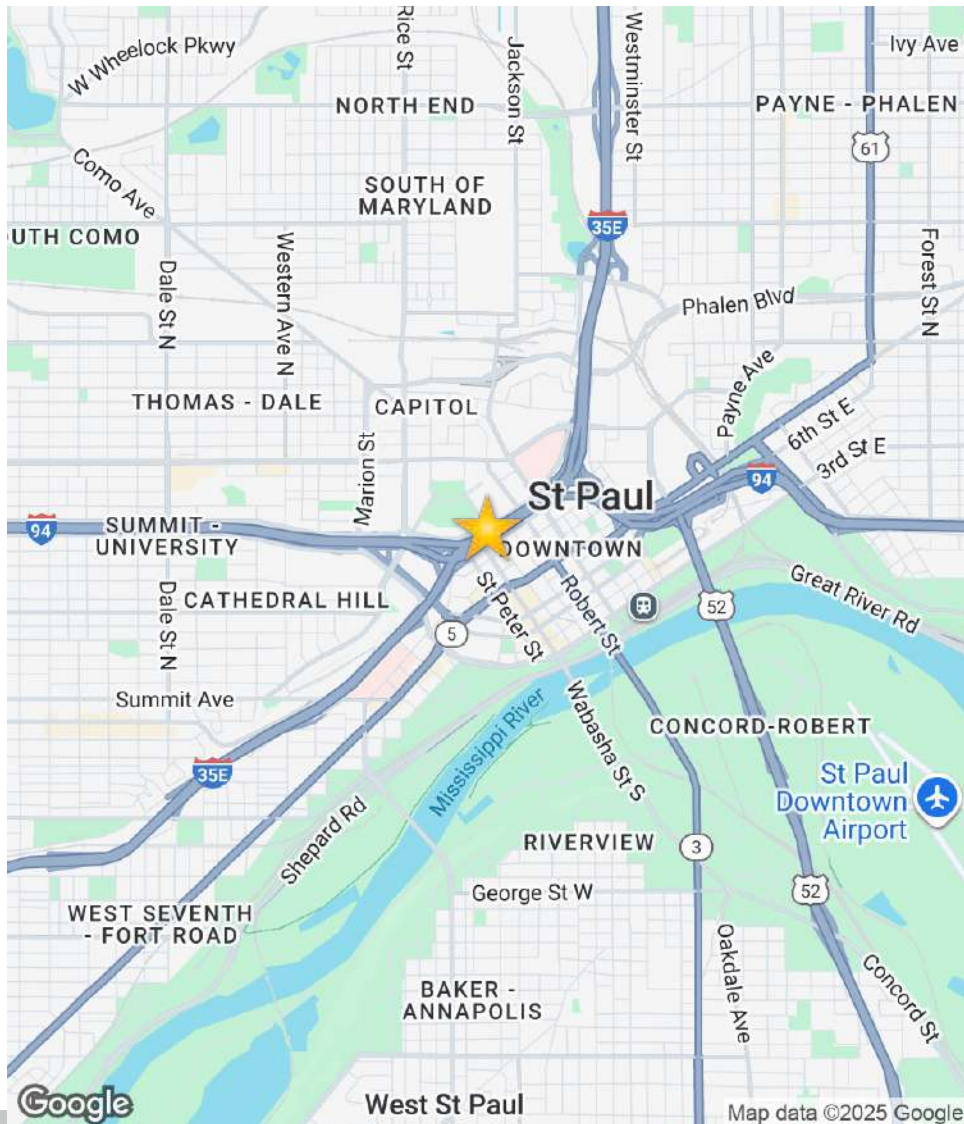


# LOCATION MAP

## THE GALLERY BUILDING

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ABOUT THE CITY OF ST. PAUL



# ABOUT THE CITY OF ST. PAUL

## THE GALLEY BUILDING

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## ABOUT THE CITY OF ST. PAUL

Whether you're looking for hockey, history or hops, you'll find them all in St. Paul. A blue collar city built on the bluffs of America's greatest river, the Mississippi. St. Paul is North America's top ranked park system and best local food scene. St. Paul is known as the "City of Neighborhoods", each offering a celebration of the city's long cherished heritage and diversity. Life in the se vibrant neighborhood districts flows deep with tradition, with many of the restaurants and business proudly bearing the names of the immigrant families who founded them generations ago.

St. Paul's history as a Prohibition-era hotbed for gangsters, gals and whiskey runners is well known. St. Paul celebrates this storied past by offering tours of sites where the gangsters once lived as they planned and executed the most notorious crimes perpetrated in the upper Midwest. As the arts and culture of the Midwest, St. Paul boasts more that 52,000 theater seats, three world class museums, legendary historic sites and a vibrant arts and entertainment community. The Ordway Center for the Performing Arts, located in Downtown St. Paul, is recognized as on the nations leading not-for-profit performing arts centers with nearly 500 performances annually, including several Broadway hits.

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# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

## THE GALLEY BUILDING

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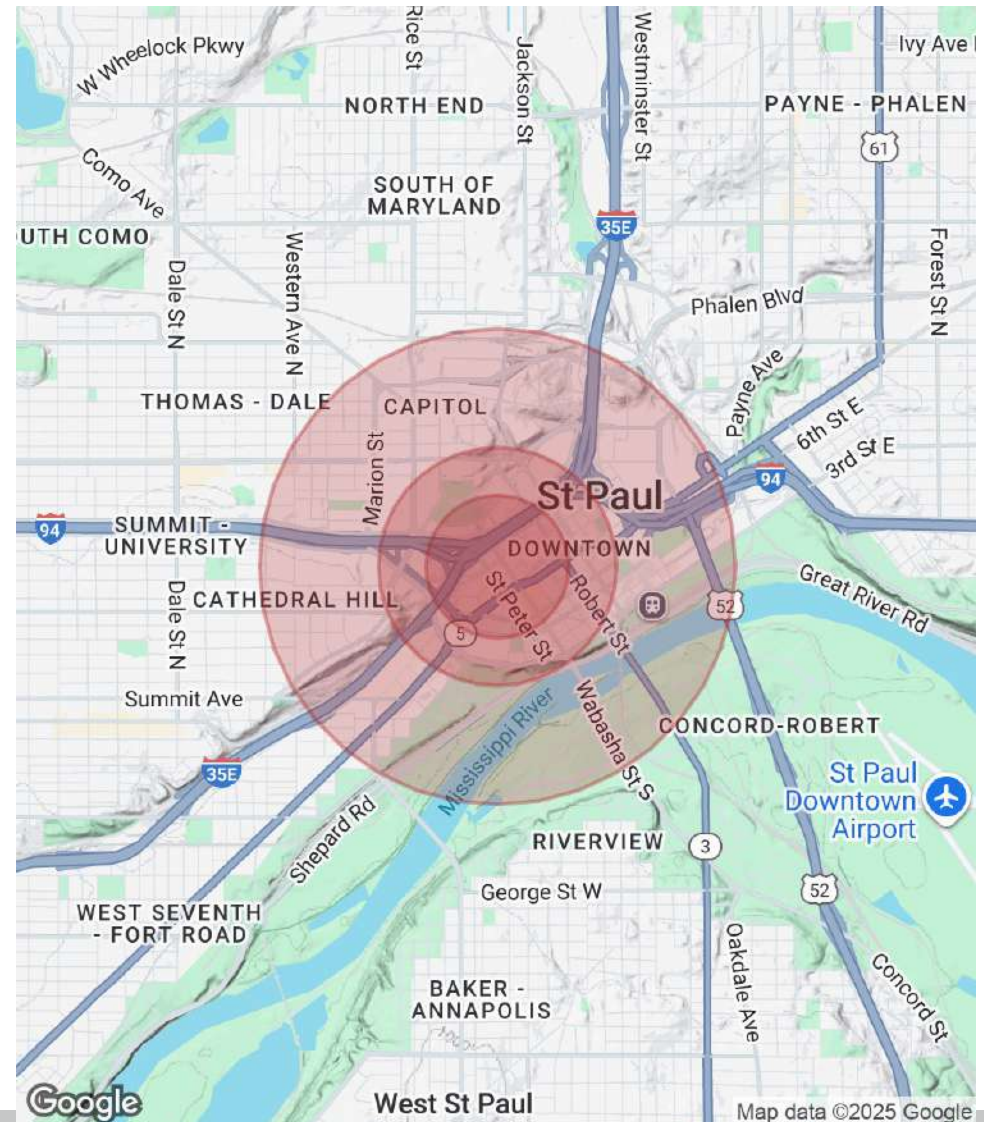
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,807	6,243	23,297
Average Age	50	45	40
Average Age (Male)	49	45	40
Average Age (Female)	50	46	41

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,643	3,754	12,004
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$63,880	\$81,048	\$81,170
Average House Value	\$168,664	\$285,585	\$342,414

Demographics data derived from AlphaMap

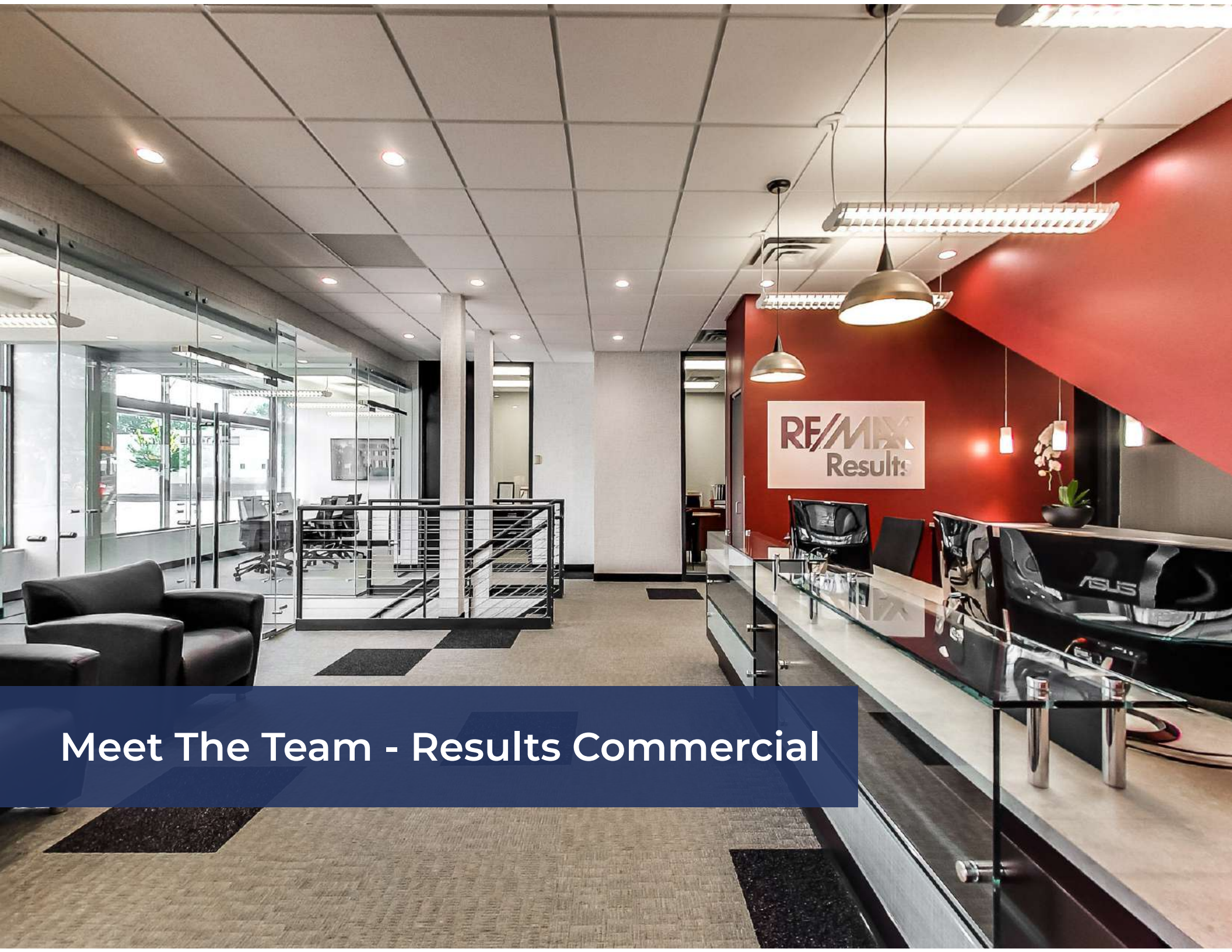


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# MEET THE TEAM

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