

FOR LEASE

Vandalia Tower

550 Vandalia St, St Paul, MN 55114

Beautifully restored industrial style spaces in a vibrant environment designed to inspire creativity and showcase brands.



Building Size

150,294 SF

Year Built / Year Renovated

1918 / 2020

Space Available

171 - 9,127 SF

Rent Rate

\$12.00 - 20.00 NNN

CAM & Taxes

\$8.08/SF/yr

- ✓ Vibrant common areas with public art
- ✓ Large elevator within building that can handle freight
- ✓ On site brewery, distillery, coffee shop, and attractive greenspace
- ✓ Large surface parking lot
- ✓ Central twin cities location with proximity to I-94

Vandalia Tower

About the Property

With its unique and esoteric mix of dynamic maker tenants, [Vandalia Tower](#) is home to a community of creatives, small businesses, and artists. The entrepreneurial energy is felt at the forefront, with local photography and pops of color from vibrant artwork throughout the building's lobby and common areas. Sunlight pours into all three levels of the building through large industrial windows and skylights, providing a light, airy, industrial feel in combination with white walls, exposed beams, and a mix of hardwood and polished concrete floors.

Location

Located at the corner of Vandalia Street and Wabash Ave, Vandalia Tower sits at the intersection of St. Anthony Park and Hamline-Midway neighborhoods and falls within St. Paul's Creative Enterprise Zone (CEZ). Rooted in its history of King Koil Mattress Factory, the building complex creates its own energy with onsite amenities like Lake Monster Brewing, local food trucks, SK Coffee Bar and Roastery, the recently opened King Coil distillery named after the rich history of the building. Along with its food and beverage scene, the property is also activated by Paikka events and attractive greenspace, amongst an otherwise industrious area. With close proximity to I-94, the property is centrally located and easily accessible to and from both St. Paul and Minneapolis.



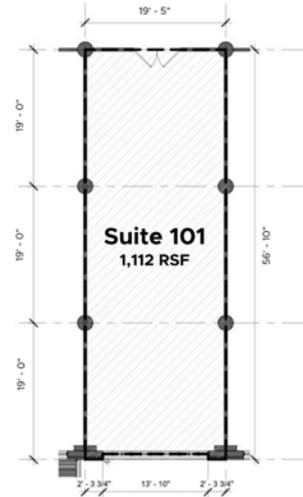
Vandalia Tower
Site Plan





Vandalia Tower
Suite 101

Rentable Area: **1,112 RSF**
Availability: **4/1/26**
Lease Rate: **Negotiable**
CAM & Taxes: **\$8.08/SF/yr**



Creative move-in ready office/retail space on the first level of St. Paul's creative Vandalia Tower.

- Open floorplan for flexibility in layout
- Large industrial window providing natural light
- Adjacent to lobby providing branding visibility
- Close proximity to main entrance and restrooms
- Vibrant mix of cotenants
- Free parking



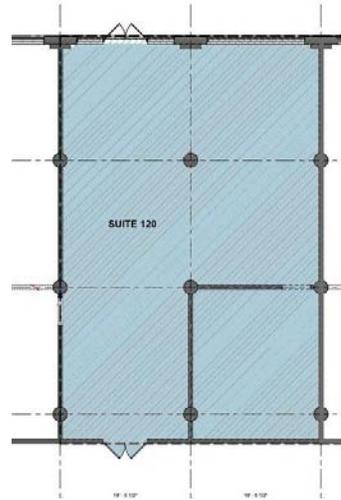
Vandalia Tower
Suite 120

Rentable Area: **2,492 RSF**

Availability: **Q1 2026**

Lease Rate: **\$20.00 NNN**

CAM & Taxes: **\$8.08/SF/yr**



Prominent first floor office/retail space with direct plaza access at St. Paul's creative Vandalia Tower.

- Flexible, open layout with single room for storage, breakroom, or office
- Direct access to plaza - ideal for service oriented firms or retail
- Large industrial windows and natural light
- Steps from lobby and restrooms
- Vibrant mix of creative co-tenants in building



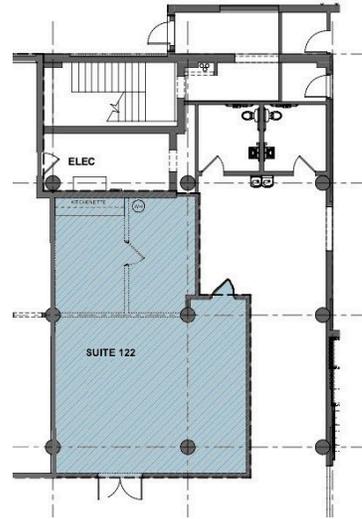
Vandalia Tower
Suite 122

Rentable Area: **1,108 RSF**

Availability: **Q1 2026**

Lease Rate: **\$20.00 NNN**

CAM & Taxes: **\$8.08/SF/yr**

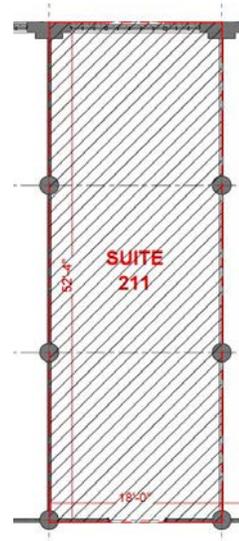


First floor professional office space St. Paul's creative Vandalia Tower.

- Functional layout with open area, single private office & kitchenette
- Ideal for small teams and growing firms
- Steps from lobby and restrooms
- Two entrances
- Vibrant mix of creative co-tenants in building

Vandalia Tower
Suite 211

Rentable Area: **1,138 RSF**
Availability: **Within 60 days**
Lease Rate: **\$18.00 NNN**
CAM & Taxes: **\$8.08/SF/yr**



Second floor creative office space in St. Paul's Vandalia Tower.

- Large window facing the courtyard
- Plentiful natural light
- Flexible layout options
- Industrial features
- Tenant improvement allowance for longer term deals
- Free parking



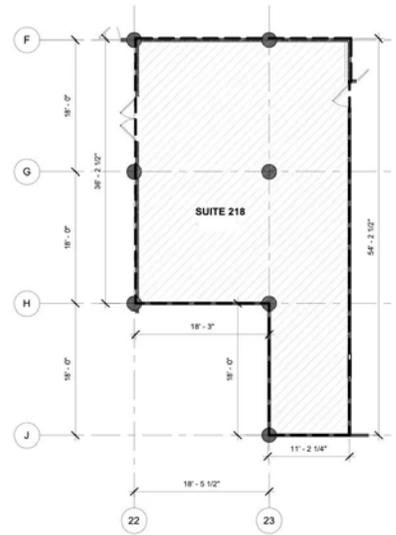
Vandalia Tower
Suite 218

Rentable Area: **1,460 RSF**

Availability: **Immediately**

Lease Rate: **\$12.00 NNN**

CAM & Taxes: **\$8.08/SF/yr**



Perfect for production, this maker space is located on the interior second floor of St. Paul's Vandalia Tower.

- Tenant improvement allowance
- Two separate entrances
- Industrial features
- Flexible layout options
- Close proximity to south exit and common restrooms
- Free parking

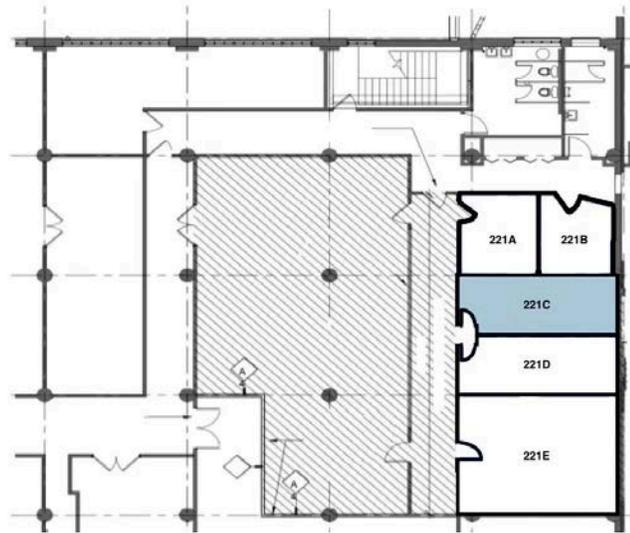
Vandalia Tower
Suite 221C

Rentable Area: **171 - 342 RSF**

Availability: **Immediately**

Lease Rate: **\$650/month**

CAM & Taxes: -



Unique and affordable individual artist spaces on the second level of St. Paul's Vandalia Tower.

- Production / maker spaces suited for artists
- Distinctive vibe with glass block windows
- Shared commissary kitchen with water access
- Opportunity to combine with adjacent space
- Move in ready
- Free parking



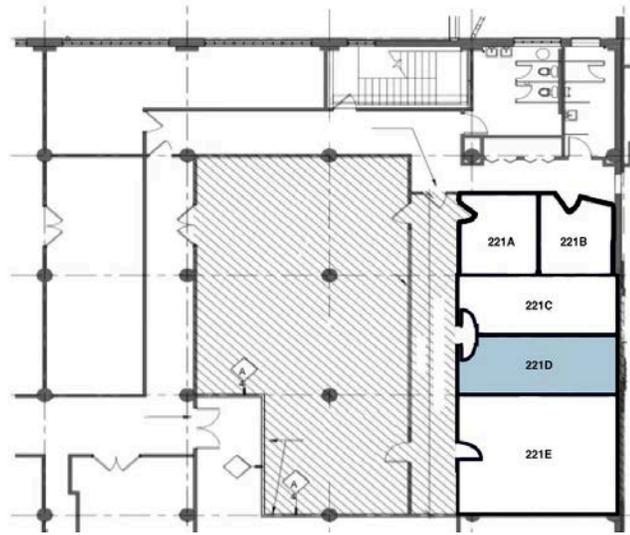
Vandalia Tower
Suite 221D

Rentable Area: **171 - 342 RSF**

Availability: **Immediately**

Lease Rate: **\$650/month**

CAM & Taxes: -



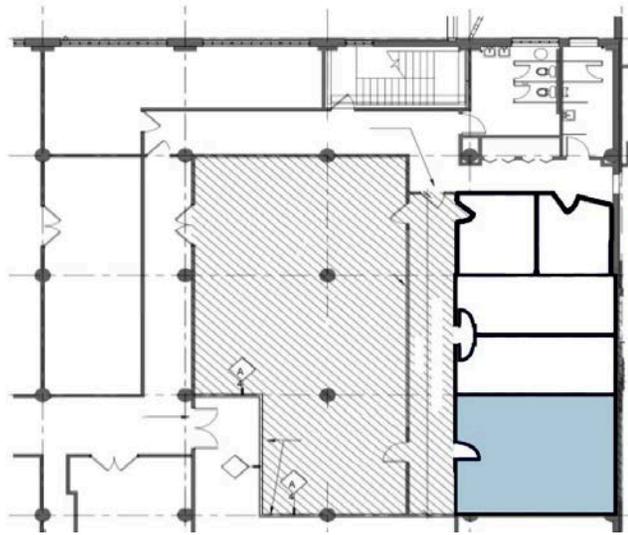
Unique and affordable individual artist spaces on the second level of St. Paul's Vandalia Tower.

- Production / maker spaces suited for artists
- Distinctive vibe with glass block windows
- Shared commissary kitchen with water access
- Option to combine with adjacent space
- Move in ready
- Free parking



Vandalia Tower
Suite 221E

Rentable Area: **361 RSF**
Availability: **3/1/26**
Lease Rate: **\$900/month**
CAM & Taxes: -



Unique and affordable individual artist spaces on the second level of St. Paul's Vandalia Tower.

- Production / maker spaces suited for artists
- Distinctive vibe with glass block windows
- Shared commissary kitchen with water access
- Move in ready
- Free parking



Vandalia Tower
Suite 302

Rentable Area: **5,927 - 9,172 RSF**

Availability: **Immediately**

Lease Rate: **\$18.00 NNN**

CAM & Taxes: **\$8.08/SF/yr**



*Fitplan for possible build out option

Large third floor creative office space in St. Paul's Vandalia Tower.

- Tenant improvement allowance
- Large windows facing Vandalia Street
- Plentiful natural light
- Direct access off elevator
- Flexible layout options with option to demise or combine with Suite 306
- Free parking



Vandalia Tower
Suite 306

Rentable Area: **3,200 - 9,172 RSF**

Availability: **Immediately**

Lease Rate: **\$18.00 NNN**

CAM & Taxes: **\$8.08/SF/yr**



Third floor creative office space in St. Paul's Vandalia Tower.

- Tenant improvement allowance
- Large windows facing Vandalia Street
- Open floorplan with flexible layout options
- Opportunity to combine with Suite 302
- Creative mix of co-tenants
- Free parking onsite



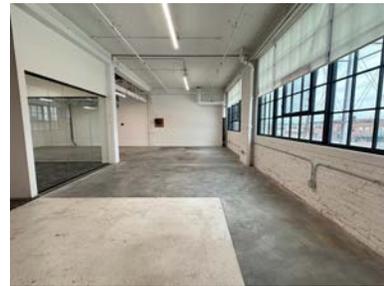
Vandalia Tower
Suite 307

Rentable Area: **2,713 RSF**
Availability: **Immediately**
Lease Rate: **\$20.00/SF/yr**
CAM & Taxes: **\$8.08/SF/yr**



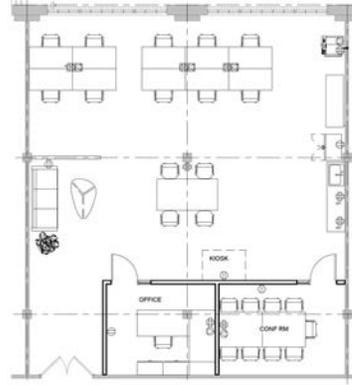
Move in ready modern industrial office space in St. Paul's Vandalia Tower.

- Open office, huddle room, conference room, and kitchenette
- Second generation modern industrial buildout
- Two separate entrances
- Large industrial windows facing courtyard
- Free parking
- Vibrant mix of creative co-tenants



Vandalia Tower
Suite 309

Rentable Area: **1,815 RSF**
Availability: **Within 60 days**
Lease Rate: **\$20.00/SF/yr**
CAM & Taxes: **\$8.08/SF/yr**



Move-in ready modern industrial office space on the third floor of St. Paul's Vandalia Tower.

- Open office, huddle room, conference room, and kitchenette
- Second generation modern industrial buildout
- Large industrial windows facing courtyard
- Free parking
- Vibrant mix of creative co-tenants



The Neighborhood

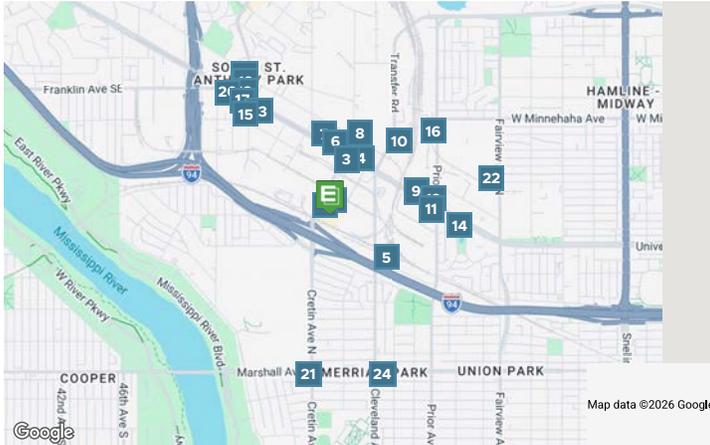
Creative Enterprise Zone

Located mid-city between downtown Saint Paul and Minneapolis, The Creative Enterprise Zone (CEZ) is a city-recognized district and a nonprofit organization dedicated to attracting and supporting creative people and businesses. The CEZ is home to 300+ creative businesses, a transportation hub, and a growing residential community.

 **64**
WALK SCORE

 **85**
TRANSIT SCORE

 **71**
BIKE SCORE



- 1 SK Coffee: Coffee Bar & Roastery
- 1 Quinn Violins-Open by Appointment Only
- 2 King Coil Spirits
- 3 The Dubliner Pub
- 4 Subway
- 5 Auto Tech Car Sales and Leasing
- 6 Holiday Stationstores
- 7 Mc Donald's
- 8 Gopher Plumbing Supply
- 9 Menards
- 10 Buttercream Wedding Cakes
- 11 Oza's Bar & Grill
- 12 TacoMex Food Truck
- 13 Caffe Biaggio
- 14 Weber & Troseth Inc
- 15 Dual Citizen Brewing Company
- 16 American Freight Furniture, Mattress, Appliance
- 17 Spicy Feta
- 18 Workhorse Coffee Bar
- 18 Keys Cafe - the Original
- 19 Herbst Eatery & Farm Stand
- 19 Hey Bear!
- 20 Jimmy John's
- 21 Black Coffee and Waffle Bar
- 21 Los Ocampo Mexican Restaurant & Bar
- 22 Barakah Deli
- 23 Roundtable Coffee Works
- 24 Kim's Chow Mein

Demographics	1 Mile	3 Miles	5 Miles
Total population	18,540	190,599	499,759
Median age in years	29.8	31.1	33.8
Total households	7,739	78,119	222,297
Median household income	\$76,368	\$71,401	\$73,711
Average household size	2.09	2.23	2.13
Average home value	\$481,195	\$457,577	\$451,187

Data Source: ESRI/ArcGIS (2024)



Creative Enterprise Zone
Neighborhood Photos

