

FOR LEASE / FOR SALE

946 W PIERCE BUTLER ROUTE

5,040-7,154 SF AVAILABLE



Philip Simonet

Principal
(952) 854-8381
Phil.Simonet@ForteREP.com
www.ForteREP.com

John Young, CCIM

Vice President
(952) 854-5067
John.Young@ForteREP.com
www.ForteREP.com



LEASE SPACE FEATURES

946 W Pierce Butler Route | St. Paul, MN 55104

Building Information

Building Size	57,774 SF
Parking	4-5/1,000
Year Built	2010
Power	3 Phase
Site Size by PID:	
26-29-23-340-159	1.78 Acres
26-29-23-340-160	0.80 Acres
26-29-23-340-161	1.95 Acres

Listing Highlights

Space Available	Ste 110: 5,040-7,154 SF (2nd floor)
Rate	\$12.00/SF
2025 Est. Tax/CAM	\$8.54/SF (\$4.27/SF and \$4.27/SF CAM-Includes utilities)
Clear Height	16'
Listing Price	Negotiable



- Beautiful 2nd floor patio, kitchen and break room (2,966 sf)
- Flexible lease term
- Pro-rated utilities
- Open ceilings
- High Merv HVAC System
- Excellent Glass lines
- Flexible space for event center or church

Philip Simonet

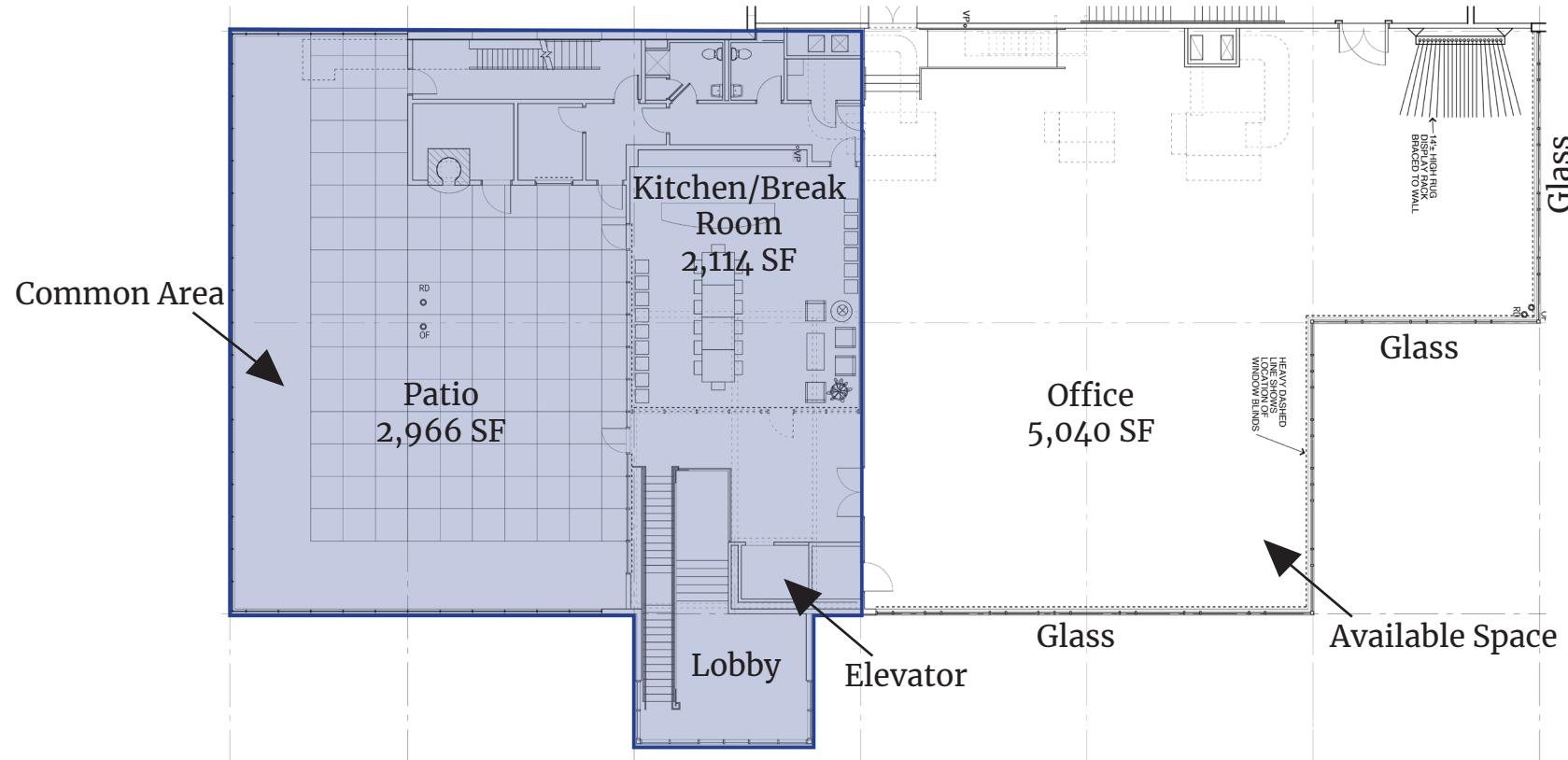
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FLOOR PLAN

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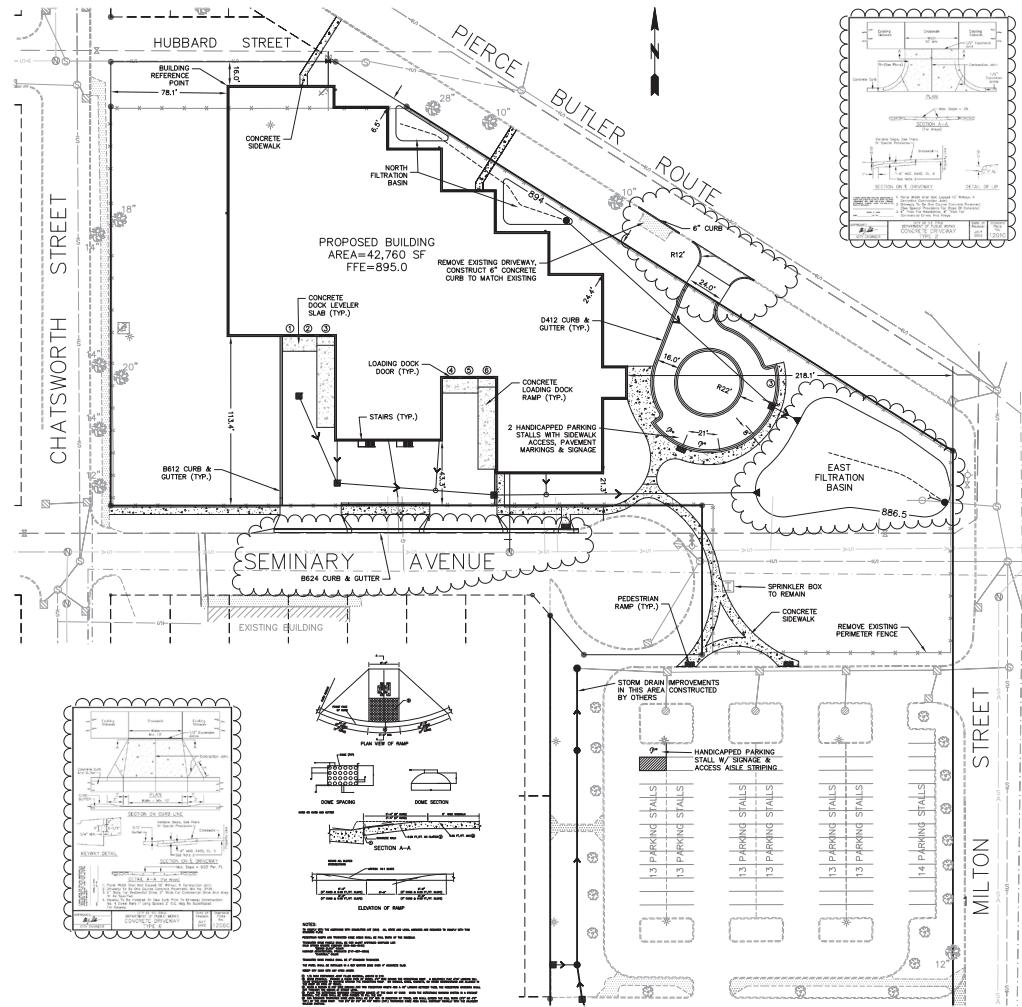
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FORTE
REAL ESTATE PARTNERS

SITE PLAN

946 W Pierce Butler Route | St. Paul, MN 55104



Philip Simonet

Principal
(252) 954-0701

(952) 854-8381
Phil.Simsen@st.EDU

Phil.Simonet@ForteREP.com
www.ForteREP.com

John Young, CCIM

Vice President

(952) 854-5067

John.Young@ForteREP.com
www.ForteREP.com

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AERIAL VIEW

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DEMOGRAPHICS

946 W Pierce Butler Route | St. Paul, MN 55104



15,099

Total Businesses



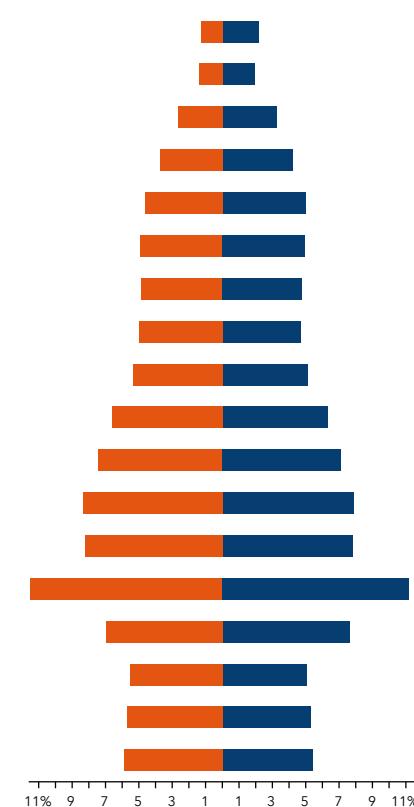
270,168

Total Employees

KEY FACTS



AGE PYRAMID



EMPLOYMENT & EDUCATION

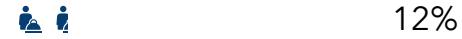
EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

EDUCATION



No High School Diploma



23%

Some College



19%

High School Graduate



51%

Bachelor's/Grad/Prof Degree

Data reported within 5 mile radius

Datasource: ESRI

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