

# FOR LEASE / FOR SALE

946 W PIERCE BUTLER ROUTE

5,040-7,154 SF AVAILABLE



**Philip Simonet**

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# 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

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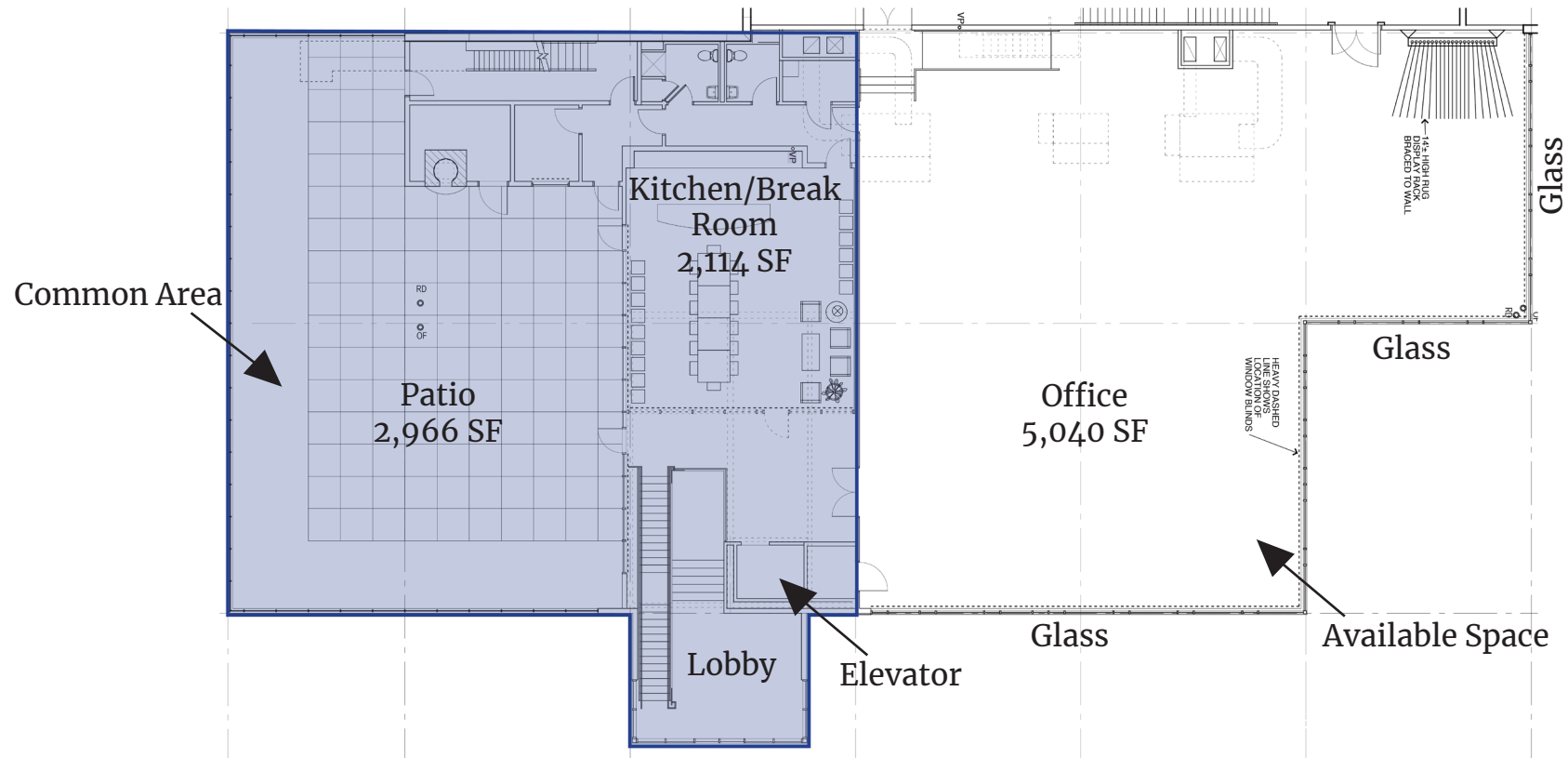
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# FLOOR PLAN

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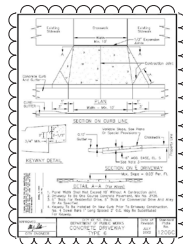
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# AERIAL VIEW

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# DEMOGRAPHICS

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



**15,099**

Total Businesses



**270,168**

Total Employees

## KEY FACTS

**402,639**

Population

**34.2**

Median Age

**2.4**

Average  
Household Size

**\$76,254**

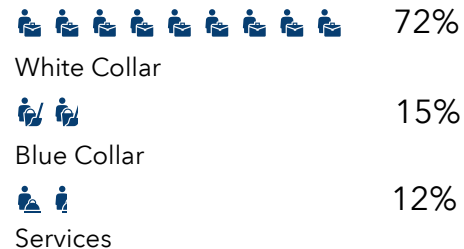
Median Household  
Income

## AGE PYRAMID



## EMPLOYMENT & EDUCATION

### EMPLOYMENT



**4.5%**

Unemployment  
Rate

### EDUCATION

**7%**

No High  
School  
Diploma



**19%**  
High  
School  
Graduate



**23%**  
Some  
College



**51%**  
Bachelor's/  
Grad/Prof  
Degree

Data reported within 5 mile radius

Datasource: ESRI

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