

FOR LEASE | OFFICE / RETAIL / INDUSTRIAL

Metro 94 Business Center

425 - 475 Etna Street, Saint Paul, Minnesota 55106



Metro-94 is conveniently located along Interstate-94 and Highway 10 in Saint Paul, Minnesota. The total square footage of the four buildings is 105,000 on 7.8 acres. The property is leased to diverse array of organizations. The new Gold-line Rapid Bus Transit has an Etna Street station, improving public transportation options for tenants, employees and patrons.

Property Features

- Flexible loading with a combination of dock doors and drive-in doors
- Ample parking - 425 spaces
- Available spaces from 800 - 17,000 SF



\$7.16 psf estimated Tax & CAM (2026)



Comcast & CenturyLink - with fiber options



12' clear height

Contact Us

ERIC DUEHOLM

Partner



651.621.2550

eric@terracegroupllc.com

BEN BRUNO

Brokerage Services



651.621.2563

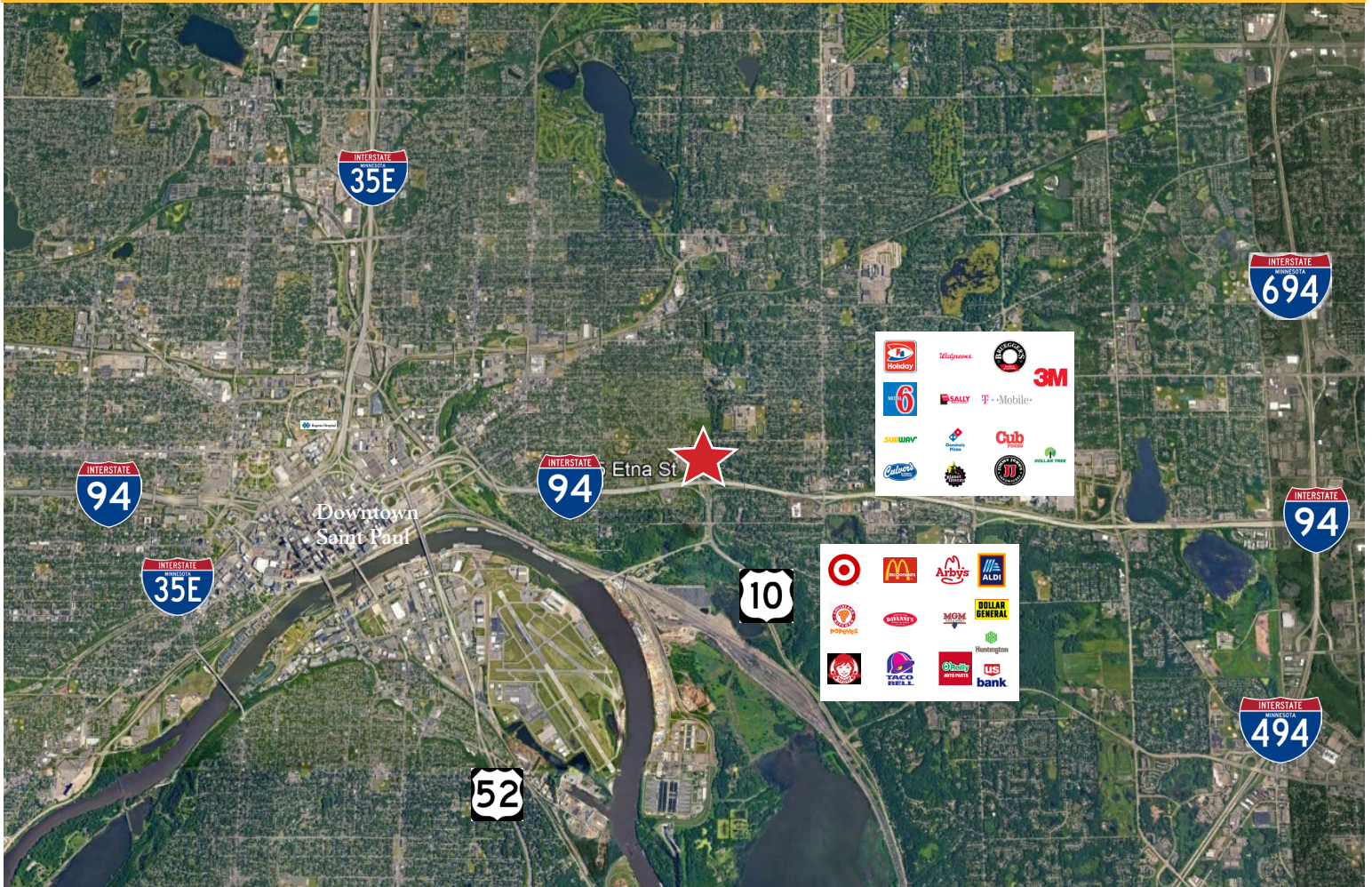
ben@terracegroupllc.com

Full Property Information at:
metro-94.com

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Destinations

Downtown Saint Paul
MSP International Airport
Downtown Minneapolis

Drive Time

8 minutes
17 minutes
20 minutes



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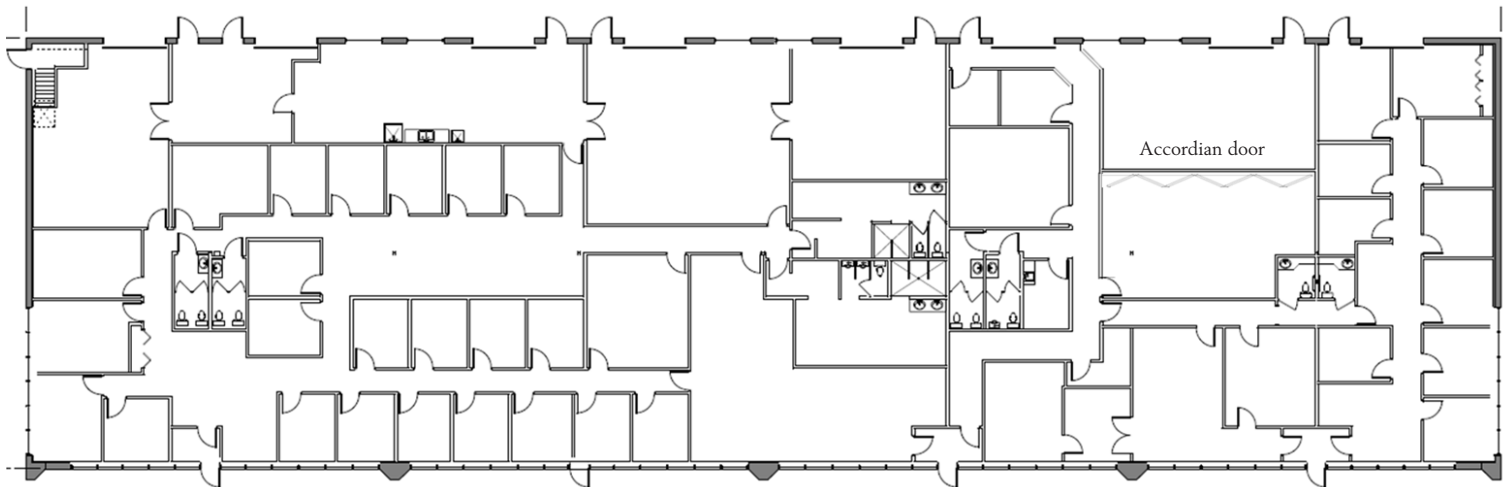
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Building 455 | Suites 27 - 34

- 16,720 square feet divisible to 2,500 square feet
- Combination of individual offices and open area
- Numerous drive-in doors
- Warehouse areas with drive-in doors can be expanded
- Accordion door to separate a large meeting room
- Rent is negotiable and is based on lease term and size



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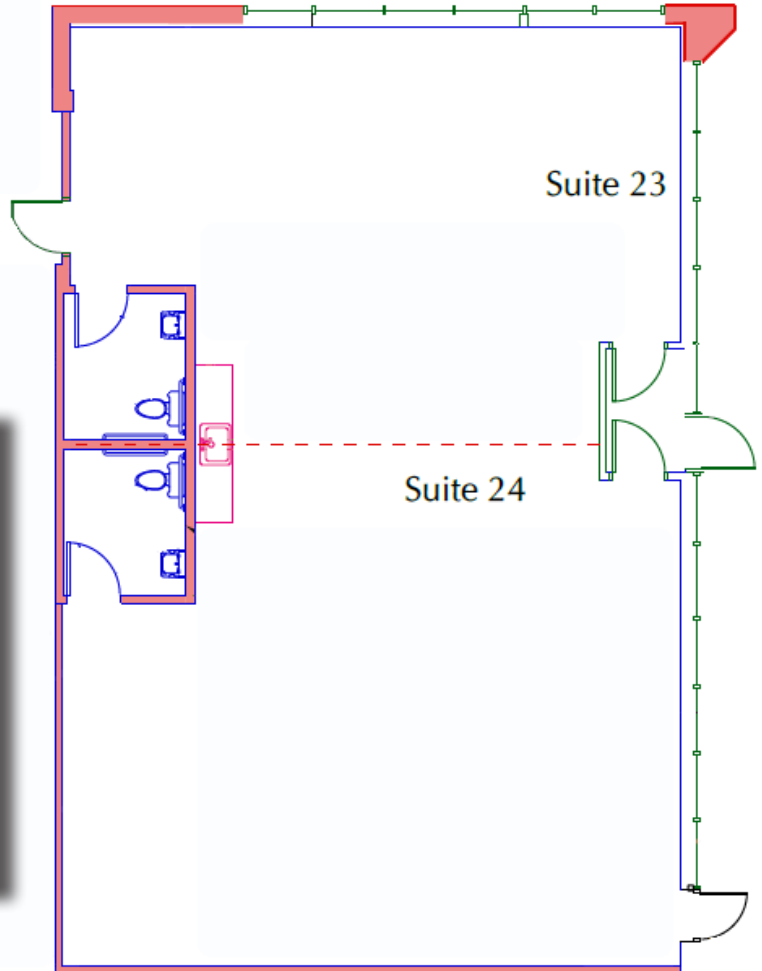
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Building 475 | Suites 23 - 24

- 2,240 square feet
- Corner unit with great window line
- 2 private restrooms
- Kitchenette
- Estimated as-is monthly gross rent is \$3,495

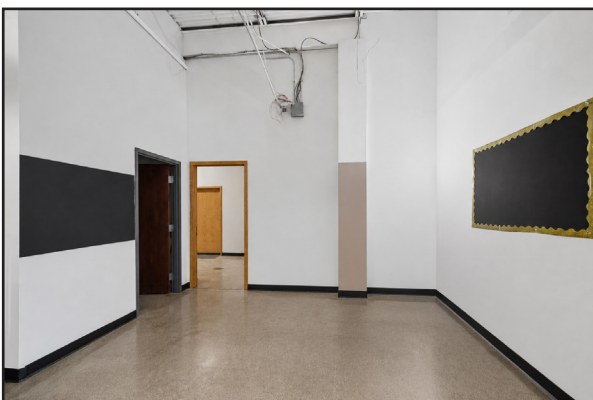


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Furniture virtually removed for illustrative purposes

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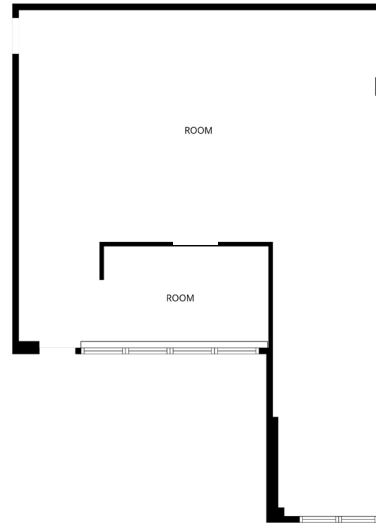
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Building 475 | Suite 25

- 1,080 square feet
- Polished concrete floor
- White painted decking
- LED lighting
- Estimated as-is monthly gross rent is \$1,685



Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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