

1901 Ford Parkway, Saint Paul, Minnesota 55116

# HIGHLAND PARK SCHOOL / DAYCARE FOR LEASE



## PROPERTY INFORMATION

- Split level brick school / daycare building
- 0.37 acre fenced corner lot
- Multiple outdoor play areas
- Mix of natural grass and synthetic turf
- 7-8 classrooms, 6 restrooms, gathering areas, office, kitchen area, storage
- Existing zoning provides for continued use as daycare facility
- Certificate of occupancy is current and building is fully code compliant
- Forced air HVAC (central air & four gas furnaces)
- Pitched shingle roof on good condition
- 2019 taxes \$41,046 (\$3.97 per SF)
- 15,000+ VPD on Ford Parkway
- NNN lease price to quote / improvement allowance available for qualified tenant
- **Outstanding Saint Paul / Highland Park location - Ford Parkway at South Howell Street**

**10,338 SQ. FT.**

- > 5,076 SF First Floor
- > 4,848 SF Second Floor
- > 414 SF Choir Room

**Judd Fenlon**

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**Ted LaFave**

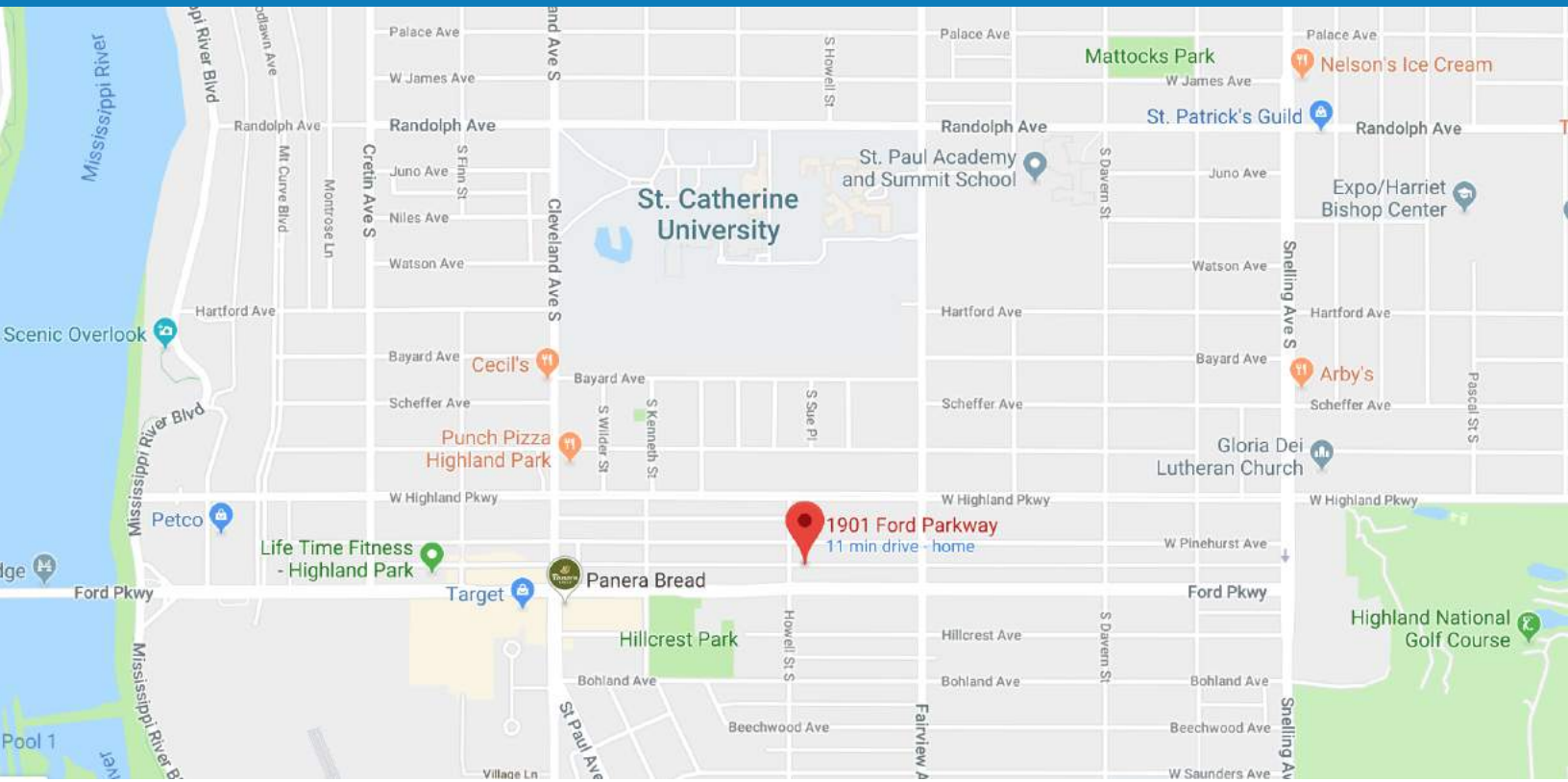
612-875-3858 - mobile  
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Grand Real Estate Advisors, LLC

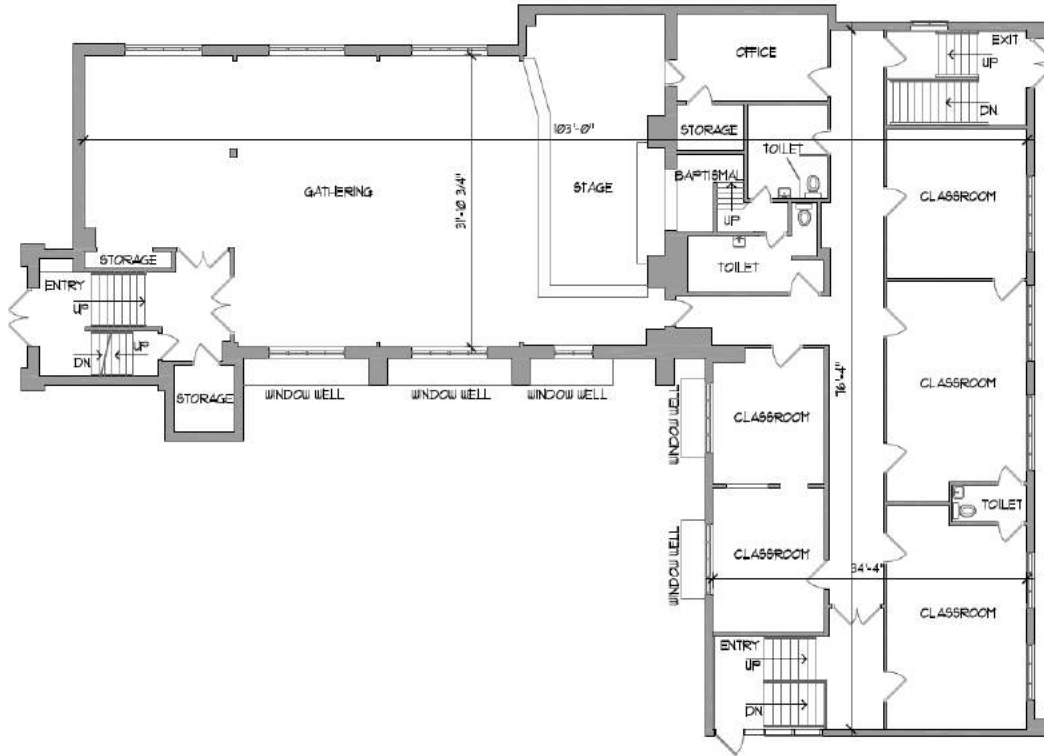
**GRAND**  
REAL ESTATE ADVISORS

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# 1901 Ford Parkway, Saint Paul



# Floor Plans - First & Garden Levels



AREA MEASURE CRITERIA:  
 INTERIOR FACE OF EXTERIOR WALLS, PLASTER AND COLUMNS AT EXTERIOR WALLS ARE INCLUDED. STAIRS AND VERTICAL PENETRATIONS ARE INCLUDED.  
 AREA: 5016.2 GSF

1 FIRST FLOOR PLAN

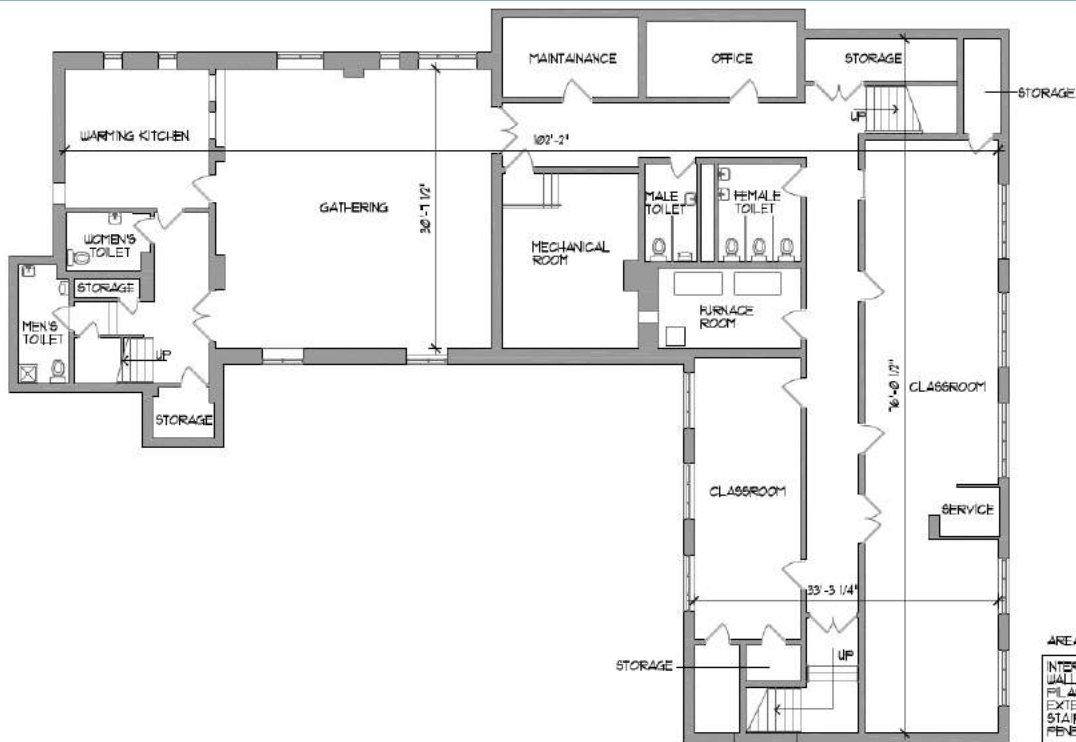
a-2 3/32" = 1'-0"



1901 Ford Parkway Field Verification



scale: as noted



AREA MEASURE CRITERIA:  
 INTERIOR FACE OF EXTERIOR WALLS, PLASTER AND COLUMNS AT EXTERIOR WALLS ARE INCLUDED. STAIRS AND VERTICAL PENETRATIONS ARE INCLUDED.  
 AREA: 4848.0 GSF

1 GARDEN LEVEL FLOOR PLAN

a-1 3/32" = 1'-0"

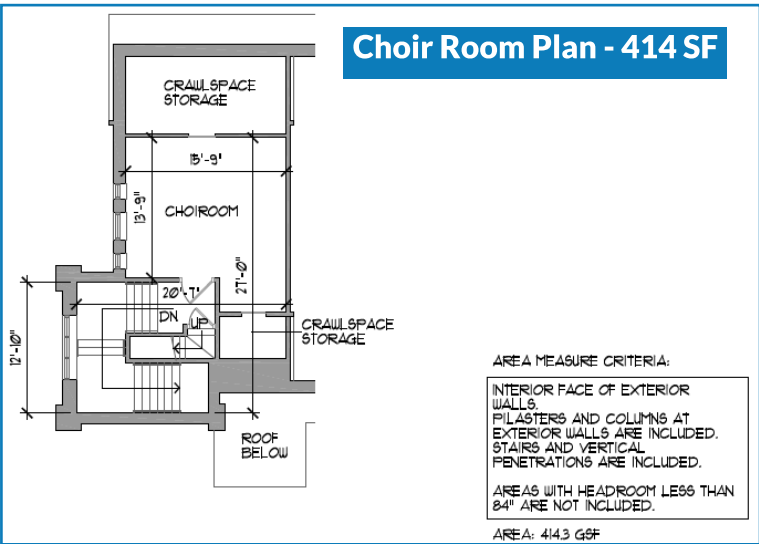
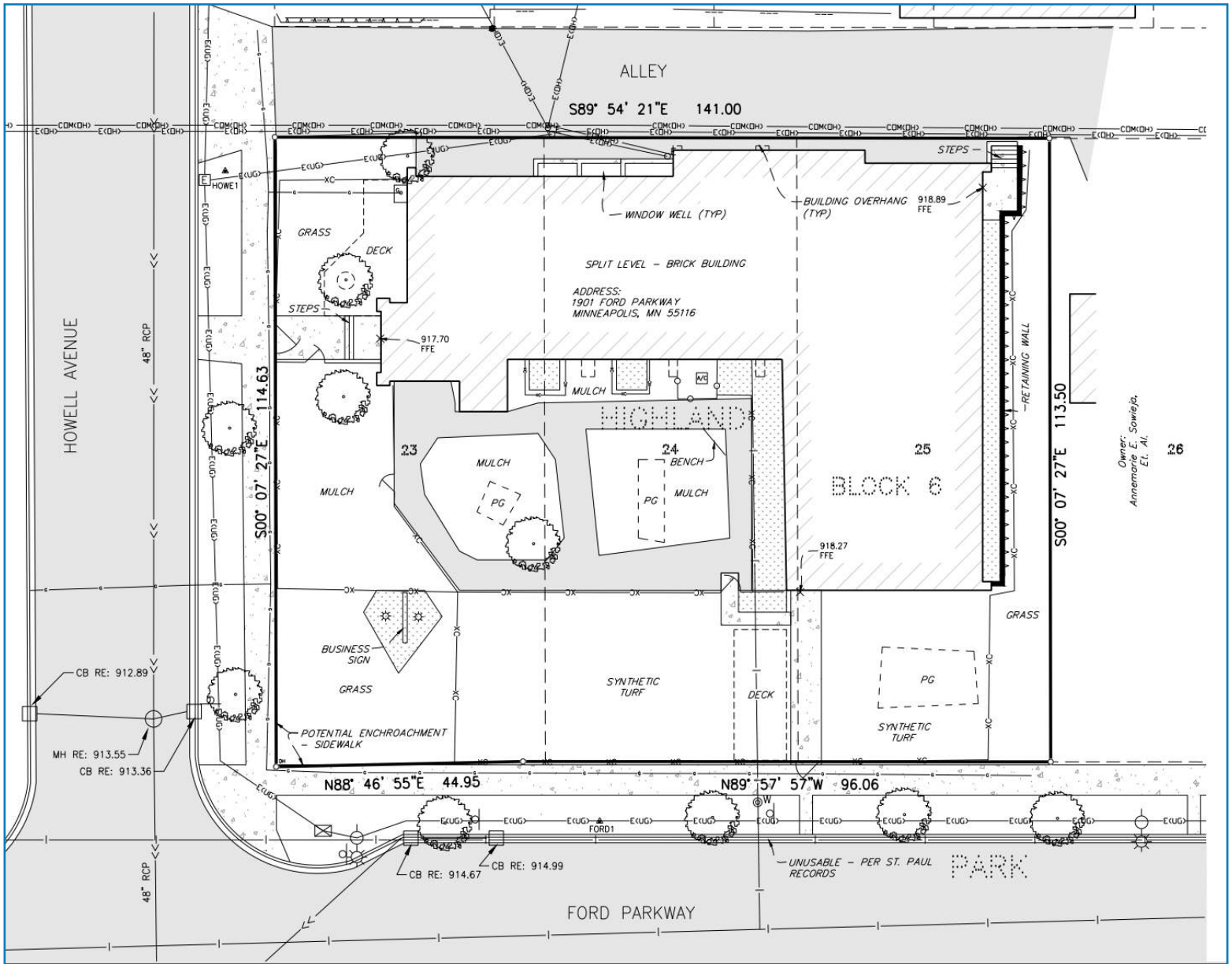


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# Survey



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