

AVAILABLE NOW!

# PIONEER ENDICOTT BREWERY SPACE

LL2 | LL4 | LL8

## FOR LEASE

HBG

HALVERSON and BLAISER GROUP, Ltd.

PRESENTED BY

**AMBER ROSE BJERKE**

REAL ESTATE & MARKETING  
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IN HOUSE EQUIPMENT BY:



**PORTLAND KETTLE WORKS™**  
BRING THE WORLD MORE BEER™

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*customize  
the brew house  
to you!*

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HERE**



# ABOUT THE SPACE



Space offers large windows and natural light, along with street front access providing great visibility for all local passerby, and inside the historical Pioneer Endicott; connected via skyway access with accessibility for all!

This commercial space is currently built out to suit a microbrewery and taproom. Possible to customize and expand upon the vision in place.

Address 141 East 4th Street, St. Paul, MN 55101

Rental Rate: Negotiable

Property Type: Specialty

Gross Leasable Area: 4,527

Rarely does a turnkey opportunity like this come along for a brewery enthusiast! This site is ready to go with all the elements of success already in place:

- 2400 sq ft built-out taproom with lots of windows and a wrap-around bar
- next-to-new brewing equipment used only for 18 months
- direct storefront entrance as well as inside building stairway/elevator access
- tables, chairs, six flat screen TVs
- food truck option in activated alleyway just outside
- solid building infrastructure and onsite building management

- sizable cooler area with close access to freight lift, brewery, and tap room
- light rail access and adjacent parking ramp
- private restroom, plus access to public restrooms on same floor
- built out brewery with equipment – 5 barrel Hopmaster system

The only thing missing is your imagination! Whether you brew and promote your own beer or choose to also sell cocktails, wine and a selection of other alcoholic beverages, this business setting can be up and running in short order. Equipment use is included in the lease offering.

The building is locally owned and operated by seasoned property management professionals and developers who pride themselves on finding success-orientated tenants and then helping to foster their business growth. If you have a vision of being part of the burgeoning and profitable microbrewery industry, call us today! The Pioneer Endicott brewery space has your name on it!

## ABOUT THE

## BUILDING



Once the hub of a major city newspaper, the Pioneer Endicott building played an integral role in the unfolding story of St. Paul as the state capitol. Impressively restored in 2014, it is still today a site of notable distinction. Designed by renowned architect Cass Gilbert, it's no wonder that it is on the National Register of Historic Buildings.

Centrally located on Fourth St and Robert St, this commanding stone and brick structure with the lovely Mississippi river nearby features over 200 luxury apartments, novel retailers including gift, flower and chocolate shops, the MN Museum of American Art, a spacious area designed and equipped for a microbrewery, and much more.

Classy and continental in its décor – from the high glass arch over the main doorway to an ornate back-lit glass arcade ceiling, from brass-top stair railings to a spiral staircase flanked on each side by open-view elevators, from marble and terrazzo flooring to ample hallways – the Pioneer Endicott surrounds residents and visitors alike with a sense of classic style and grace.

Skyways connect you to a network of neighboring buildings and Light Rail is right at your behest. Fantastic community amenities include a state-of-the-art gym, a social lounge/business center and a private green rooftop piazza. Wheelchair accessibility and a pet-friendly policy (even a dog spa) make all feel welcome. An activated alleyway and adjacent parking ramp complement the overall offerings. Couched in the midst of the rich cultural and business happenings of Lowertown St. Paul, this destination site is a most attractive home for businesses and residents alike.





“  
**MAKING  
LOWERTOWN  
EPIC**  
”

— @PIONEERENDICOTT

05 - MONOTONE





# ABOUT THE CONCEPT



ABOUT THE

## OPPORTUNITY

Work together with an experienced Landlord team and vendors to create your dream microbrewery, taproom, or brew pub.

If design is not your strength, we'll find someone to help!

We are looking for the next stand-out brewer in town. Is it you?



THIS OPPORTUNITY IS CUSTOMIZABLE!

Equipment list available upon request. Tours available by appointment.



# **WWW. YOURBREWERYHERE .COM**

OPPORTUNITY AND SPACE DETAILS HERE!

TOUR THE SPACE VIRTUALLY ONLINE!



**CALL FOR  
TOUR  
SCHEDULE  
612-207-8541**



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# FOR LEASE

THIS OPPORTUNITY IS PRESENTED TO YOU BY RC ENTERPRISES, LLC A BOUTIQUE REAL ESTATE BROKERAGE HEADQUARTERED IN THE HEART OF LOWERTOWN ST. PAUL. BROKER IS PART OF THE OWNERSHIP GROUP OF PIONEER ENDICOTT AND NORTHWESTERN BUILDING.

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