

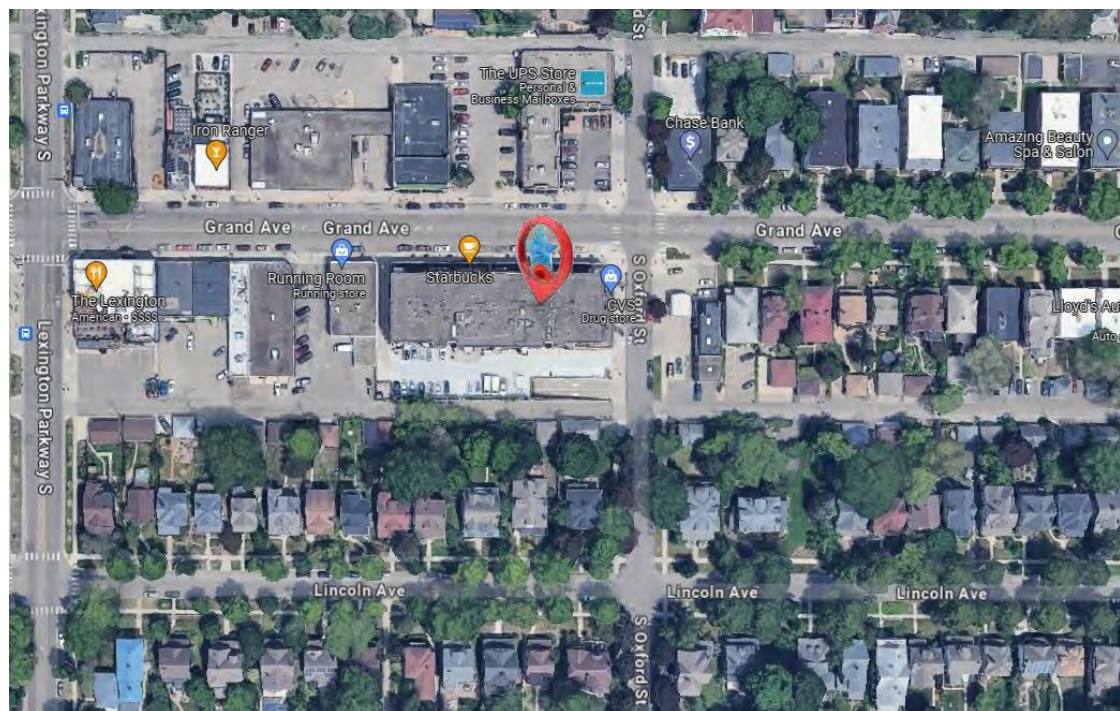
OFFICE FOR LEASE



1053 Grand Avenue,
St. Paul 55105

Nestled in the heart of St. Paul's bustling Grand Avenue. Grand Avenue offers an exceptional location for small businesses seeking to thrive in a vibrant, well-connected neighborhood. This prime spot is surrounded by a rich mix of retail shops, restaurants, and services making it a highly desirable address for professionals looking to establish or grow their presence in the city.

- Multiple 300 SF office spaces available immediately
- Flexible lease terms
- Freshly renovated spaces with a modern design
- Convenient access to parking
- Thriving community of businesses and professionals



County	Ramsey
Property Type	Office
Property ID	APN: 02-28-23-32-0092 Block-39
Property Status	Vacant
Total SF	Approximately 300 SF
Total Floors	1
Tenancy Type	Single
Class	B
Sprinklers	Yes
Parking Spaces	Ample
Elevators	No
Lease Type	Gross

Units & Price	
Suite 104	\$550
Suite 105	\$550
Suite 107	\$650
Suite 111	\$500
Suite 112	\$650
Suite 113	\$650





2022 DEMOGRAPHIC SUMMARY

559,939
Total Population



Home to Minnesota's capital city and more than 550,000 residents

37
Median Age



267,700 workers in Ramsey county's labor shed

276,866
Workers 16+

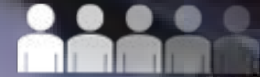


Many of the state's top school districts, colleges, and universities are in Ramsey County

220,905
Households



Home to 16,600 acres of parks and recreational facilities



Nationally-known as an attractive and liveable place rich in history, diversity and opportunities



MEDIAN HOUSEHOLD INCOME
0.00%
PER CAPITA INCOME
3.14%



INCOME PROJECTION

MEDIAN HOUSEHOLD
\$76,258 → \$90,114

AVERAGE HOUSEHOLD
\$103,619 → \$121,247

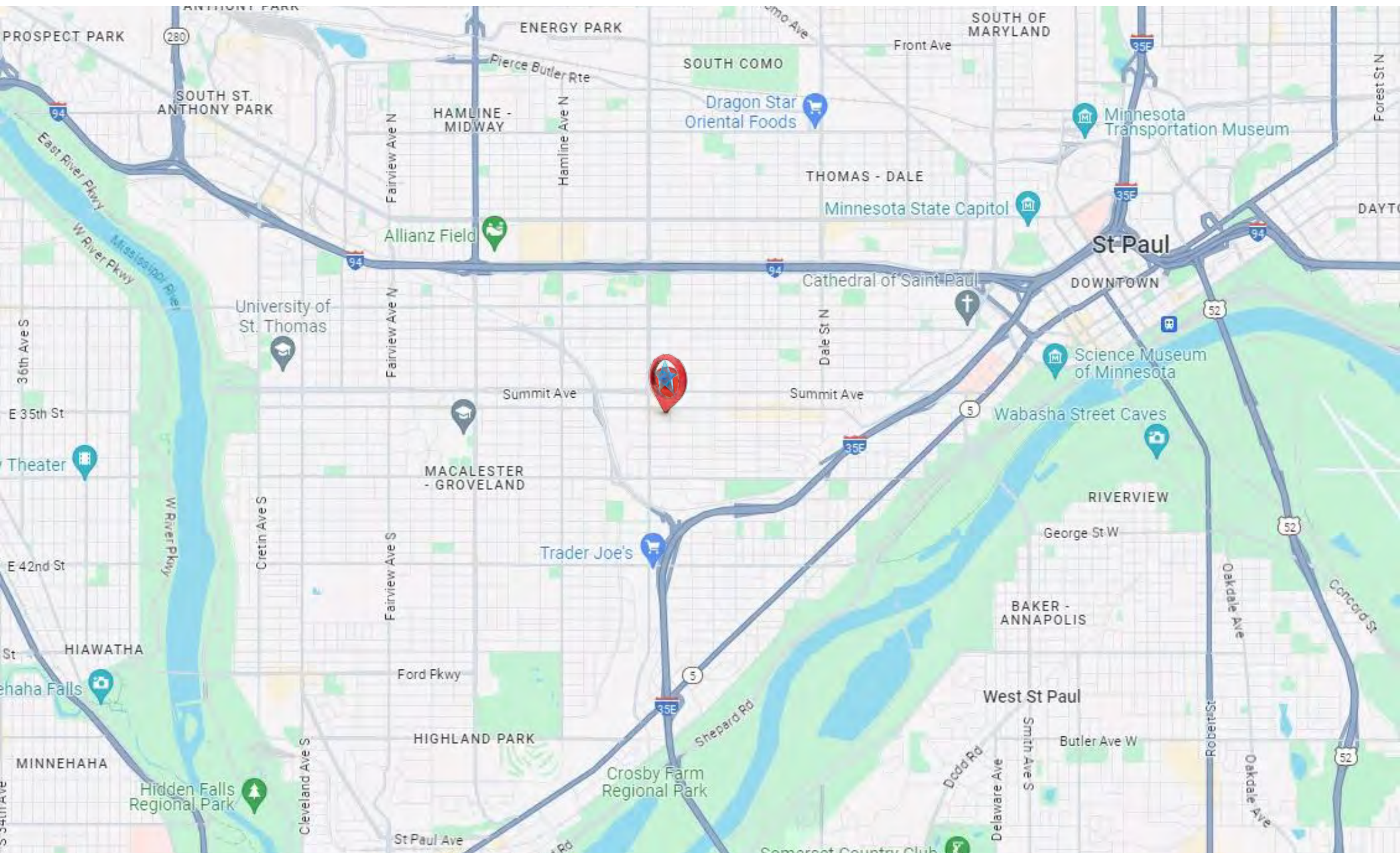
PER CAPITA
\$40,984 → \$47,839



MARKET OVERVIEW

Ramsey County is a vibrant and growing community with opportunity for everyone!

Ramsey County is a bustling, thriving and growing community that benefits from the amenities of Saint Paul and the Twin Cities metro. Saint Paul is a charming, historic and vibrant city, and suburban Ramsey County is defined by abundant green space, great schools and affordable housing options. People are flocking to the county to enjoy the incredible quality of life, while entrepreneurs and developers are leveraging this growth to start businesses and invest in the community.



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Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.


At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



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