



**OFFICE SPACE FOR SALE & LEASE**

**Blacktern Office Park**

**Asking Rent: \$18-20 Gross**  
**For Sale Price: \$1,000,000 / \$180 PSF**

# Offering Procedure

**The subject office condo property is located in Ramsey County and offers 2,772 square feet available immediately at an asking rent of \$18–\$20 per square foot gross, with a purchase price of \$1,000,000 (\$180 PSF). The lower level suite can be demised to 1,386 square feet within a two story Class B office building built in 2000.**

This leasing opportunity will be conducted in accordance with the terms and conditions established by NAI Gateway. NAI Gateway reserves the right, at its sole discretion, to modify or update information made available to prospective tenants and has no obligation to do so. All interested parties are encouraged to independently verify all information and conduct their own due diligence regarding the property.

Inquiries concerning this leasing opportunity may be directed to:

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**Justin Trittin**

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## **Distribution of Offering Materials and Review Period:**

Private tours of the Property are being offered by appointment only. Please schedule your site visit at your earliest convenience, by sending an email to brokers.

# Property Overview

This lower level suite offers a spacious layout with great natural light, built in storage, and a peaceful pond view at the back of the property. The flexible floor plan is well suited for private offices, meeting rooms, or collaborative work areas, all within a well maintained professional building. Conveniently located on Rice Street with quick access to I-694, Highway 36, and I-35E, the property is surrounded by restaurants, retail, and services, making it an ideal spot for client meetings and everyday needs. Perfect for small businesses or professional firms looking for functionality and charm in the North Metro.

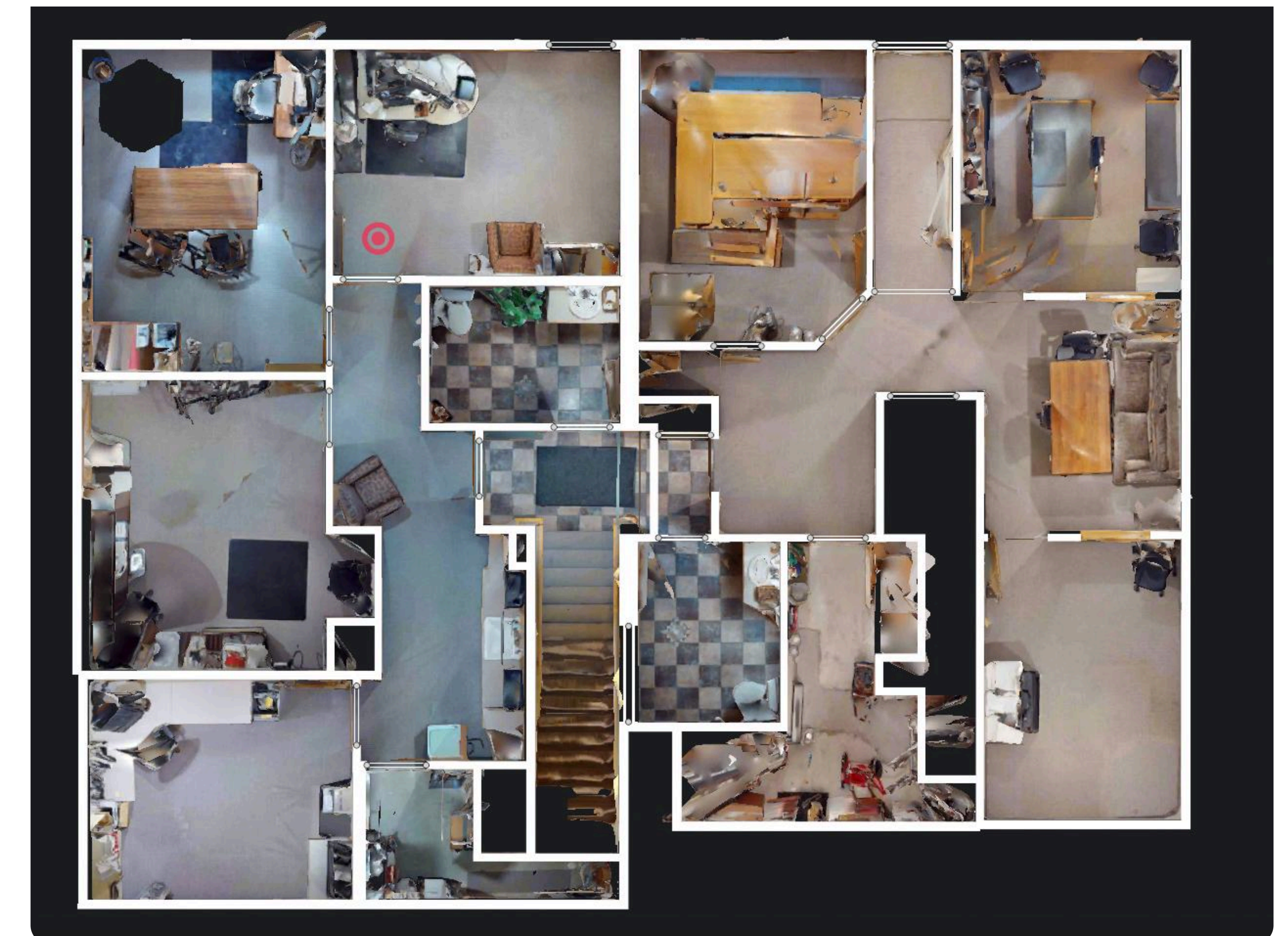
# Key Highlights

- ✓ Ample onsite parking for staff and visitors.
- ✓ Communal Conference Room.
- ✓ Professional tenant mix within the building creates a welcoming business environment.
- ✓ Located along Rice Street with steady traffic flow.

# Lease Overview

Property Type	Office Condo
Purchase Price	\$1,000,000 / \$180 PSF
Asking Rent	\$18-20 Gross
Lease Type	Gross
Suite Available	Lower Level Unit
Availability Date	ASAP
Available SF	2,772 SF
Minimum SF	1,386 SF
Building SF	5,544 SF
Total Floors	2
County	Ramsey
Class	B
Zoning	C-1
Sprinklers	No
Parking Ratio	7.22/1000
Year Built	2000

Owner occupies the upper level and would like to sign a lease back option with any potential sale.



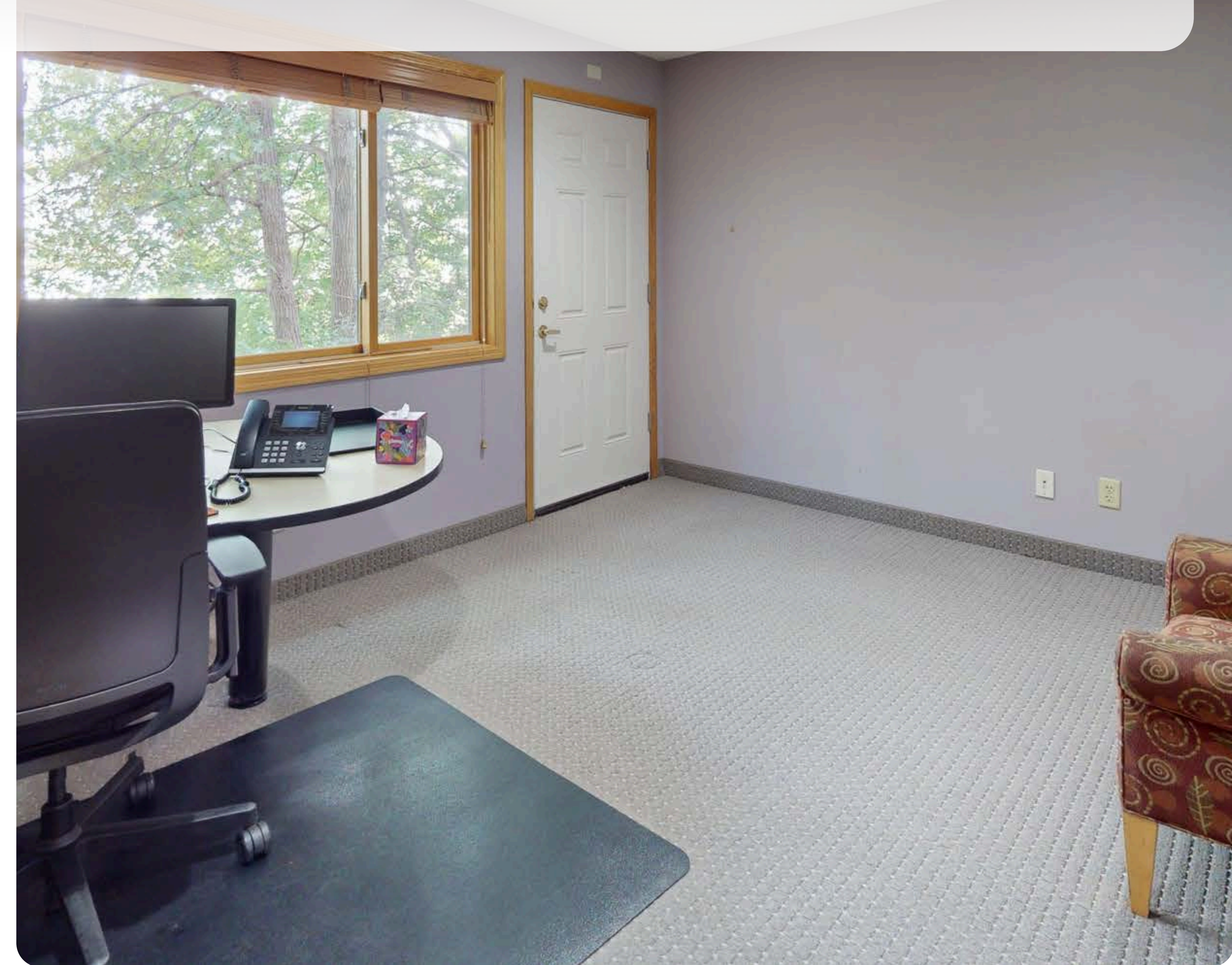
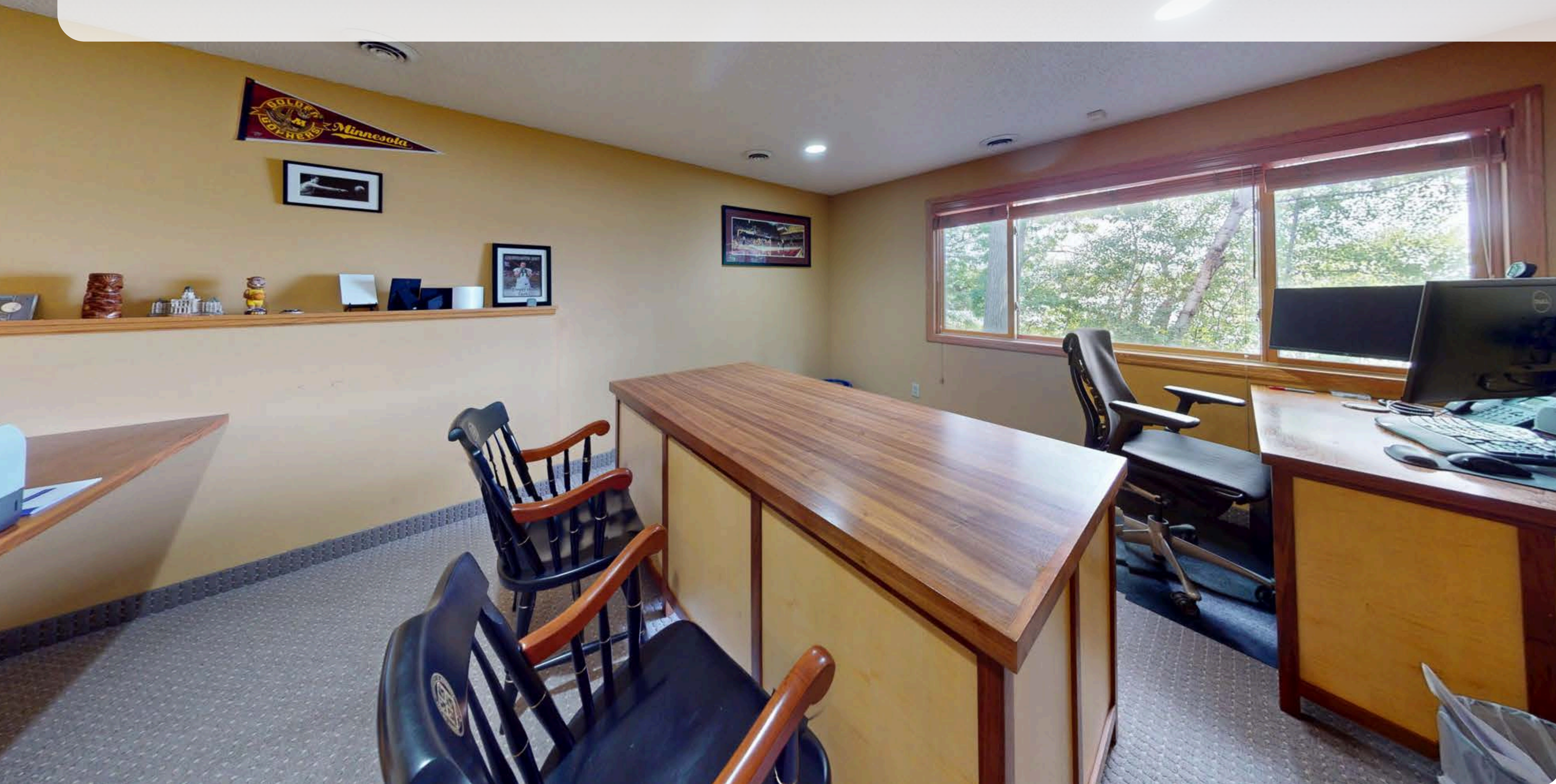
Lower Level Floorplan



Upper Level Floorplan

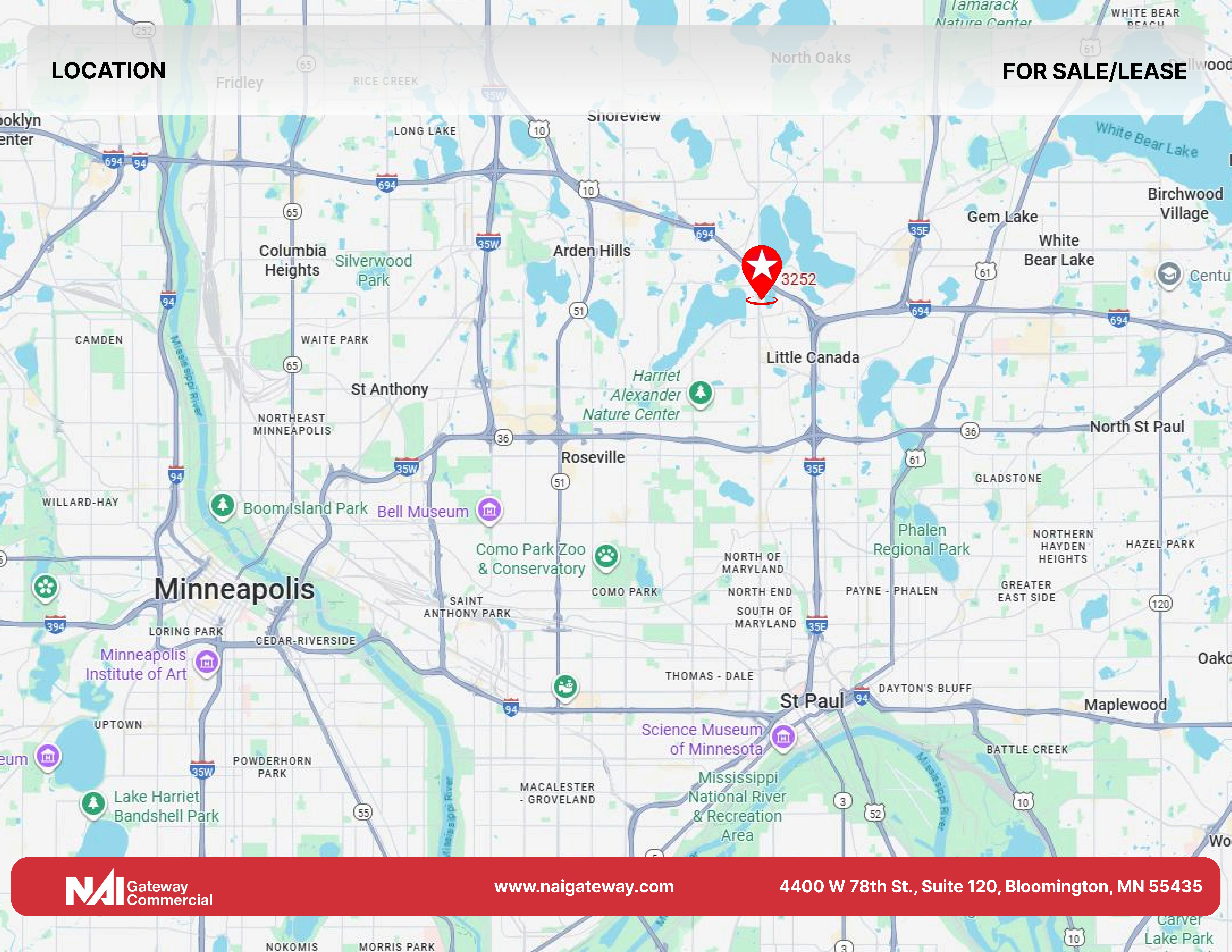
**PROPERTY PHOTOS**

**FOR SALE/LEASE**



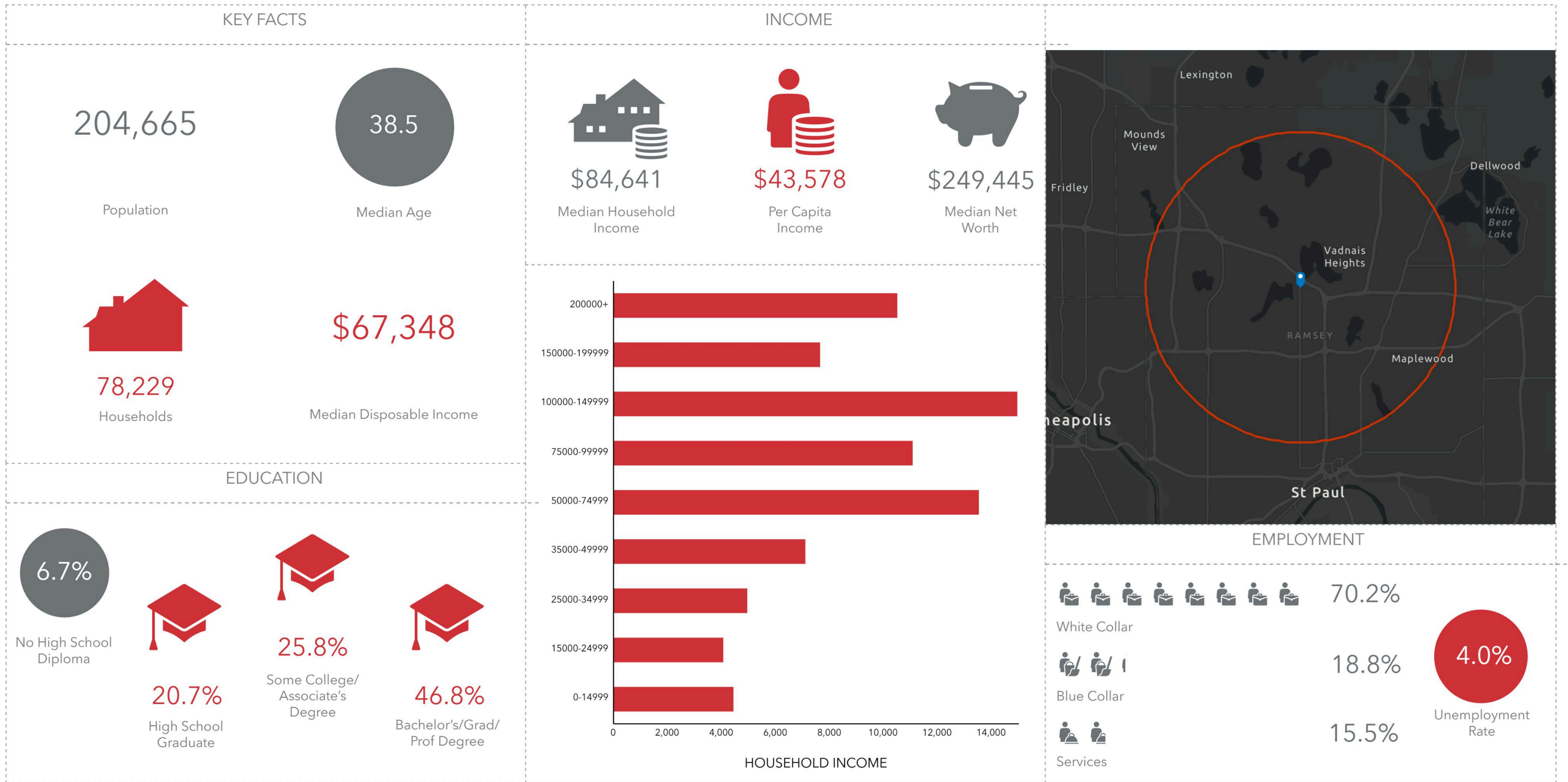
LOCATION

FOR SALE/LEASE



# DEMOGRAPHICS - 5-Mile Radius

FOR SALE/LEASE



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# Business Key Facts

3252 Rice St, Saint Paul, Minnesota, 55126 2 | Rings: 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

### Key Statistics

**7,250**

Total Businesses

**112K**

Total Employees

**\$26.7B**

Total Sales

**4.0%**

Unemployment Rate

### Largest Businesses in Area

**25\***

100 or More Employees

**25\***

\$10M+ Annual Sales Vol

Most Employees

Boston Scientific Corporation

Branch

3,500

Highest sales volume

Stanke Supply Co

Independent

\$4.20B

### Daytime Population



**204,665**

Total Population



**221,017**

Total Daytime Population

Ratio of daytime to total population:

**1.08**

Values > 1.0 mean that more people come to the area during the day than live there.



**Suburb**

Dominant Urbanicity Type



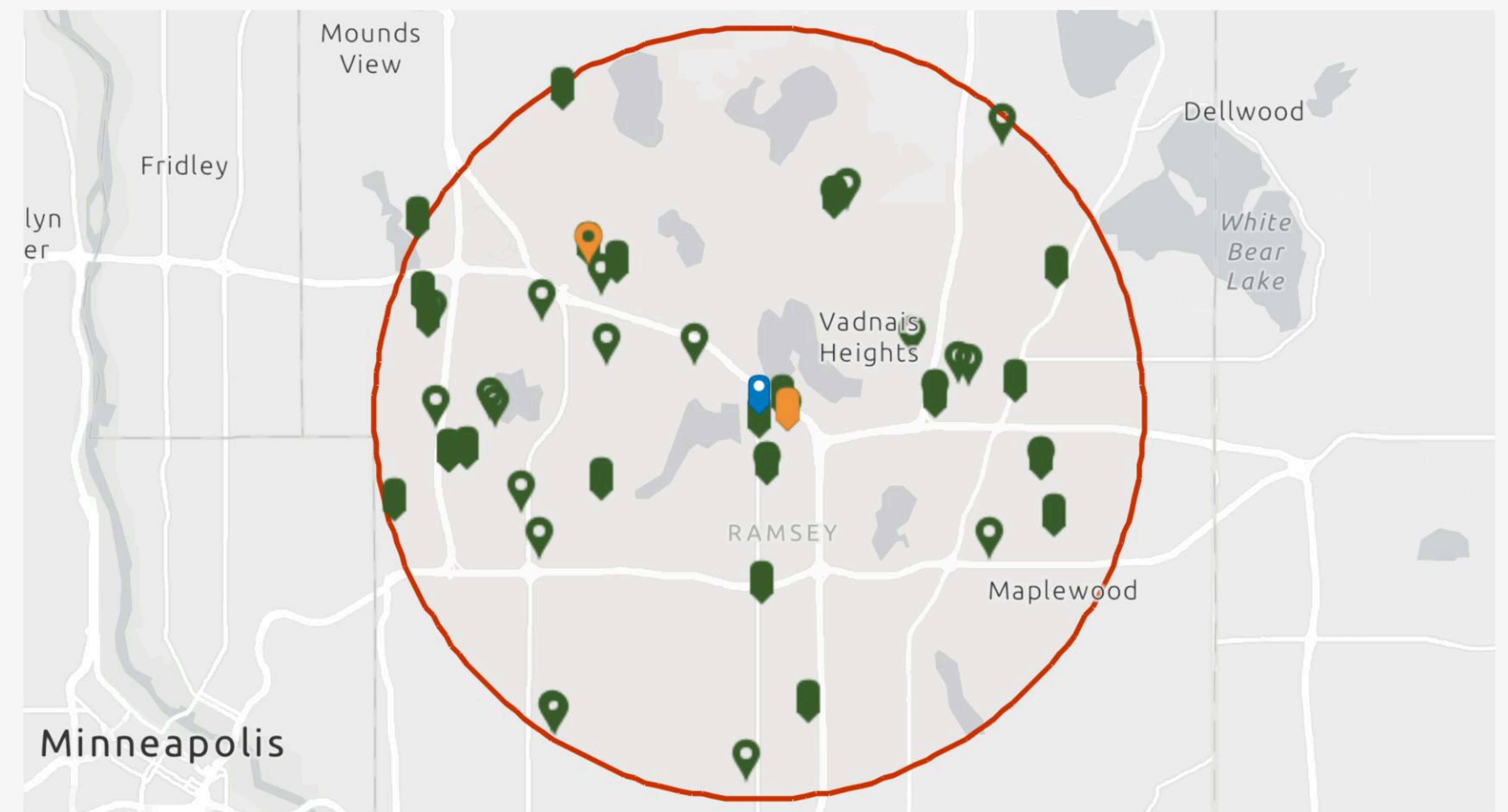
**22.4**

Avg Number of Employees



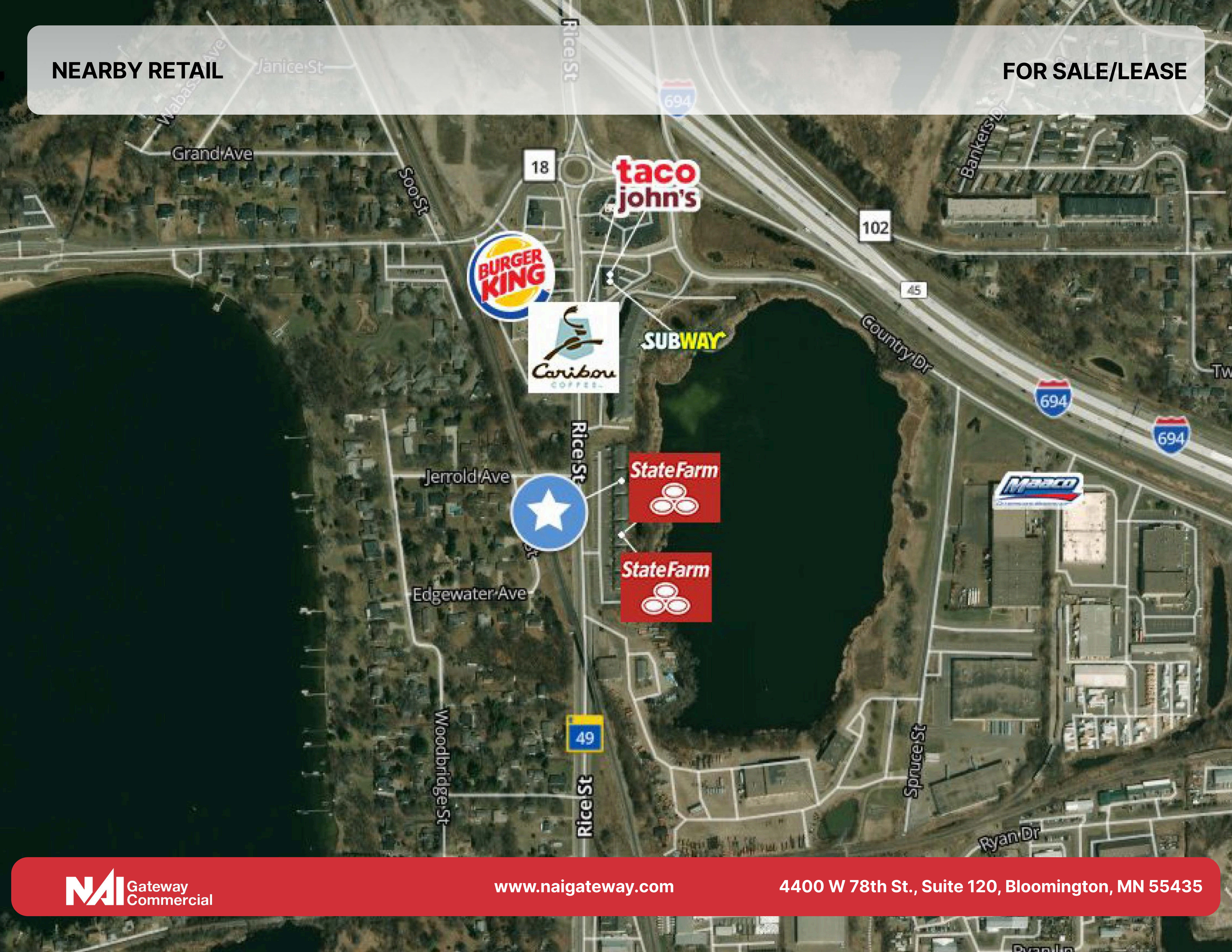
**92**

Total Businesses Per Square Mile



NEARBY RETAIL


FOR SALE/LEASE

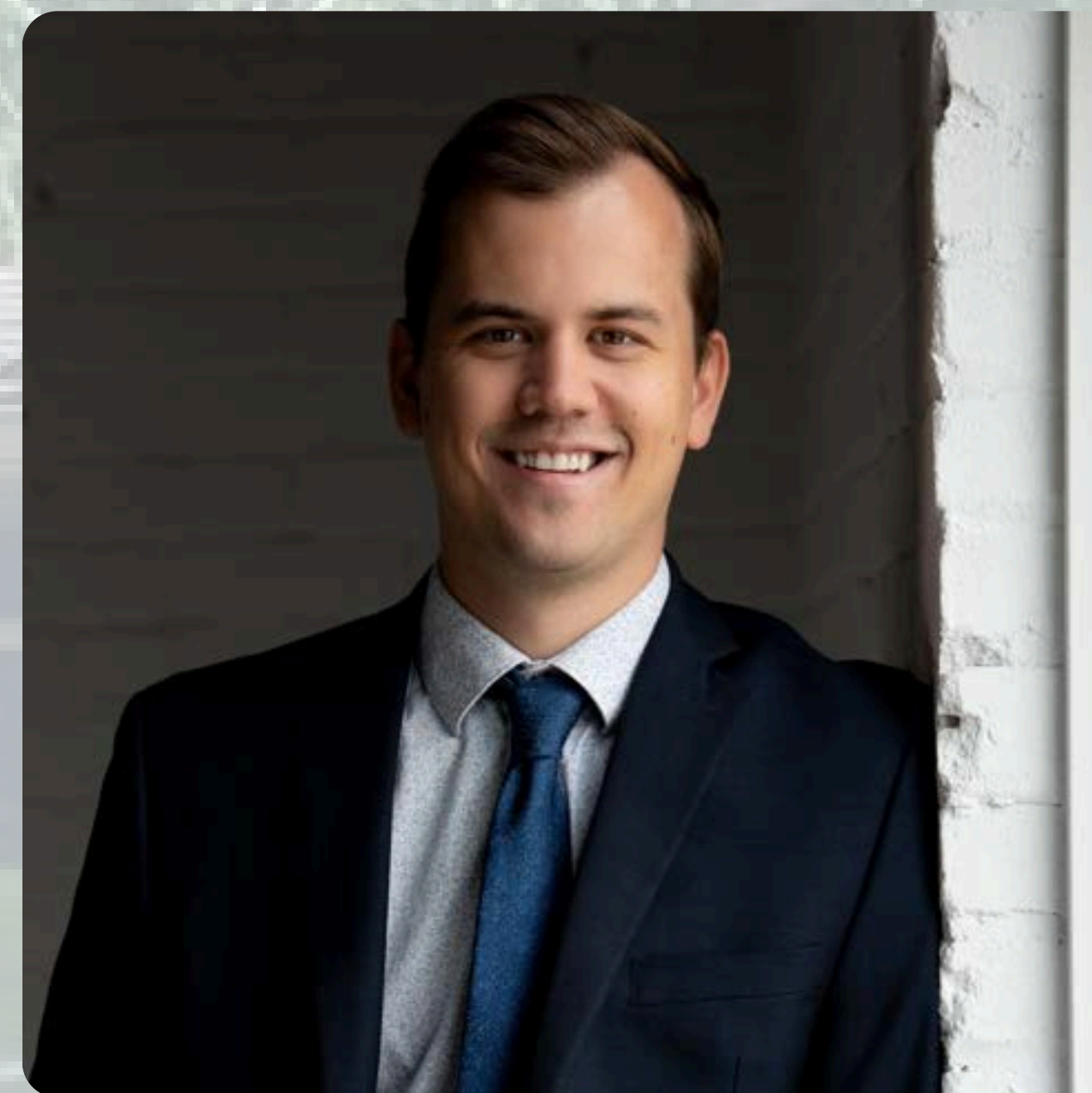




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At NAI Gateway Commercial, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.

We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose NAI Gateway Commercial, where your real estate goals become our mission.