

# THE GRACE BUILDING

Modern Office Space in a Historic Setting

421 Wabasha Street North, St. Paul, MN 55102



Innovation and collaboration in the newly renovated Grace Building...

...a staple of downtown St. Paul since 1941.

UP TO 45,000 SQUARE FEET OF  
CONTIGUOUS OFFICE SPACE

## Contact Us

ERIC DUEHOLM  
Partner

651.621.2550

[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

421 Wabasha Street North  
Suite 200  
Saint Paul, MN 55102

[terracegroupllc.com](http://terracegroupllc.com)



Full Property Information at:  
[gracebldg.com](http://gracebldg.com)

# The Grace Building

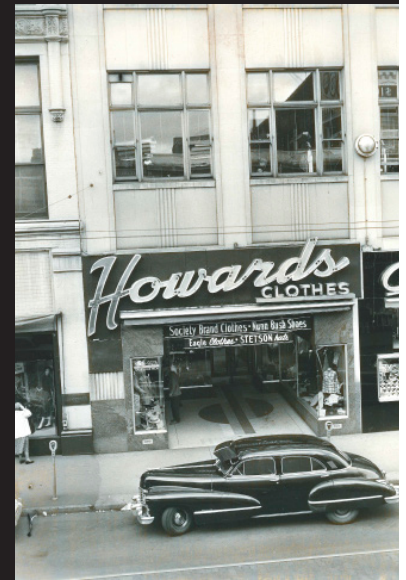
# TRANSFORMATION



Since 1941 the Grace Building has been situated at the bustling corner of 7th and Wabasha in the heart of downtown St. Paul. Once home to Shuneman's and Howard's department stores, the building helped make up a vibrant retail district along the 7th Street corridor.

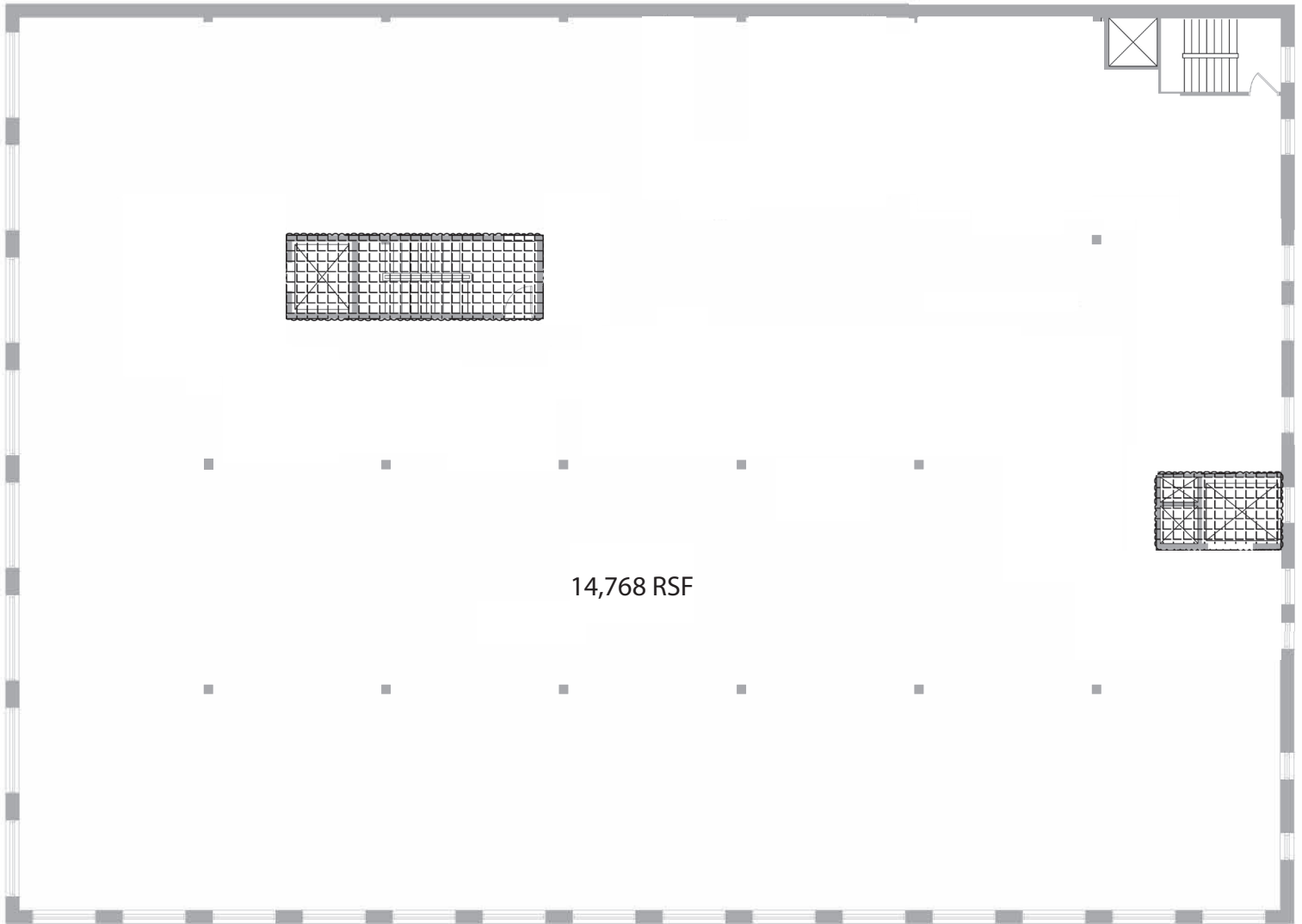


Legacy tenant Walgreens has occupied a prominent corner since the 1940s, when shoppers arrived by streetcar to the bright theater lights of 7th Street. The Grace Building was also home to jewelers C.J. Silver and Gittelson's in the 1950s. Since retail made a departure from the upper floors of the Grace Building, several businesses and organizations have held their offices in the bright, high-ceilinged spaces.



Today, the vibrancy of the Grace Building lives on overlooking the serene 7th Place pedestrian mall. The recently remodeled 2,500-seat Palace Theatre opened in early 2017, complimenting Park Square Theatre and bolstering the area's entertainment options. Across Wabasha Street, the former Macy's building is being transformed into a state-of-the-art hockey facility for the Minnesota Wild, as well as new office and retail space. Venerable dining establishments such as Meritage, Great Waters Brewing, and Wild Tymes continue to draw visitors to the 7th Place Mall. Office workers and leisure patrons alike can take advantage of the wide array of transit options, from the METRO Green Line just blocks away, to local and express buses.





## FULL FLOOR USER LAYOUT

THREE FLOORS OF UP TO 14,768 RENTABLE SQUARE FEET + FULL LOWER LEVEL

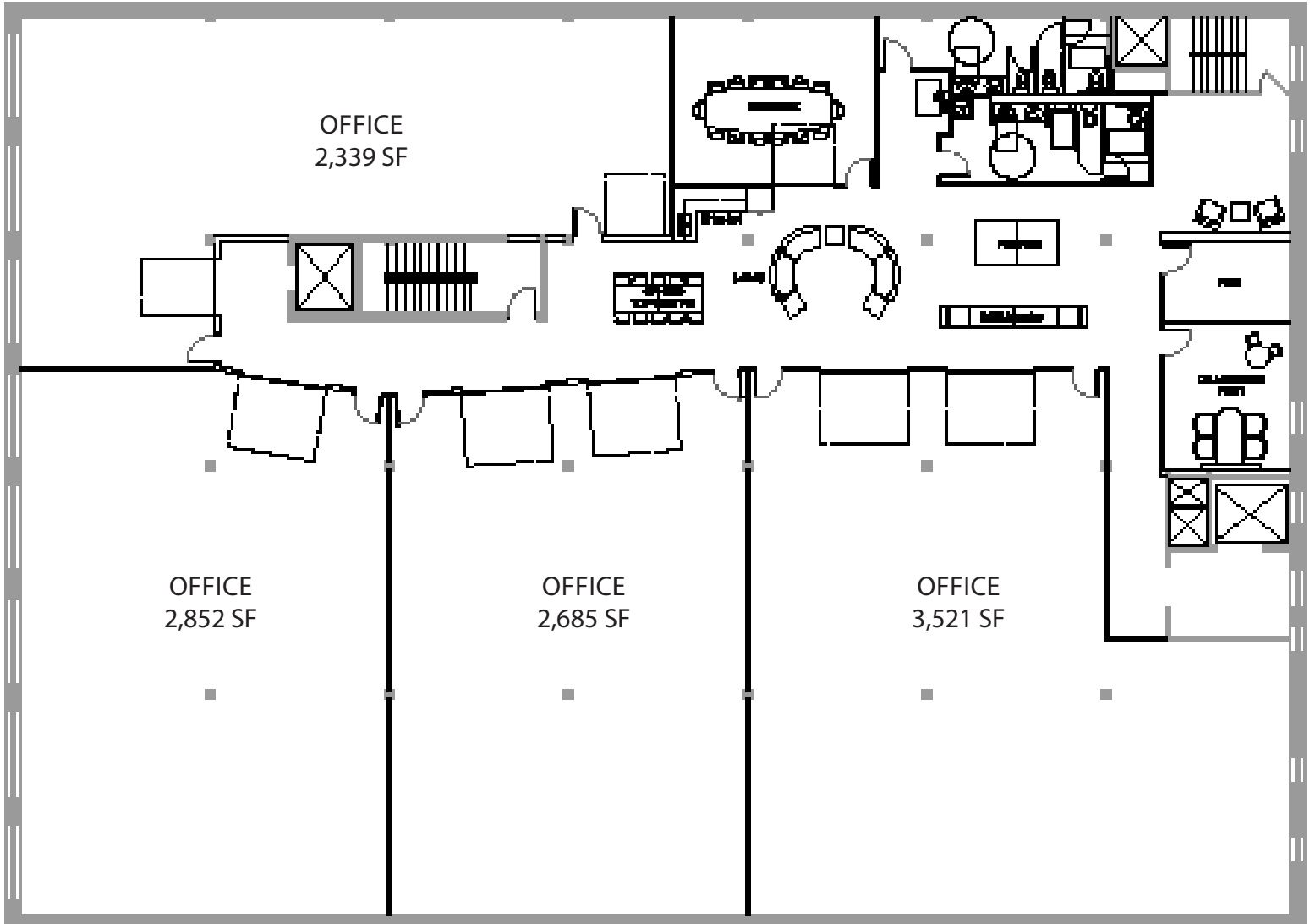
HIGH 13-20 FOOT CEILINGS

LARGE WINDOWS

ABUNDANT NATURAL LIGHT

IMPRESSIVE VIEWS OF DOWNTOWN ST. PAUL





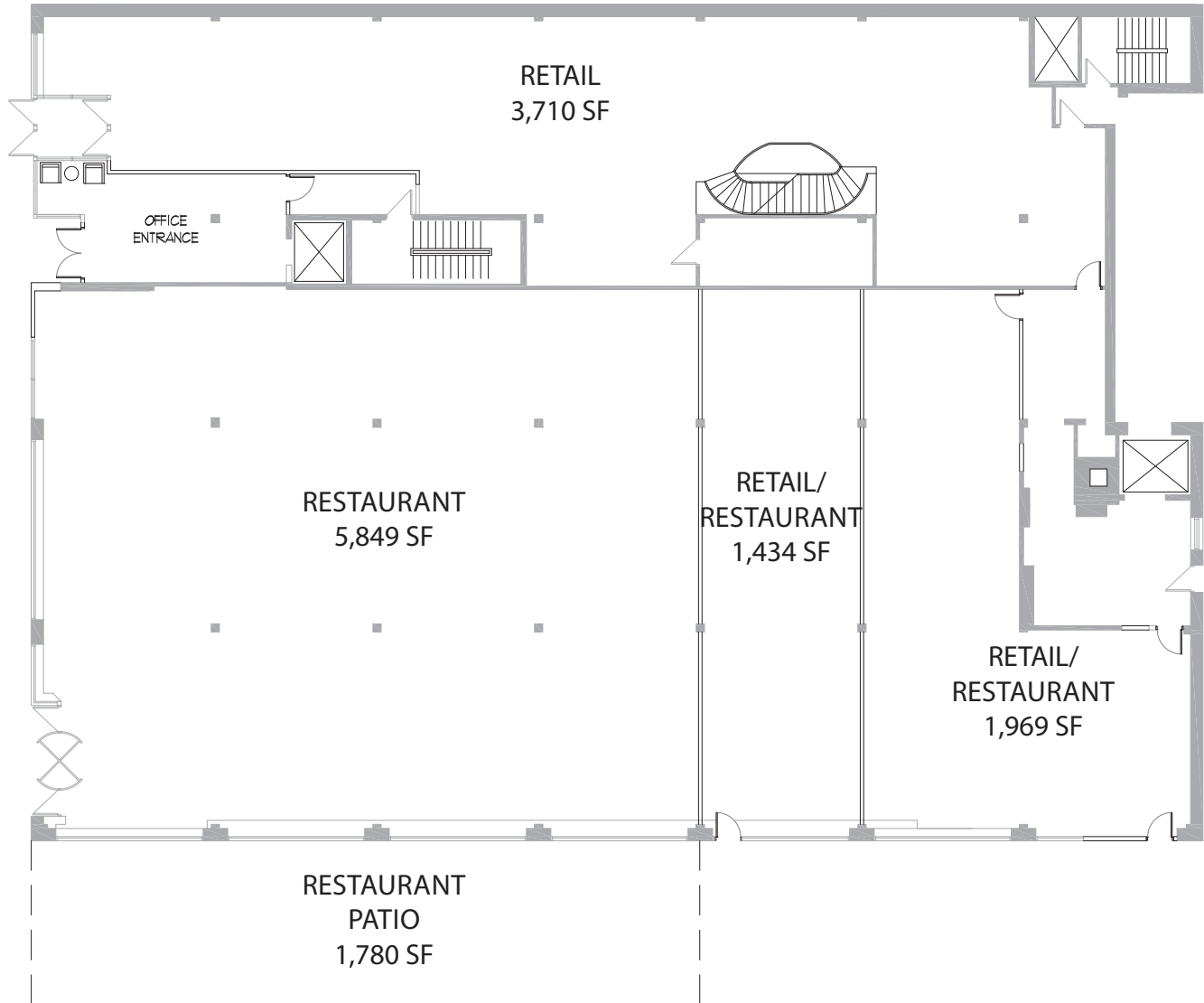
## MULTI-TENANT OFFICE LAYOUT

FULLY RENOVATED  
SHOWER FACILITIES  
FULL-FEATURED LOUNGE  
OVERHEAD GLASS DOORS  
ABUNDANT NATURAL LIGHT

## AVAILABLE SPACE

SUITE 1:	2,339 SF
SUITE 2:	2,852 SF
SUITE 3:	2,685 SF
SUITE 4:	3,521 SF
FLOOR TOTAL:	11,397 SF





## MULTI-TENANT RETAIL LAYOUT

UP TO 9,252 SF OF CONTIGUOUS RESTAURANT/RETAIL SPACE

HIGH FOOT TRAFFIC 7<sup>TH</sup> PLACE MALL

POTENTIAL OUTDOOR SEATING AREA ALONG 7<sup>TH</sup> PLACE

HIGH 18 FOOT CEILINGS

GLASS OVERHEAD DOORS OPEN TO PATIO



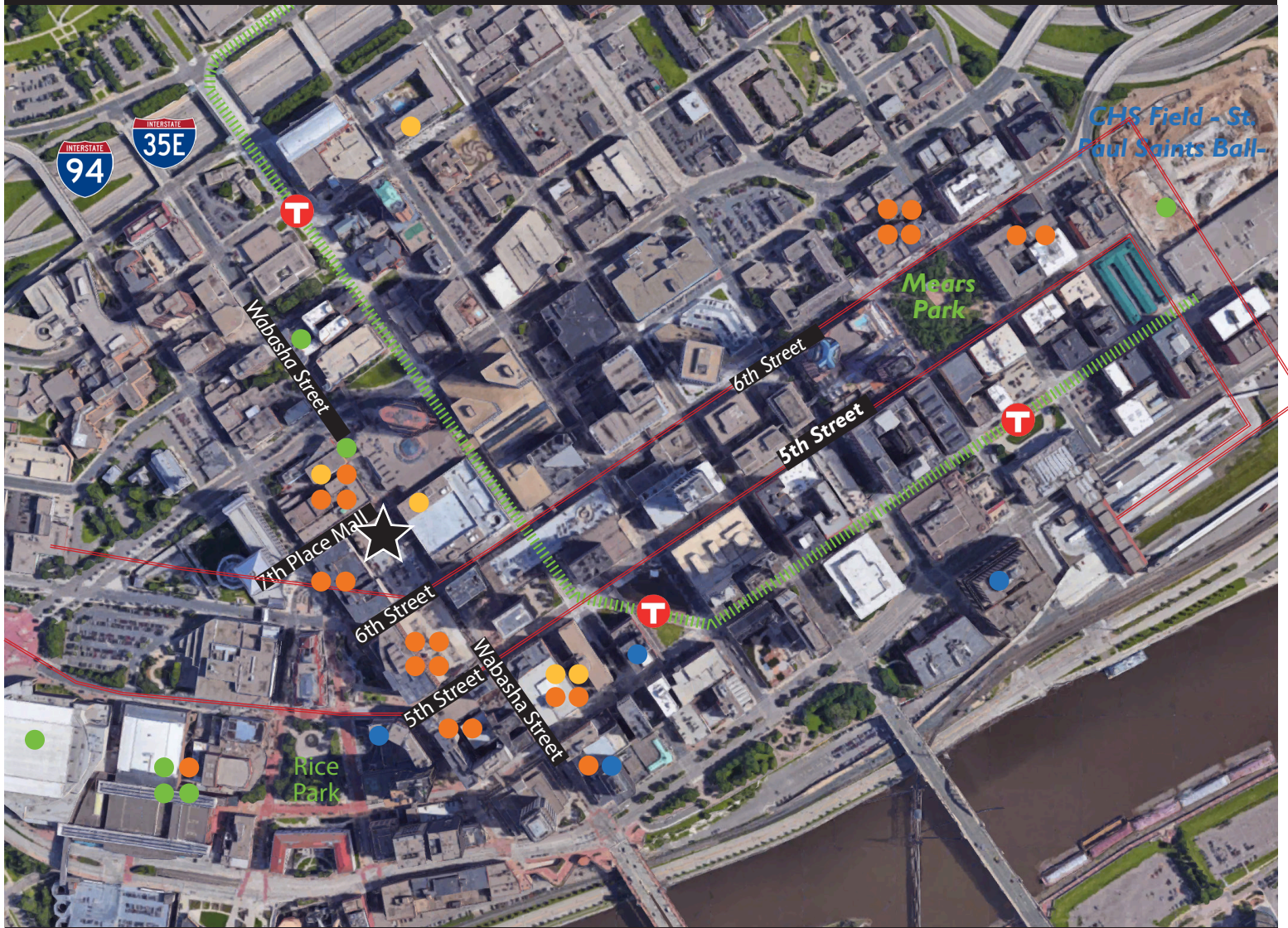
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## PARKING MAP



# The Grace Building

## AMENITY MAP



### RESTAURANTS/BARS

Afro Deli  
American Burger Bar  
Amsterdam Bar & Hall  
Barrio  
Bruegger's Bagels  
Chipotle  
Dunn Bros.  
Erbert and Gerberts  
Great Waters Brewing Company  
Handsome Hog  
Herbie's on the Park  
Kincaid's  
Meritage  
Mickey's Diner  
Vieux Carre Cocktail Bar  
Ox Cart Ale House

Pazzaluna Urban Italian  
Public kitchen + bar  
Saint Dinette  
Sakura Restaurant & Bar  
Starbucks  
The Bulldog Lowertown

### RETAIL/CONVENIENCE

FedEx DropBox  
Lunds & Byerlys  
Red Sea Market  
Rivertown Market  
Walgreens

### ENTERTAINMENT

CHS Field  
Fitzgerald Theater  
Ordway Center  
Palace Theatre  
Roy Wilkins Auditorium  
Saint Paul RiverCentre  
Xcel Energy Center

### HOTELS

DoubleTree by Hilton  
Hotel 340  
Hyatt Place  
InterContinental  
Saint Paul Hotel



95/100  
Walk Score



9.7/10  
Transit Score



66/100  
Bike Score

# The Grace Building

# RENOVATION



**BUILDING SIZE:**  
45,000 SF + FULL LOWER LEVEL

NEW HVAC  
NEW ELECTRICAL &  
PLUMBING  
NEW RESTROOMS  
NEW FIRE & SAFETY SYSTEM

POLISHED TERRAZO FLOORS AVAILABLE  
HIGH CEILINGS  
LARGE WINDOWS  
DIRECTLY ADJACENT TO REDEVELOPED  
MACY'S/TREASURE ISLAND CENTER  
STEPS FROM THE PALACE THEATRE  
LOCATED ON THE 7TH PLACE MALL





# The Grace Building

# PHOTOS

