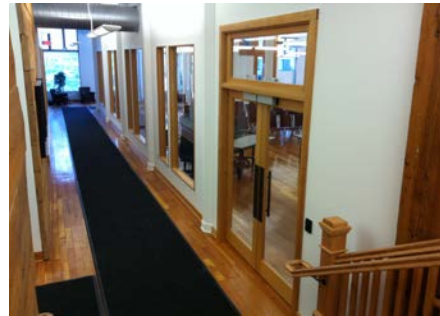
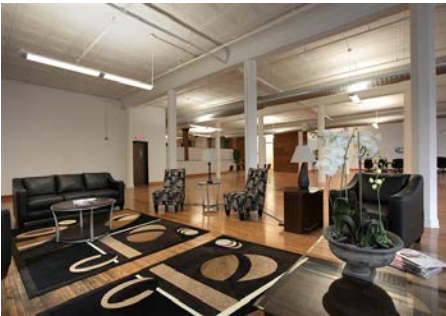


MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101



Location:

Highly visible location on the corner of Minnesota Street and 7th Street in the heart of Downtown Saint Paul.

Year Built:

1907 and Fully Renovated

Building Size/Floors:

47,086 SF - Four Floors (Excluding Lower Level)

Space Available:

| | |
|-----------|------------|
| Suite 100 | 4,650 RSF |
| Suite 150 | 4,550 RSF |
| Suite 200 | 13,062 RSF |
| Suite 300 | 13,101 RSF |
| Suite 400 | 6,066 RSF |
| Suite 450 | 4,875 RSF |
| Suite LL1 | 5,749 RSF |
| Suite LL2 | 4,061 RSF |

Lease Rate:

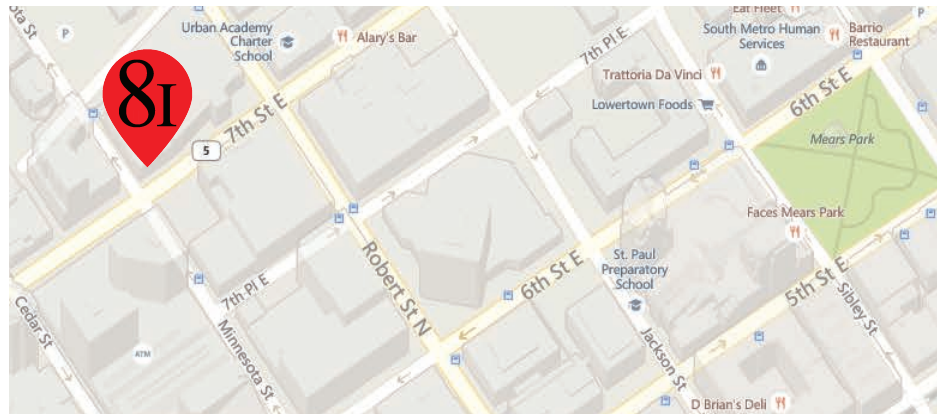
\$11.00 - \$13.00 Per SF

2024 Estimated Taxes and Operating:

\$ 2.52 PRSF Taxes
\$10.15 PRSF Operating
\$12.67 PRSF Total

Amenities/Features

- Douglas fir columns, high tin stamped ceilings, and wood floors.
- New energy-efficient copper trimmed showroom windows.
- Great visibility and accessibility in the heart of the Central Business District of Downtown Saint Paul, Minnesota.
- Less than 3 blocks from the Green Line Central Station and on major bus routes.
- Near CHS Field and the growing.
- Lowertown neighborhood.
District Energy Cooling and Heating.



COMMERCIAL REAL ESTATE SERVICES, INC.

85 EAST SEVENTH PLACE, SUITE 200, ST. PAUL, MN 55101-2106

Pat Wolf
(651) 290-8892
patwolf@cres-inc.com

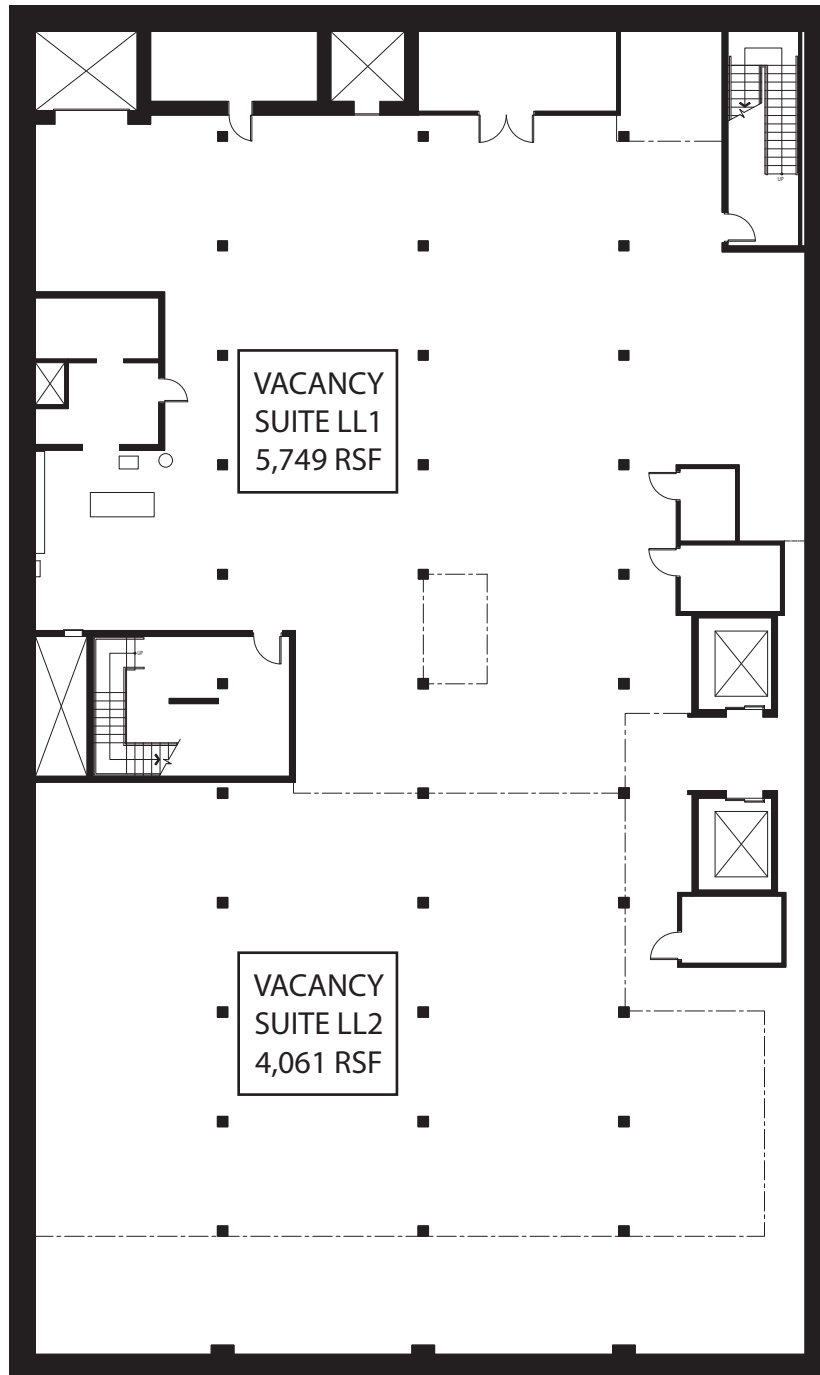
Sherry Hastings
(651) 290-8893
shastings@cres-inc.com

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

Lower Level



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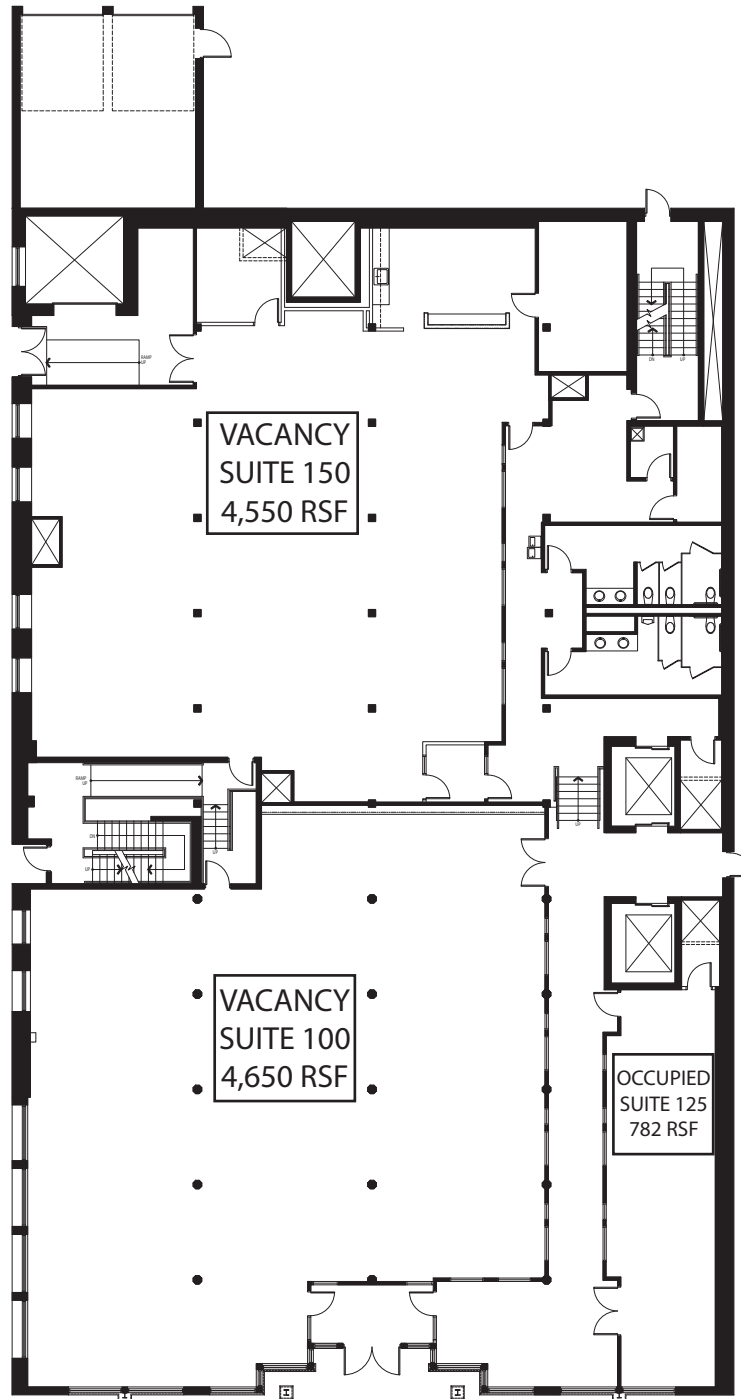
shastings@cres-inc.com

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

1st Floor



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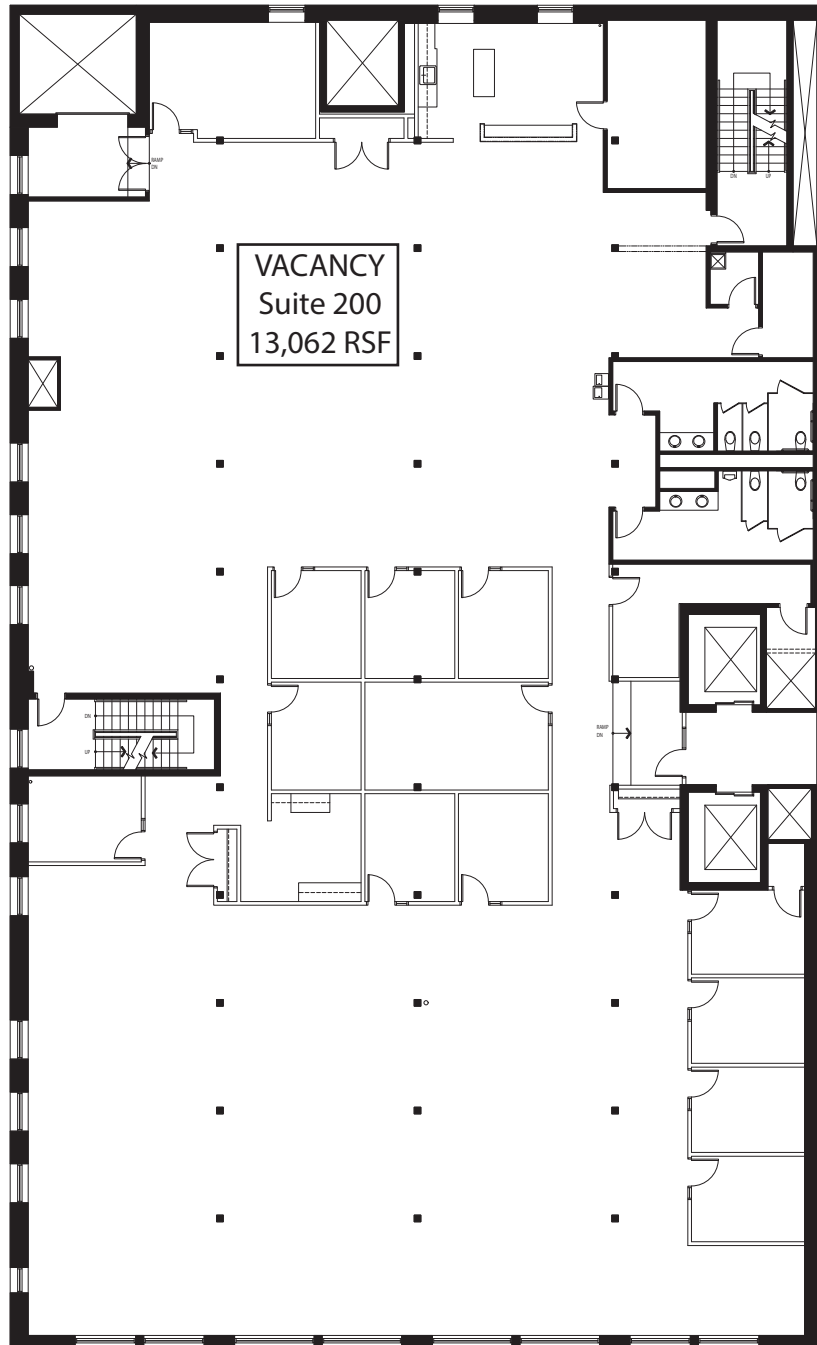
shastings@cres-inc.com

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

2nd Floor



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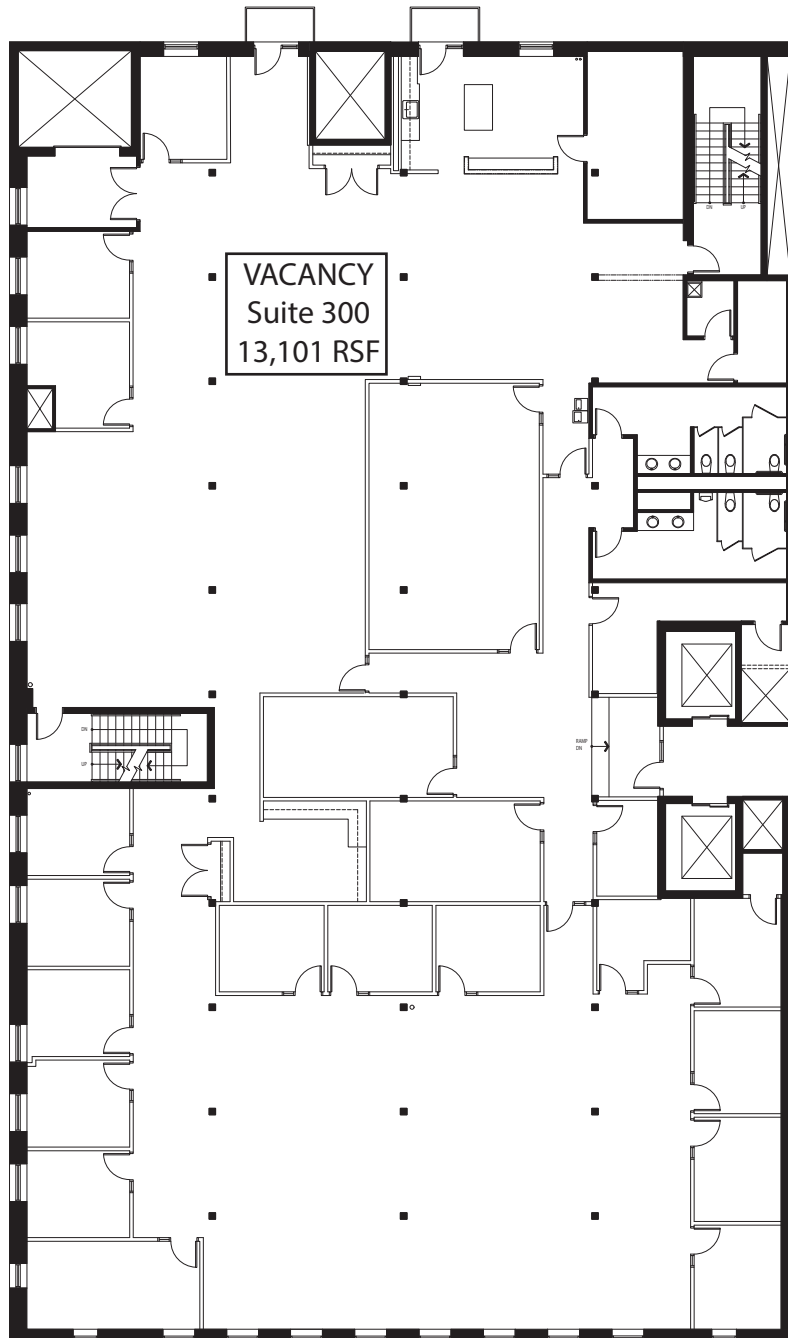
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MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

3rd Floor



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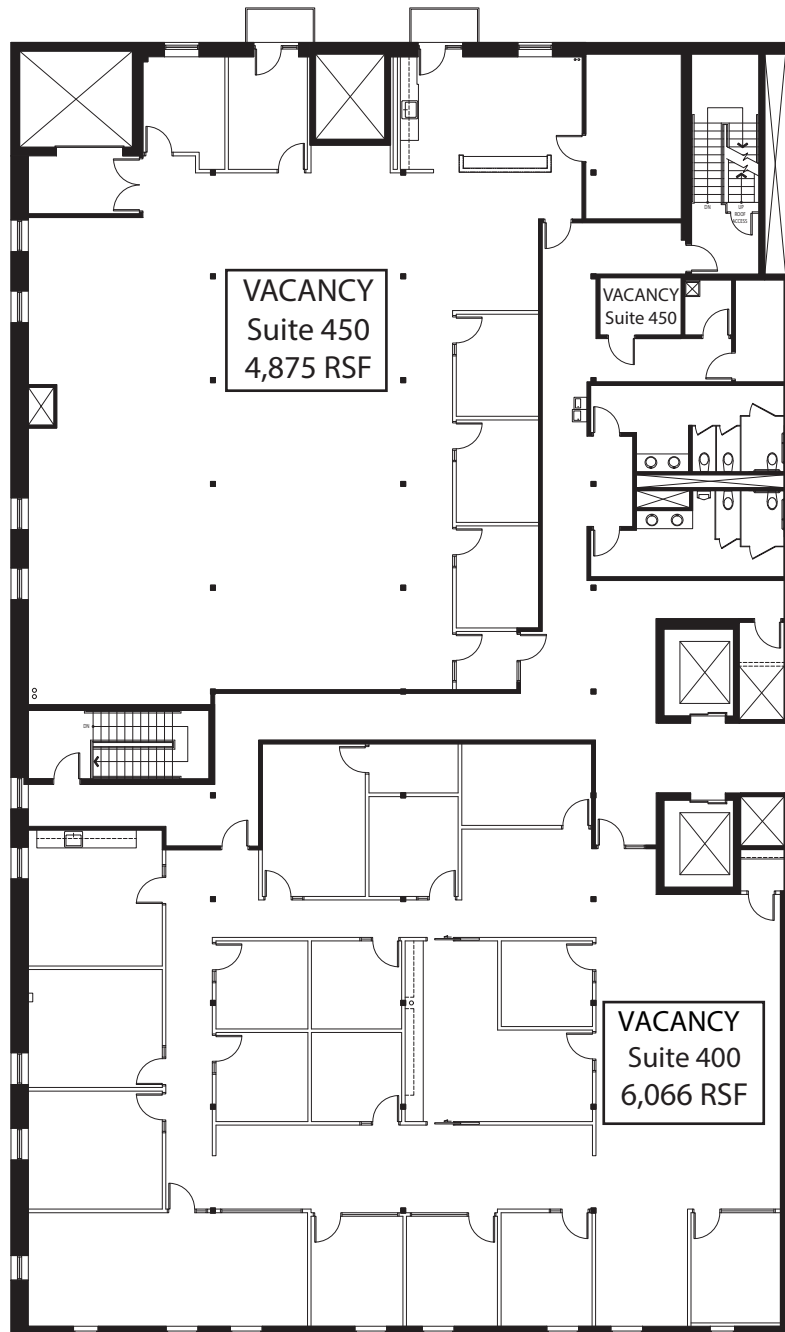
shastings@cres-inc.com

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

4th Floor



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