



700 GRAND AVENUE

700 Grand Avenue | St. Paul, MN 55101

Creative Retail/Showroom/Office/Medical Space For Lease On Historic Grand Avenue

A rare opportunity to secure a Grand Avenue address! Class A creative space is available for lease on Grand Avenue in St. Paul. This classy mixed-use building is home to Edina Realty, Moxie Salon and 6 upper condo units. Features of the 2,400 square foot vacancy include 14'-0" exposed high ceilings, wide column spacing and complimentary underground parking.

The space would be ideal for a modern office or retail tenant, a medical user, or a design showroom. The suite is mostly open. Private restrooms, a break room and store room with rear double door loading are built out in the back.

Space Available: 2,400 sf

- Lease Rate: Negotiable
- 2019 CAM and Tax: \$9.90 psf

Demographics & Traffic Counts:

- 2016 Average Population: 1 mile - 24,746, 3 miles - 150,856, 5 miles - 311,886
- 2016 Average Household Income: 1 mile - \$60,192, 3 miles - \$55,308, 5 miles - \$56,047
- Traffic Count: Grand Avenue - 11,100 vpd

Highlights & Features:

- On Historic Grand Avenue
- Window display case available
- High pedestrian and vehicle traffic counts
- Free underground parking for staff and clients (53 parking spaces shared with condo and retail tenants)
- B-3 zoning
- Shared loading (oversized double doors in rear of building)
- Break room with refrigerator and sink
- Common trash room off the alley
- Easy access to I-94 and I-35E
- Many area amenities



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

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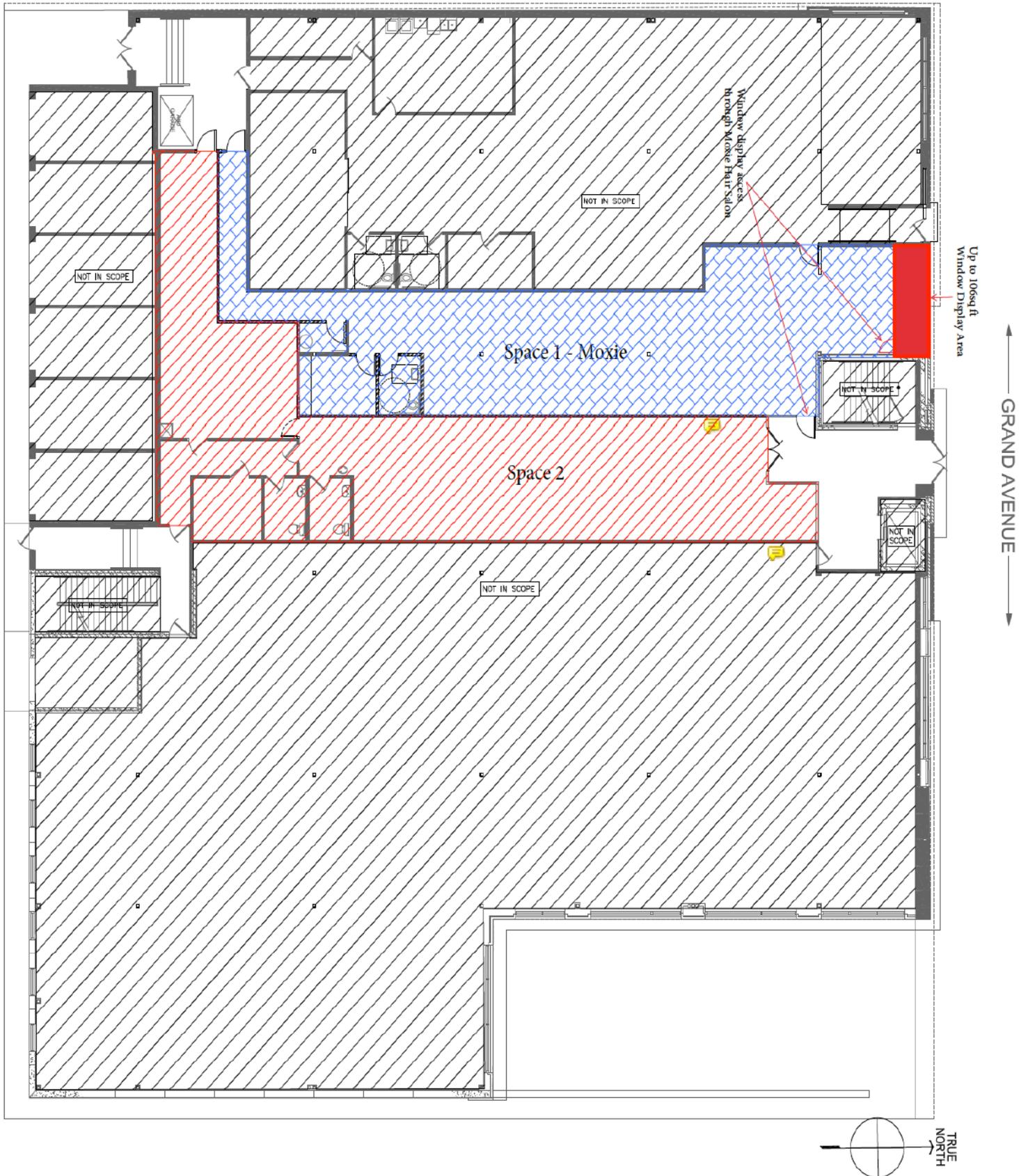
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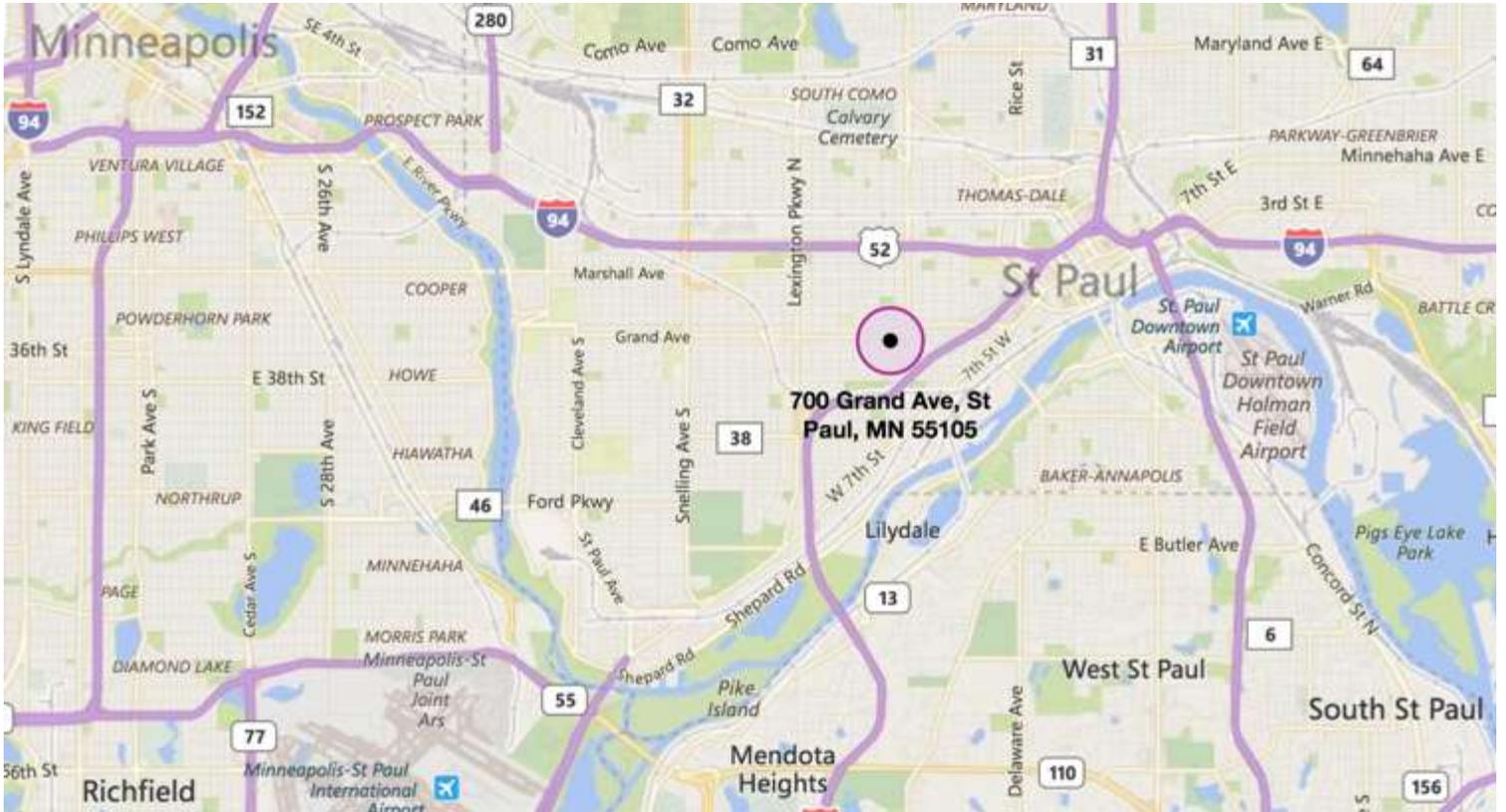
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Space Plan



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Map



Aerial Map



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