

FOR LEASE / FOR SALE

946 W PIERCE BUTLER ROUTE

5,040-7,154 SF AVAILABLE



Philip Simonet

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FORTE
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LEASE SPACE FEATURES

946 W Pierce Butler Route | St. Paul, MN 55104

Building Information

Building Size 54,774 SF

Parking 4-5/1,000

Year Built 2010

Power 3 Phase

Site Size by PID:

26-29-23-340-159 1.78 Acres

26-29-23-340-160 0.80 Acres

26-29-23-340-161 1.95 Acres

Listing Highlights

Space Available Ste 110: 5,040-7,154 SF
(2nd floor)

Rate \$12.00/SF

2026 Est. Tax/CAM \$7.34/SF (\$3.22/SF Taxes
and \$4.12/SF CAM- Includes
utilities)

Clear Height 32'

Listing Price Negotiable



- Beautiful 2nd floor patio, kitchen and break room (2,966 sf)
- Flexible lease term
- Pro-rated utilities
- Open ceilings
- High Merv HVAC System
- Excellent Glass lines
- Flexible space for event center or church

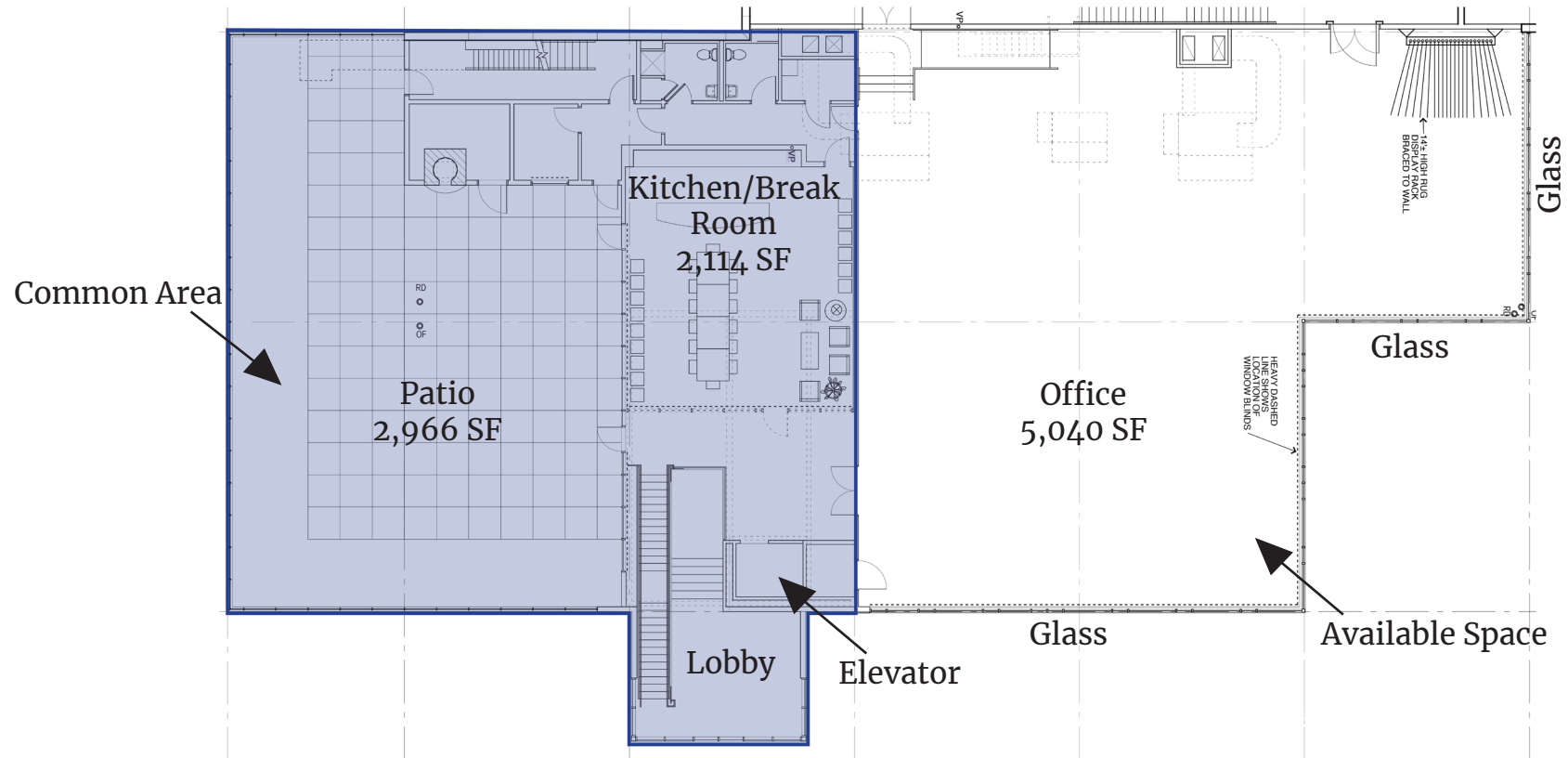
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FLOOR PLAN

946 W Pierce Butler Route | St. Paul, MN 55104

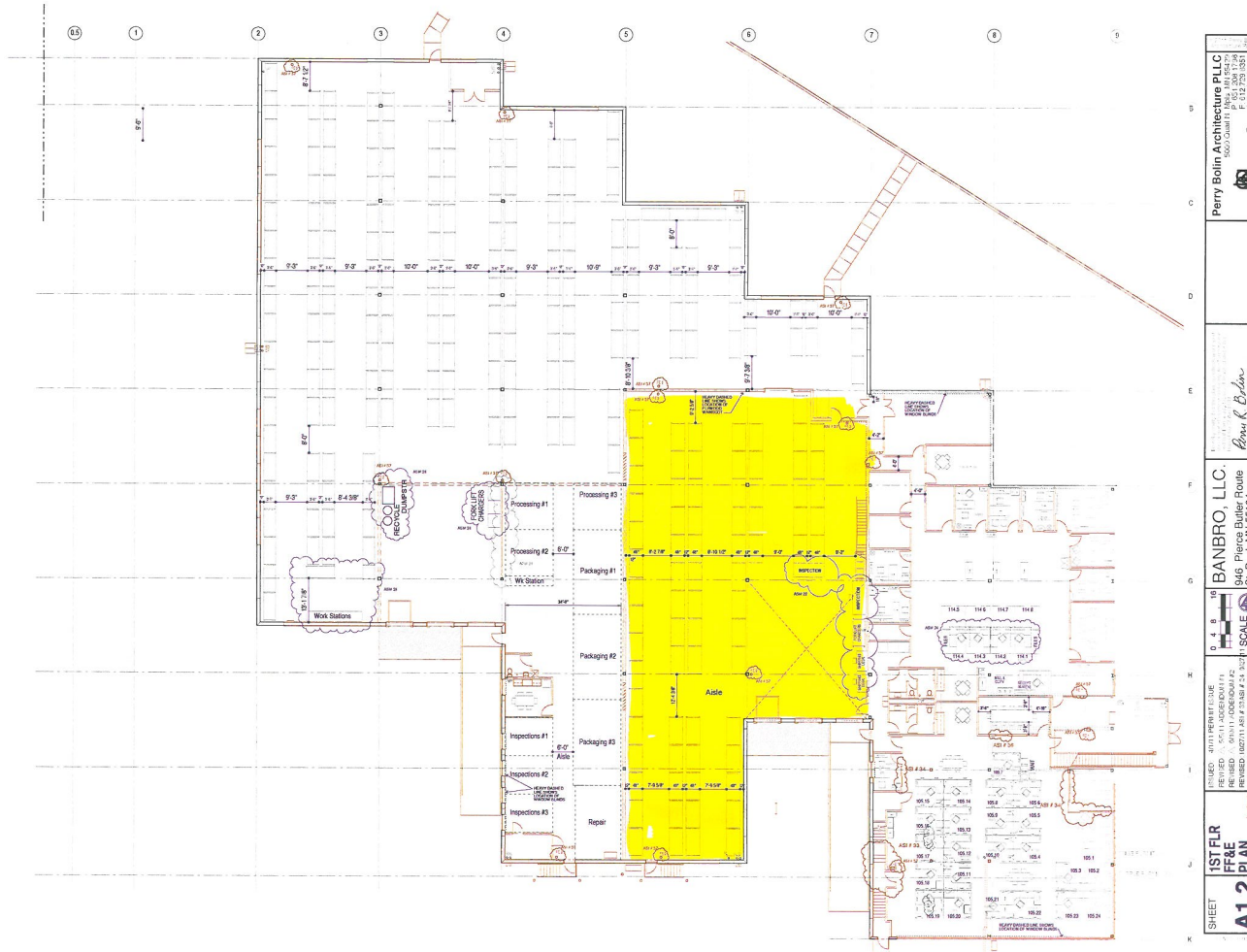


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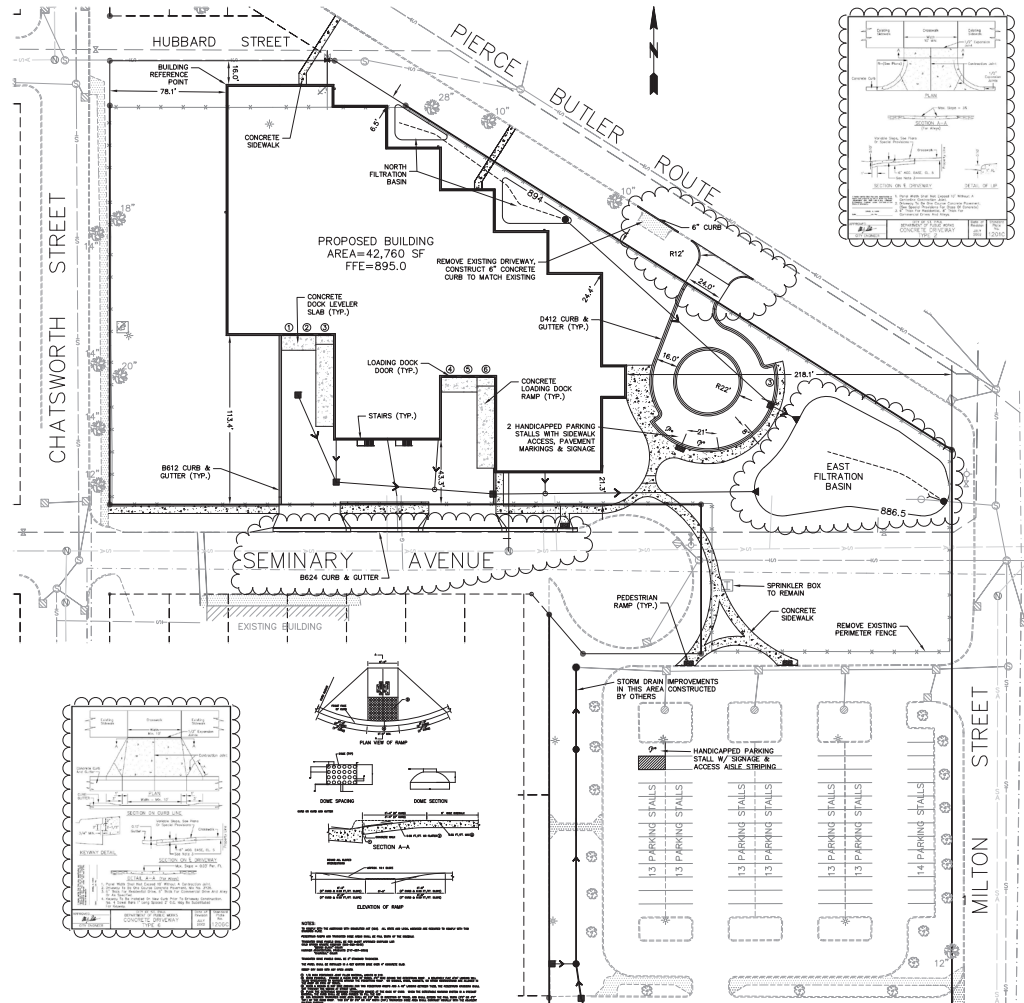
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SITE PLAN

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AERIAL VIEW

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DEMOGRAPHICS

946 W Pierce Butler Route | St. Paul, MN 55104



15,099

Total Businesses



270,168

Total Employees

KEY FACTS

402,639

Population

34.2

Median Age

2.4

Average Household Size

\$76,254

Median Household Income

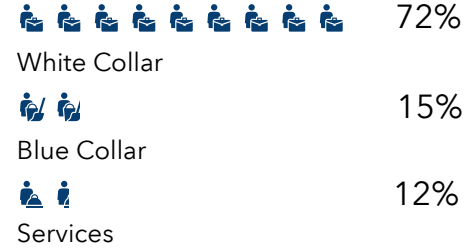
AGE PYRAMID



The largest group: 2025 Males Age 20-24
The smallest group: 2025 Males Age 85+

EMPLOYMENT & EDUCATION

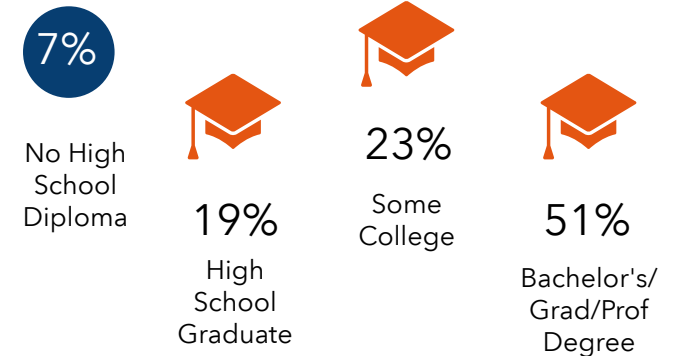
EMPLOYMENT



4.5%

Unemployment Rate

EDUCATION



Data reported within 5 mile radius

Datasource: ESRI

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