

OFFICE SPACE FOR LEASE

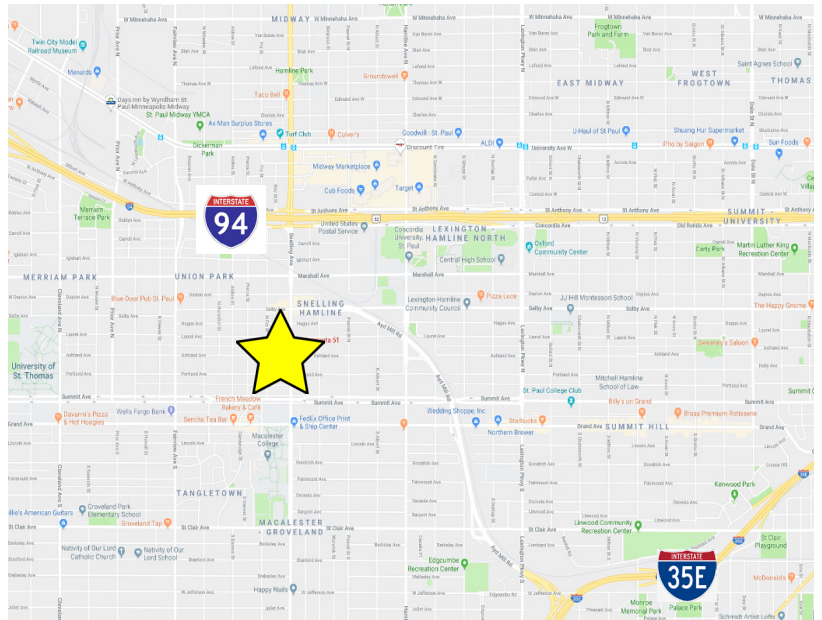


Fire Station 14 Professional Building

91 Snelling Avenue N, St. Paul, MN 55104

BUILDING HIGHLIGHTS

- Two-story office building with historic charm
- Dedicated building parking lot and free street parking
- 1,273 RSF office suite on 2nd floor (5/1/21)
- 1,252 RSF office suite on 2nd floor (10/1/21)
- 2nd floor of building has no elevator access
- Janitorial service included in lease rate
- Built in 1910, located in the Snelling-Hamline neighborhood at the corner of Snelling and Ashland just a half a mile (3 min drive) to I-94
- Nearby businesses: Starbucks, Red's Savoy Pizza, TULA Yoga, Buffalo Wild Wings, Whole Foods, Dunkin' Donuts, Associated Bank, Jimmy John's, Snap Fitness & more



**Schafer
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900 North Third Street, Minneapolis, MN 55401

ERIN LARSON

612-314-1692

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Fire Station 14 Professional Building

91 Snelling Avenue N, St. Paul, MN 55104

Building Address	91 Snelling Avenue North St. Paul, MN 55104	
Availability	Avail 10/1/21 Suite 200 - 1,252 RSF (\$3,041.32 per month) Avail 5/1/21 Suite 230 - 1,273 RSF (\$3,092.33 per month)	
Lease Rate	\$15.00 PSF Net	
Operating Expenses	CAM*	\$10.03 PSF
	TAX	\$ 3.88 PSF
	<u>INSURANCE</u>	<u>\$ 0.24 PSF</u>
	TOTAL	\$14.15 PSF (2021 est.)
* Janitorial services included		
Building Tenants	Park Dental and a nice mixture of small office, medical, legal and non-profit users	
Parking	Tenant and guest parking available in dedicated building lot, as well as surrounding free street parking.	



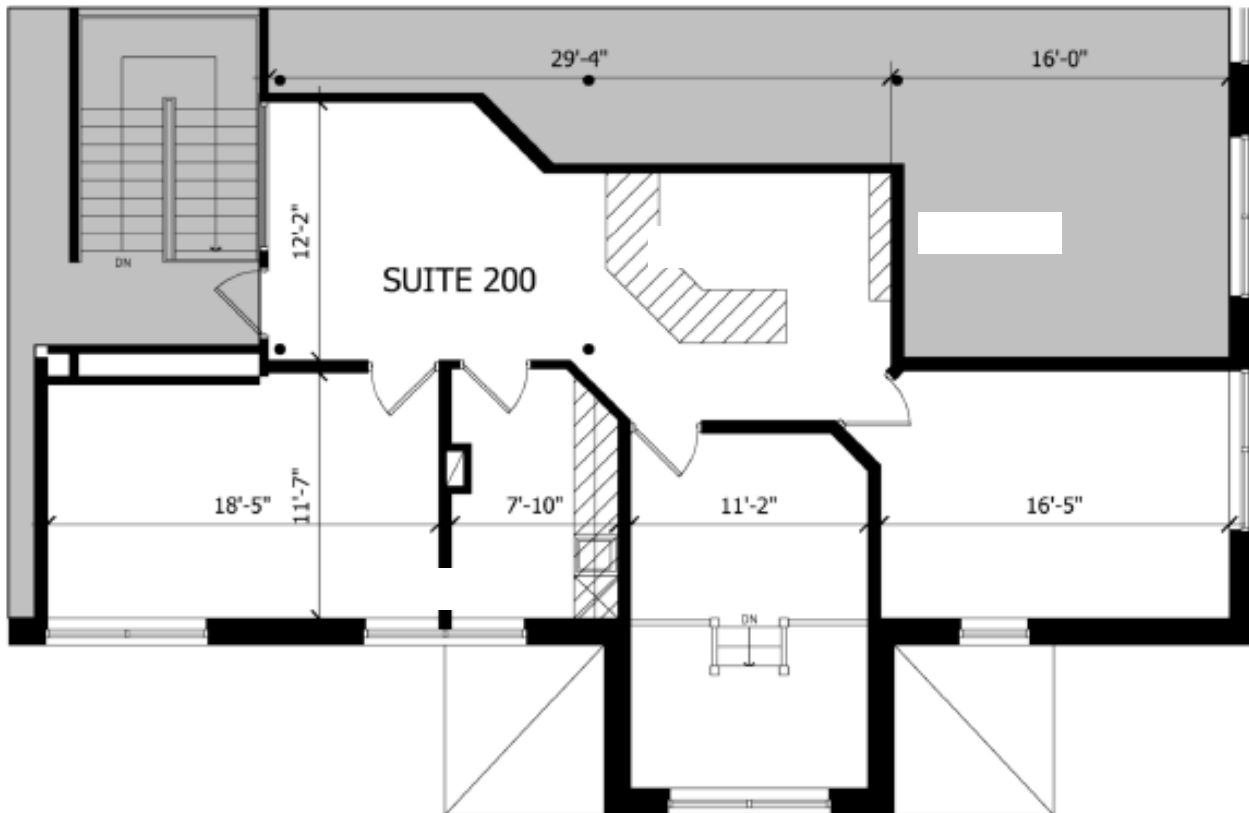
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Suite 200 Floor Plan

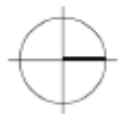


SUITE 200 TENANT INFO:

TENANT AREA:	1,089 SF
TOTAL:	1,252 RSF



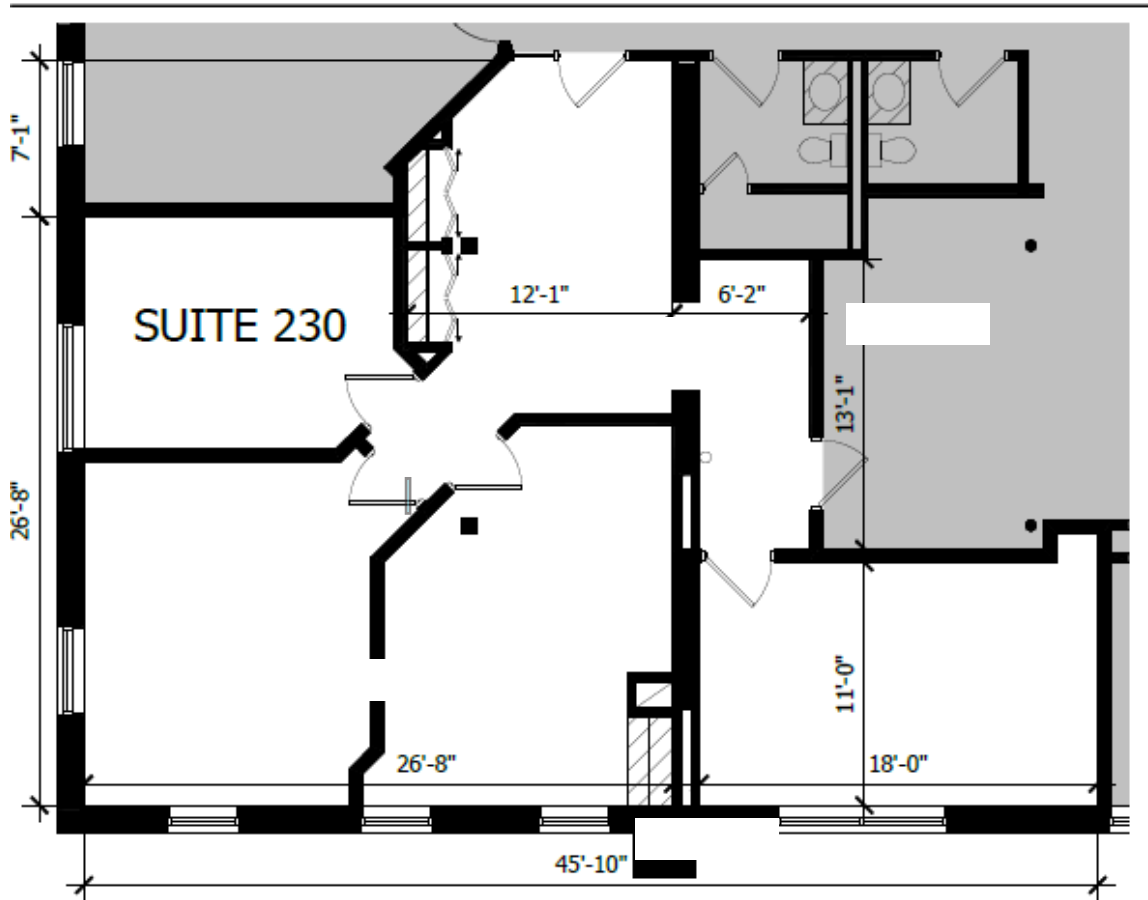
KEY PLAN:



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Suite 230 Floor Plan



SUITE 230 TENANT INFO:	
TENANT AREA:	1,107 SF
TOTAL:	1,273 RSF

