

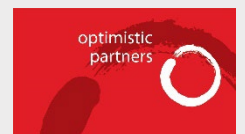


Former Revival Space

517-521 Selby Avenue

Saint Paul, MN 55102

Confidential For Lease



Disclaimer

The information contained in this Leasing Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible Lease Agreement with respect to the building herein described as the 517-521 Selby Avenue.

The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor Optimistic Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the 517-521 Selby or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements.



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Lease Summary / Neighborhood

Rental Rate

\$26 / PSF NNN (\$6,084 +/- per month)

2,808 RSF on the main floor

Patio and Lower Level included in Main floor rent

Back building space available

CAM and Taxes

\$ 15.88 / PSF (\$3,715.92 +/- per month)

Gross Rental Rate 2025

\$41.88 / PSF - \$9,799.92 / Month Gross

ADDRESSES

517 Selby Avenue

Saint Paul 55105

STORIES

1

BUILDING

4,680 RSF +/-

SITE SIZE

.372 ACRES

YEAR BUILD

1922

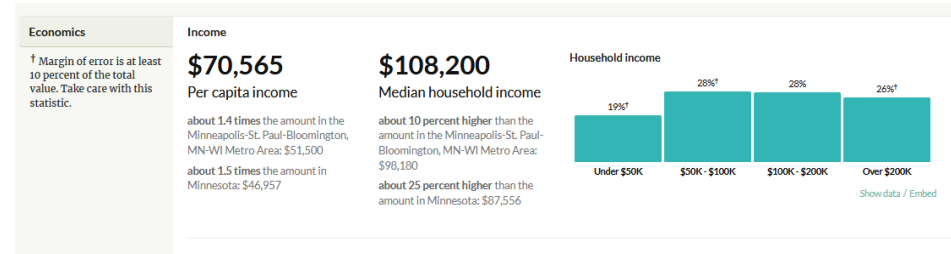


STRONG ANNUAL SALES & DEMOGRAPHICS

\$6.4M sales 2022-2024

\$10.4M sales 2017-2019

DEMOGRAPHICS (55105)



<https://censusreporter.org/profiles/86000US55105-55105/>

METICULOUSLY MAINTAINED BUILDING

Built in 1922, the building has been meticulously maintained and underwent extensive renovations in 2010. New 60 mil TPO roof less than 5 years ago

LOCATED IN A GROWTH MARKET

Crocus Hill areas has seen multi-family development. Strong single-family demographics and home prices. Significant rental housing

WALKERS PARADISE

88 /100 walk score - **Very Walkable**

Floor and Site Plan (not does not include the basement)

Additional space available

Storage

Storage

PATIO

Parking/Service Court

Cheeky Monkey Deli

Solo Vinho

Tables 4-0 adj to building w/ stanchions and barrier separating tables from walk

Bicycle parking to new security bars on fence

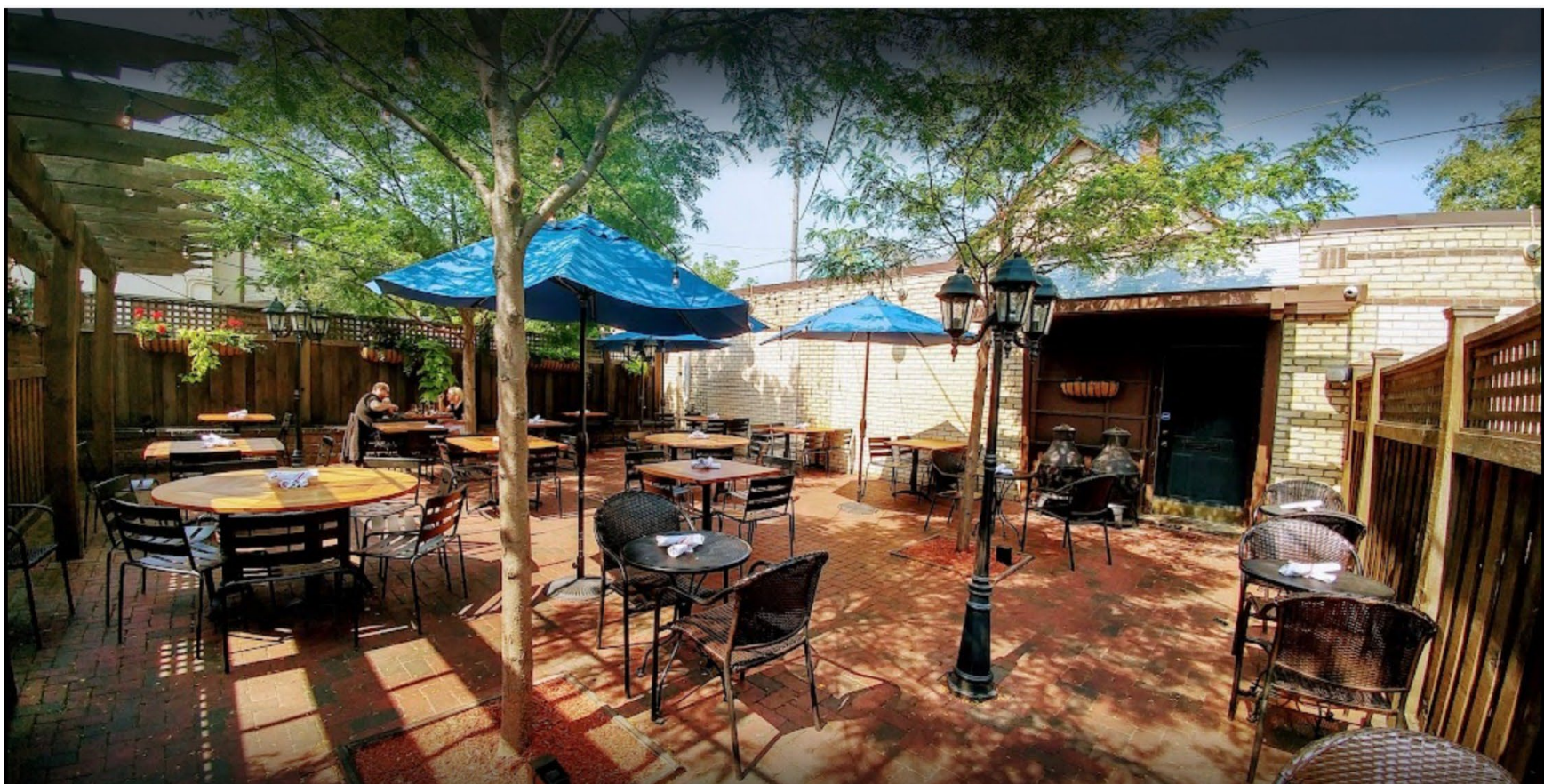
SELBY AVE

Photos – Interior / Exterior



Confidential offering memorandum









Contact Information

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optimistic
partners



CAM DETAIL

2025 CAM						
517 Selby Building						
					2025	
					Estimate	
	<u>Taxes</u>					
	Property Taxes				45,200	
	City of St Paul Assessment				1,200	
	<u>Insurance</u>					
	Building G&L				12,300	
	<u>Maintenance</u>					
	Snow Plowing				5,000	
	Parking Lot Maint/Cleaning				1,200	
	Other Maintenance (Binder Heating Qtrly)				2,600	
	Management Fee				6,800	
	Total				74,300	
	Tenant Proportional Share			X	60.0%	
	Total CAM Revival Space				\$ 44,580	
					\$ 3,715	
		SQ Feet				
	Solo Vino	1872	40.0%			
	Revival	2808	60.0%			
	Back Bldg		0.0%			
		4680			\$ 15.88	per sq foot