

**DOWNTOWN ST PAUL | OFFICE-RESIDENTIAL-RETAIL**

## Half Block Redevelopment Opportunity

416 & 421 Wabasha Street North, St. Paul, MN 55102



### Property Features

- Never before offered build-to-suit opportunity
- Half block site in the heart of the St. Paul CBD
- Located within an Opportunity Zone
- Skyway connection possible
- Floorplates of up to 40,000 square feet
- Major employers such as Ecolab, Travelers, Alliance Bank, Securion and Minnesota State government located nearby
- Easy access from I-94, I-35E and Hwy 52
- Transit access via Green Line, express and local bus routes
- Directly adjacent to Treasure Island Center and Minnesota Wild practice facility.
- Blocks from the Xcel Energy Center, RiverCentre and Rice Park

### Contact Us

**ERIC DUEHOLM**

Partner

651.621.2550

[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**RHETT CARLSON**

Broker

651.621.2564

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**Full Property Information at:**  
[gracebldg.com](http://gracebldg.com)

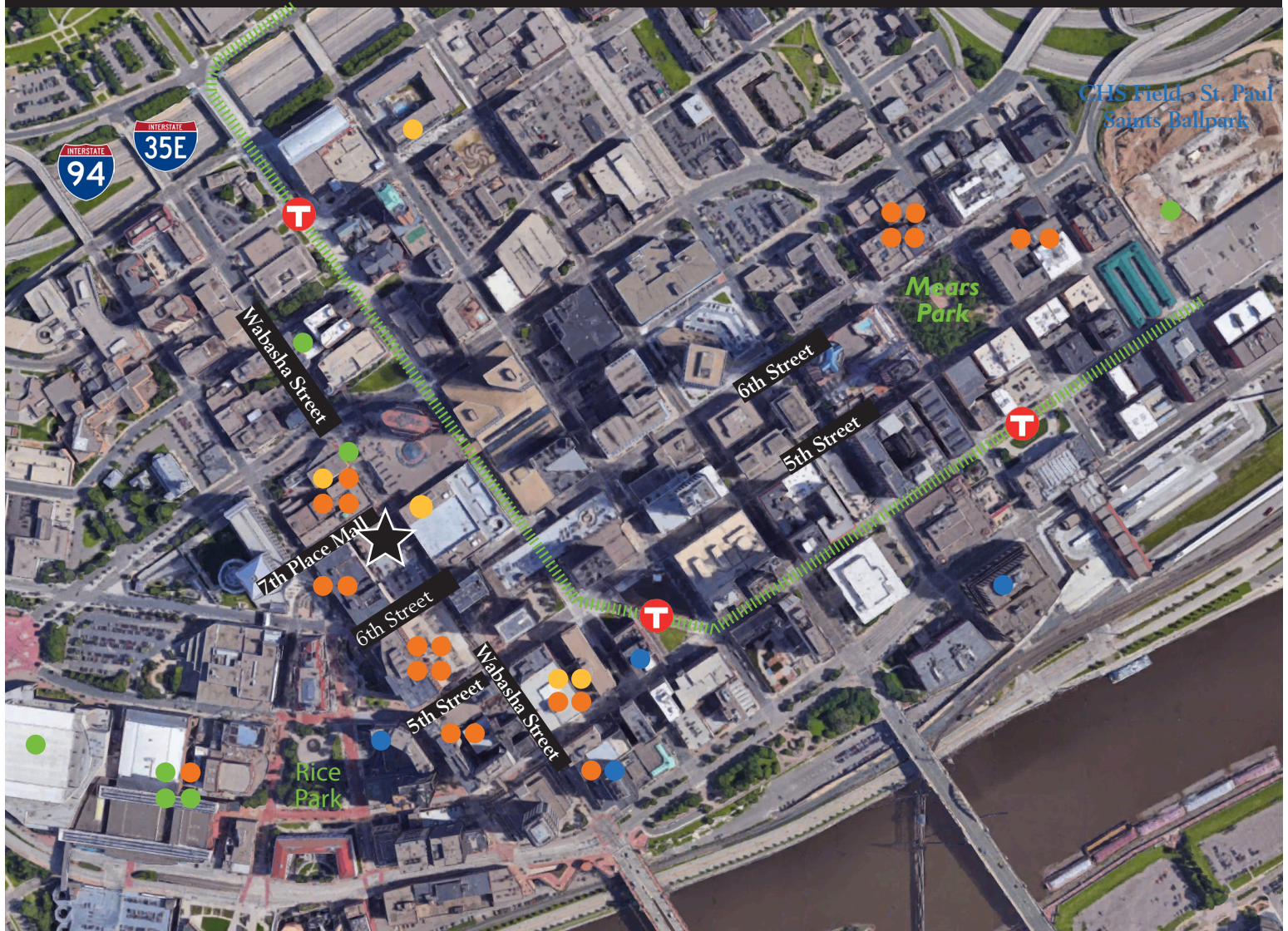


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## AMENITY MAP



### RESTAURANTS/BARS

Afro Deli  
American Burger Bar  
Amsterdam Bar & Hall  
Barrio  
Chipotle  
Dunn Bros.  
Erbert and Gerberts  
Handsome Hog  
Herbie's on the Park  
Kincaid's  
Meritage  
Mickey's Diner  
Vieux Carre Cocktail Bar  
Ox Cart Ale House  
Pazzaluna Urban Italian  
Public kitchen + bar

Saint Dinette  
Sakura Restaurant & Bar  
Starbucks  
Taco Libre  
The Bulldog Lowertown

### RETAIL/ CONVENIENCE

FedEx DropBox  
Lunds & Byerlys  
Rivertown Market  
Walgreens

### ENTERTAINMENT

CHS Field  
Fitzgerald Theater  
Ordway Center  
Palace Theatre  
Roy Wilkins Auditorium  
Saint Paul RiverCentre  
Xcel Energy Center

### HOTELS

DoubleTree by Hilton  
Hotel 340  
Hyatt Place  
InterContinental  
Saint Paul Hotel



95/100  
Walk Score



9.7/10  
Transit



66/100  
Bike Score

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## Location

Located in the heart of downtown Saint Paul. This property is in the ideal location for a new, multi-purposed, urban development. It is in walking distance to all that downtown Saint Paul offers - live music, theater, fine & casual dining, sporting events, concerts, shopping and farmers market. Public transportation is convenient, and it is just blocks from major highways I-94, I-35E and 52.

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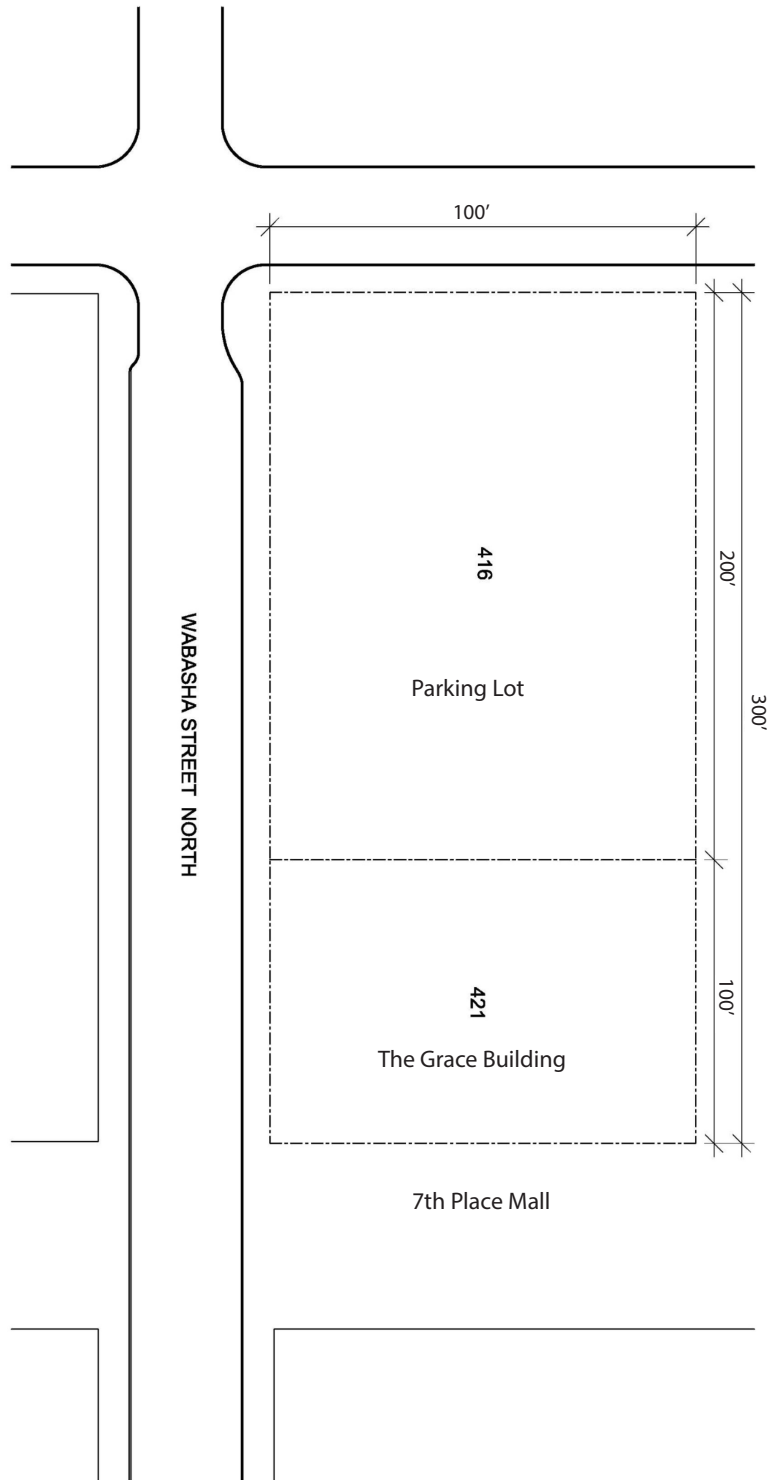
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## Site Plan



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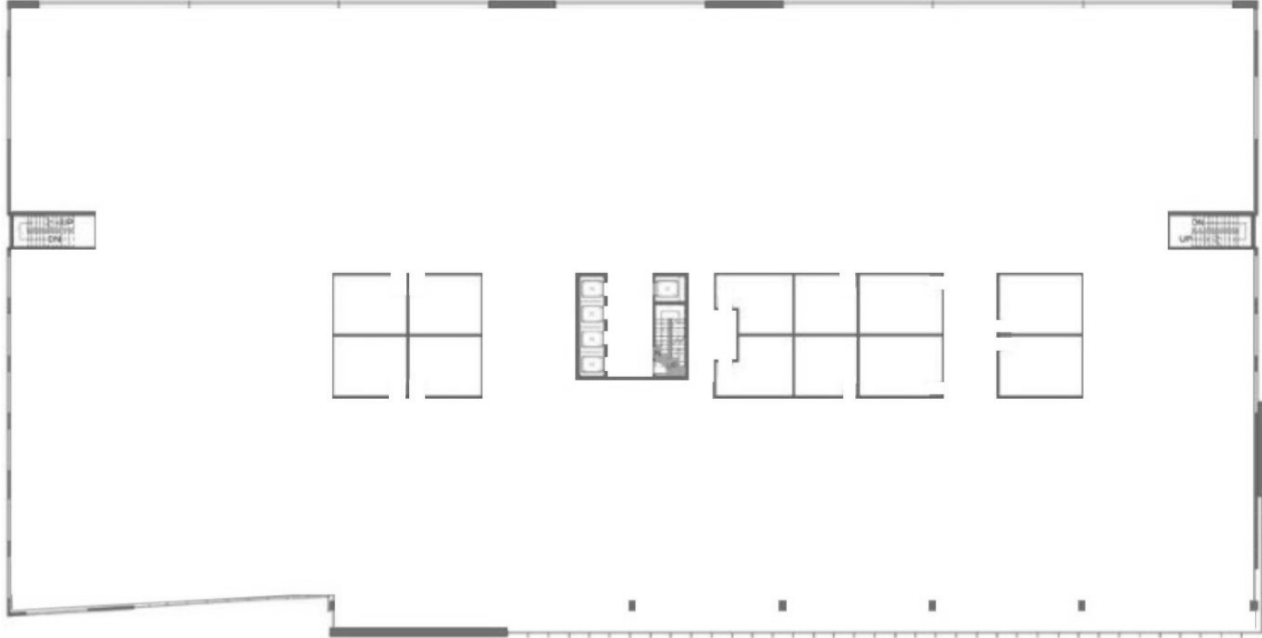
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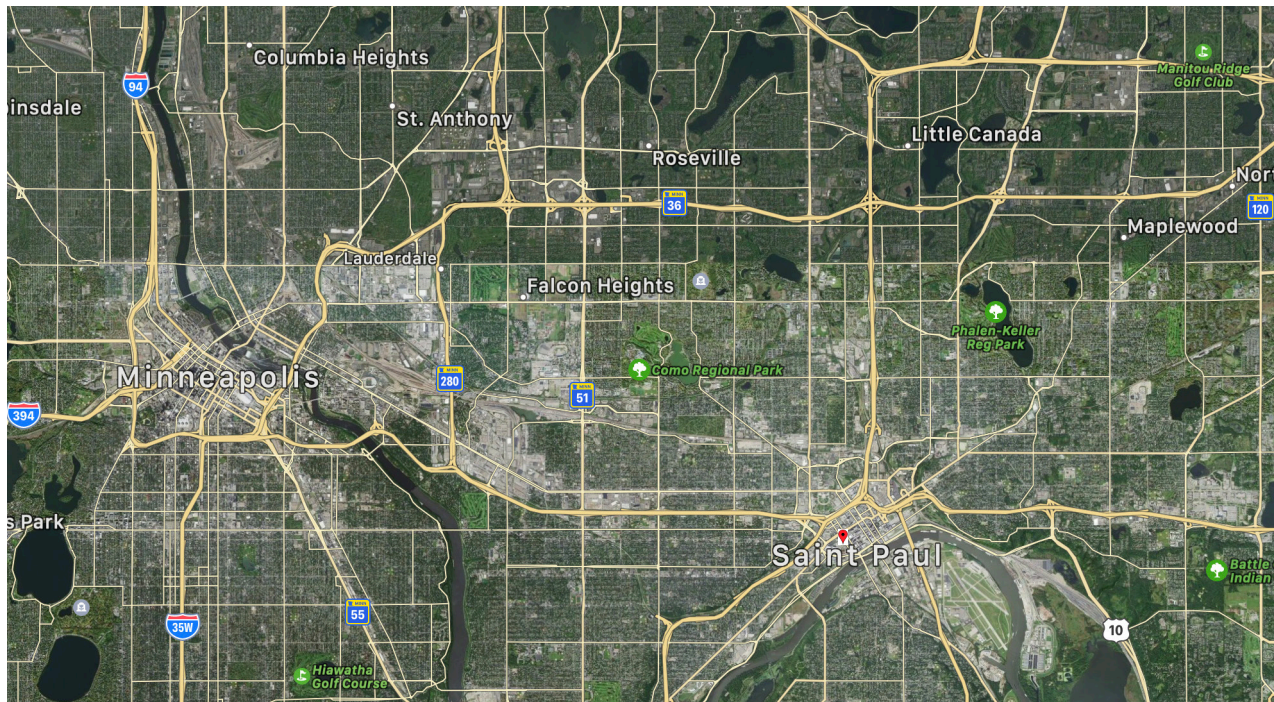
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### Sample Office Floorplate



### Greater Twin Cities



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