

FOR LEASE | OFFICE / RETAIL / INDUSTRIAL

Metro 94 Business Center

425 - 475 Etna Street, Saint Paul, Minnesota 55106



Metro-94 is conveniently located along Interstate-94 and Highway 10 in Saint Paul, Minnesota. The total square footage of the four buildings is 105,000 on 7.8 acres. The property is leased to diverse array of organizations. The new Gold-line Rapid Bus Transit will have an Etna Street station, improving public transportation options for tenants, employees and patrons.

Property Features

- Flexible loading with a combination of dock doors and drive-in doors
- Ample parking - 425 spaces
- \$6.72 psf estimated Tax & CAM (2025)

Contact Us

ERIC DUEHOLM

Partner



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BEN BRUNO

Brokerage Services



651.621.2563

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TONY ROSSATO

Brokerage Services



651.621.2507

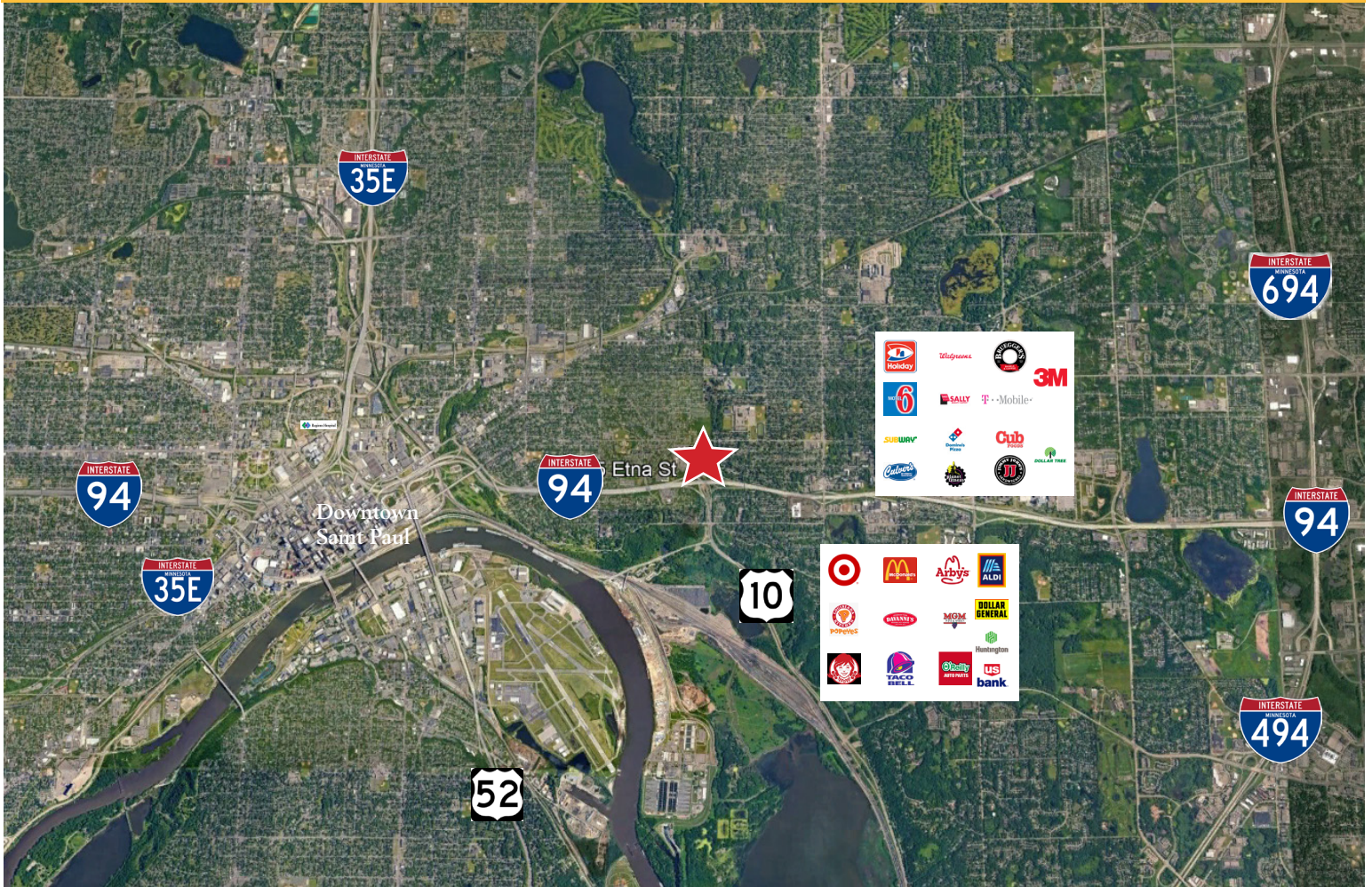
tony@terracegroupllc.com

Full Property Information at:
metro-94.com

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Destinations

Downtown Saint Paul
MSP International Airport
Downtown Minneapolis

Drive Time

8 minutes
17 minutes
20 minutes



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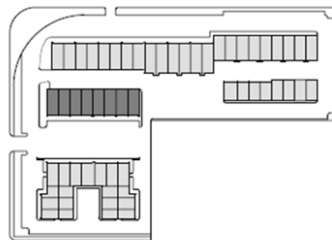
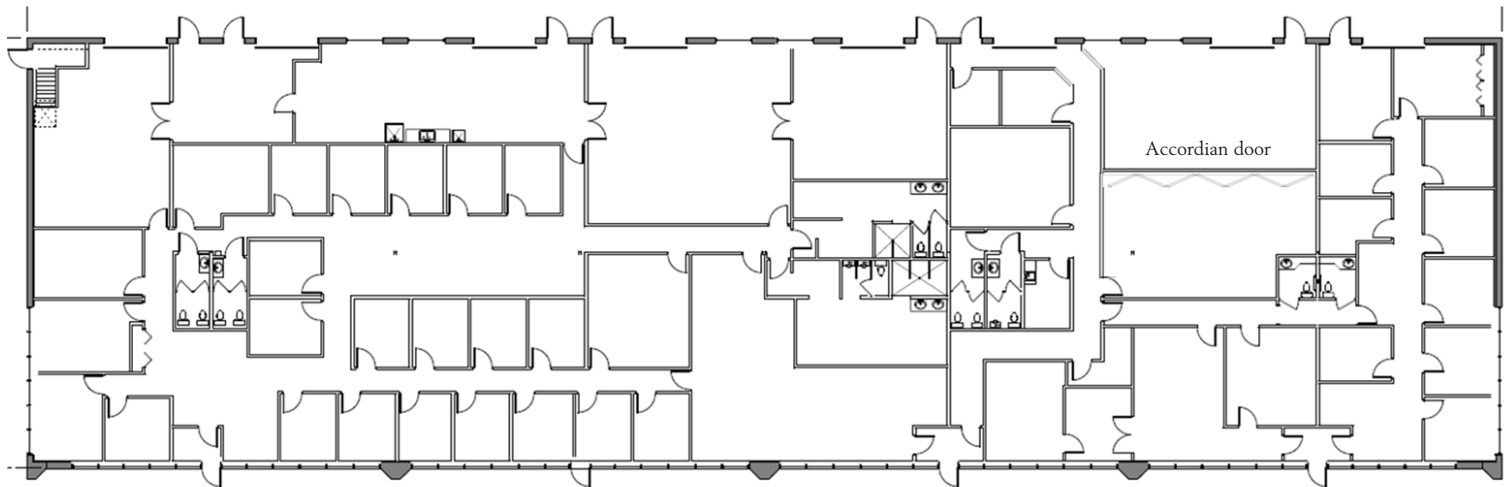
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Building 455 | Suites 27 - 34

- 16,720 square feet divisible to 2,500 square feet
- Combination of individual offices and open area
- Numerous drive-in doors
- Warehouse areas with drive-in doors can be expanded
- Accordion door to make a large meeting room
- Available December 1, 2024
- Rent is negotiable



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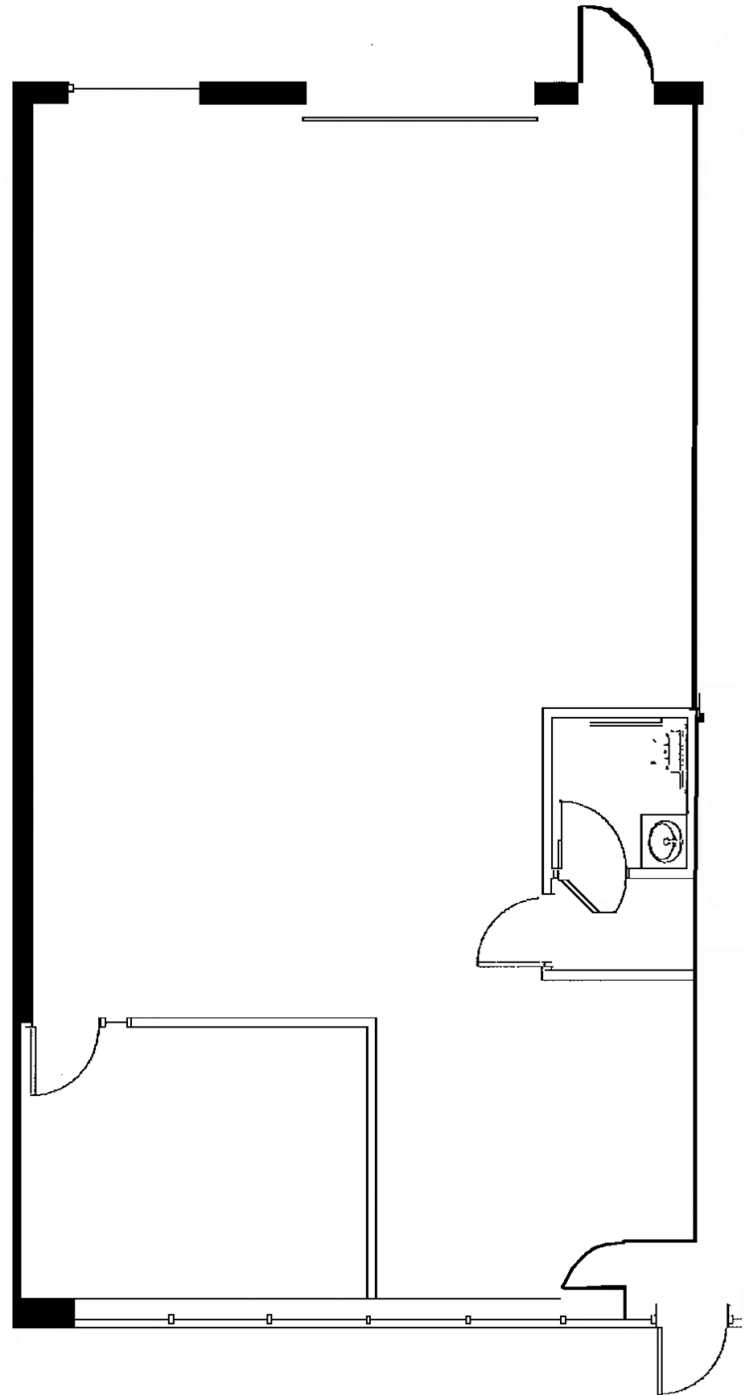
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Building 425 | Suite 39

- 1,650 square feet
- Individual office on window line
- Air-conditioned production area
- 12' tall drive-in door
- Estimated initial monthly gross rent \$2,000



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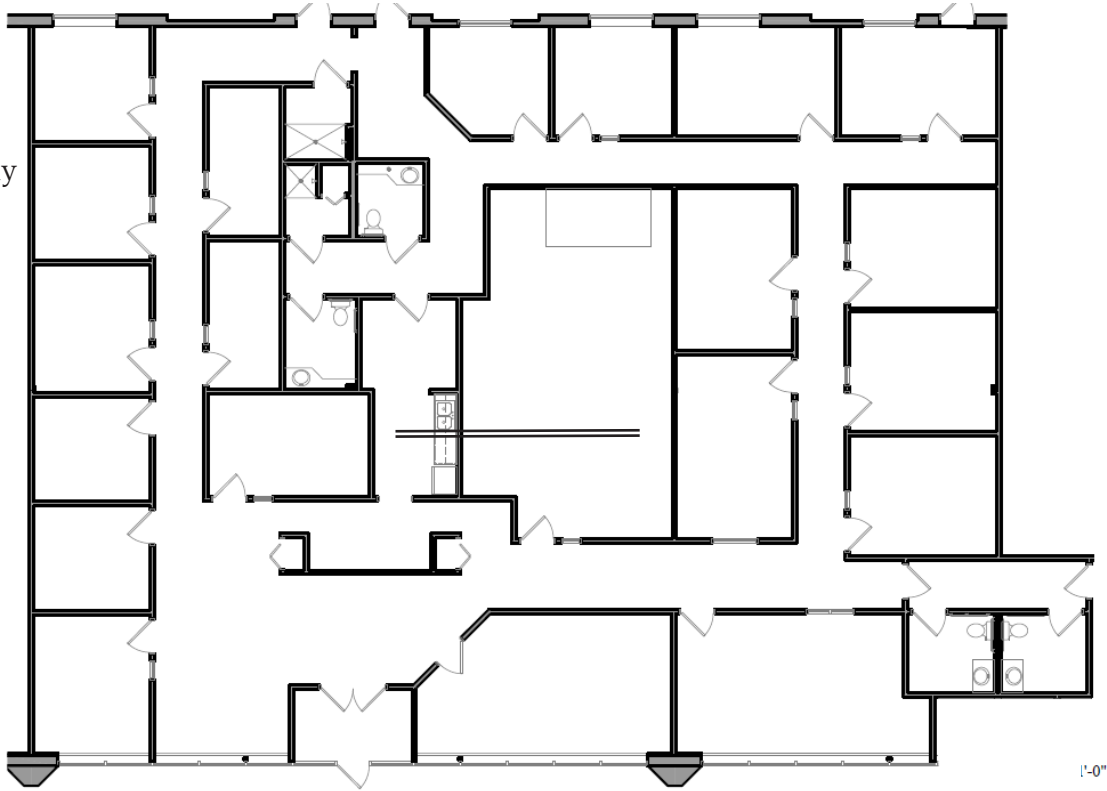
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Building 445 | Suites 62 - 64

- 6,300 square feet
- Divisible
- Private offices
- Available immediately
- Estimated initial as-is monthly gross rent \$8,800



Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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