

FOR LEASE

South Bridge Office Center 155 S Wabasha St, St. Paul, MN



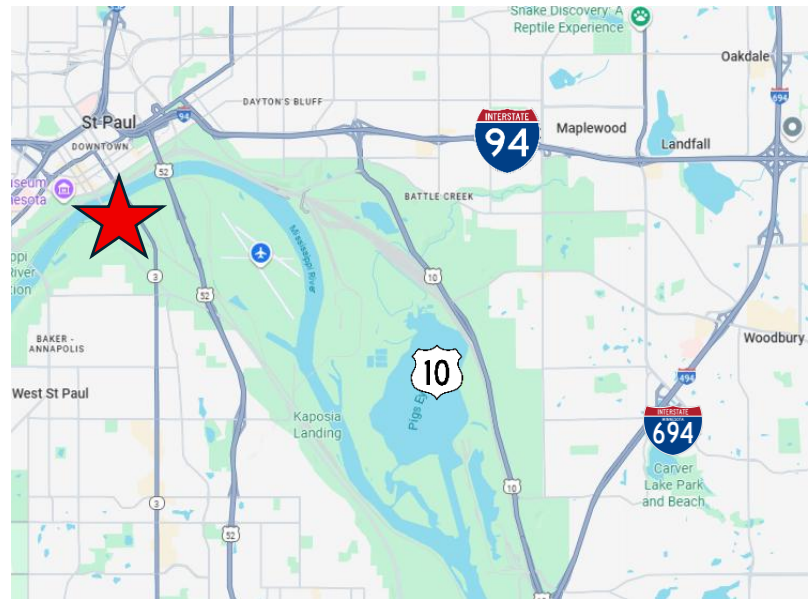
LISTING DETAILS

- Building Size: 21,580 SF
- Year Built: 1986
- Space Available:
 - Suite 110 1,683-4,004 SF
 - Suite 111 3,318 SF
- Lease Rate:
 - Suite 110 \$18.00 /SF Gross
 - Suite 111 Negotiable
- Utilities: Gas & Electric Included

PROPERTY DETAILS

- Vanilla Shell Office Space
- Floor-to-Ceiling Windows
- Fully Operational Oral Surgery Center
- Recently Renovated Building & Suites
- Easy Access to St. Paul and Minneapolis
- Tenant Improvement Allowance Available

LOCATION



Located off I-94 and Highway 51



CROSSROADS
PROPERTIES

Mark Young

D: 651-233-2435 | M: 651-307-2371

Zac Houle

D: 651-209-0520 | M: 651-248-7567

Joseph Dokken

D: 651-363-3598 | M: 651-395-0948

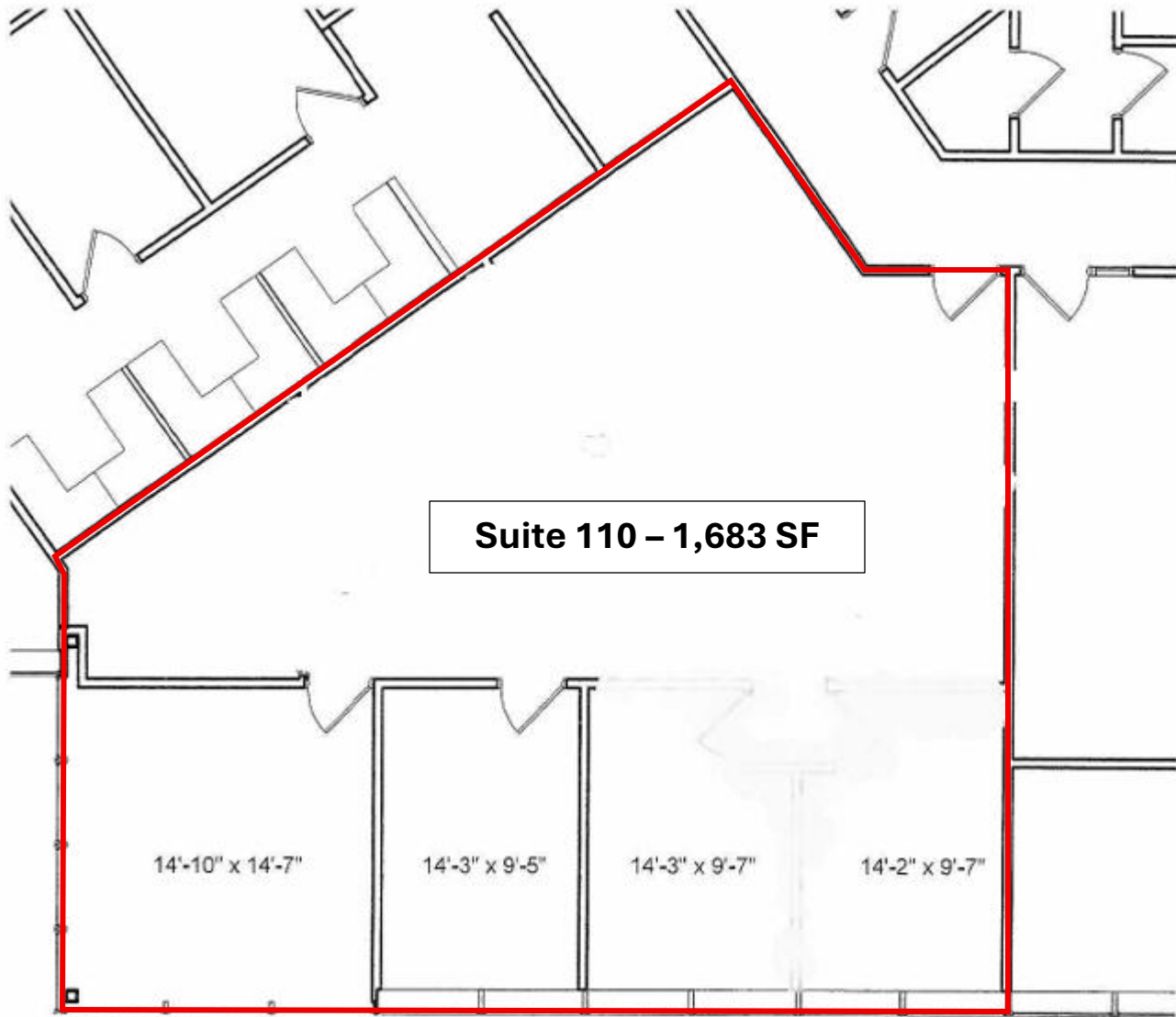
7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

www.crossroadsproperties.net

FOR LEASE

South Bridge Office Center
155 S Wabasha St, St. Paul, MN

FLOOR PLAN – SUITE 110 (1,464 SF)



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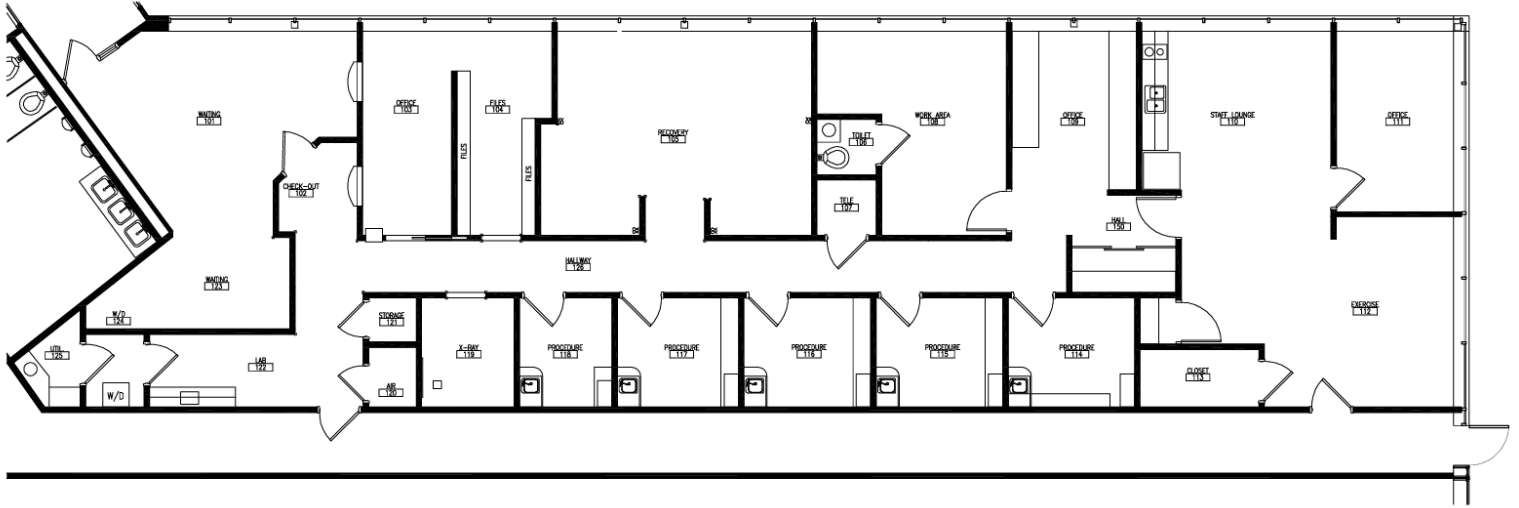
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FOR LEASE

**South Bridge Office Center
155 S Wabasha St, St. Paul, MN**

FLOOR PLAN – SUITE 111 (3,318 SF)



- Fully Operational Oral Surgery Center
- Newly Renovated
- Plumbing throughout
- Directly off the Main Building Entrance
- Ready for Occupancy



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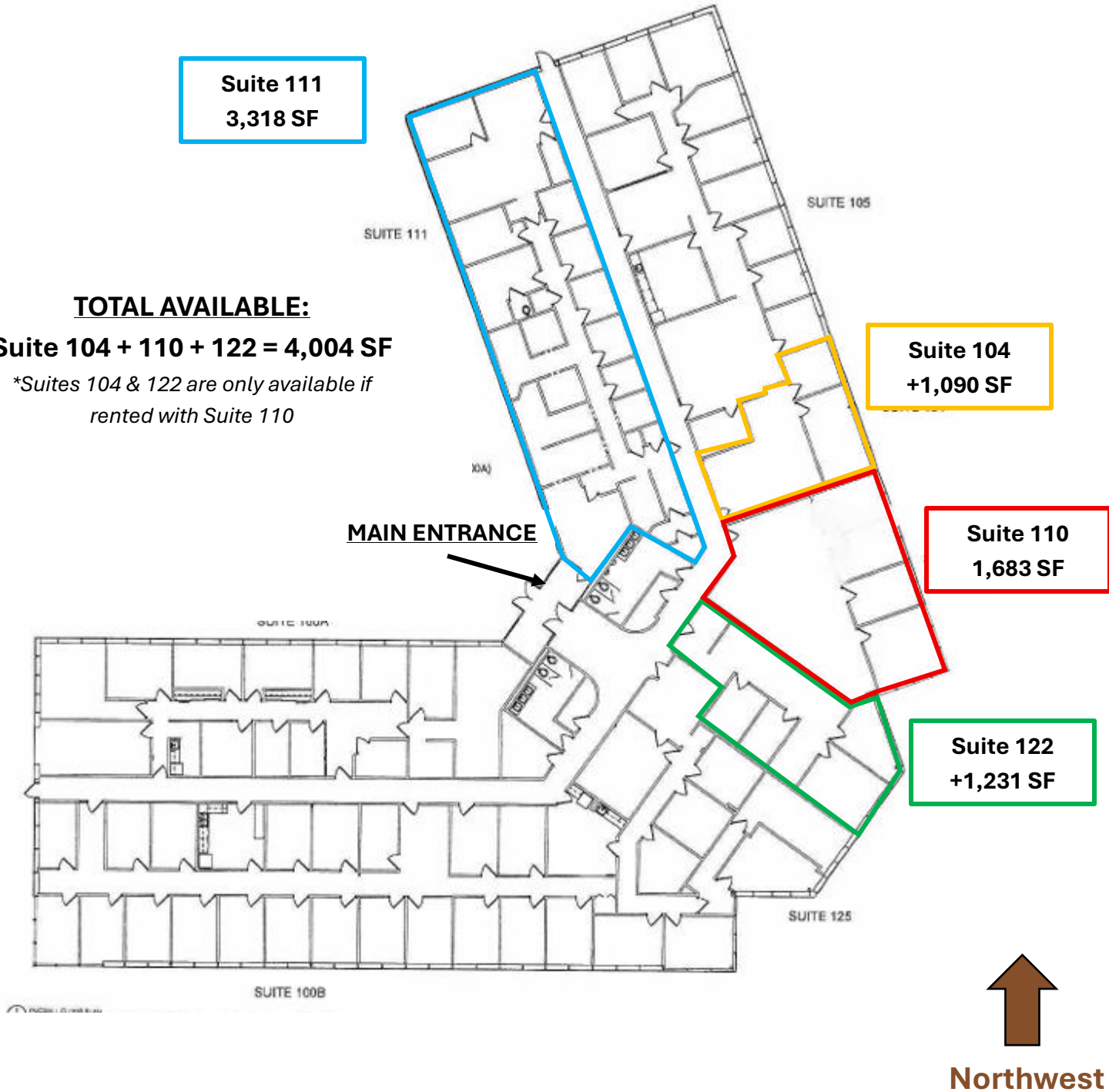
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FOR LEASE

South Bridge Office Center
155 S Wabasha St, St. Paul, MN

BUILDING PLAN (1,683 – 7,322 SF)



Suite 111
3,318 SF

Suite 104
+1,090 SF

Suite 110
1,683 SF

Suite 122
+1,231 SF

TOTAL AVAILABLE:
Suite 104 + 110 + 122 = 4,004 SF
**Suites 104 & 122 are only available if
rented with Suite 110*