



FOR LEASE

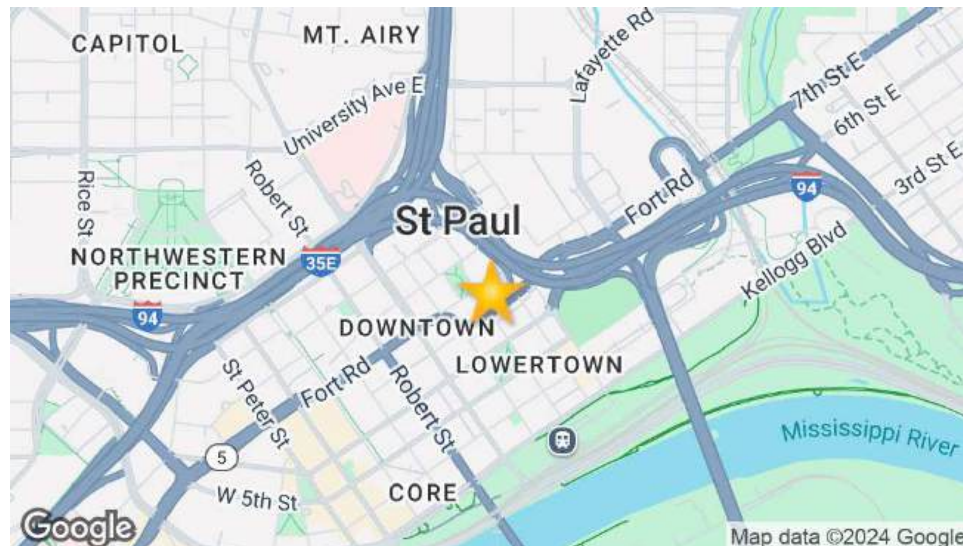
**THE GILBERT BUILDING
413 WACOUTA ST.
SAINT PAUL, MN 55101**

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY

THE GILBERT BUILDING

413 WACOUTA ST., SAINT PAUL, MN 55101



OFFERING SUMMARY

Lease Rate:	\$17.50 sf/Gross
Building Size:	49,920 SF
Available SF:	200 - 3,000+ SF
Lot Size:	0.287 Acres
Year Built:	1894
Zoning:	B5 - Central Business Service

PROPERTY OVERVIEW

Very Competitive Lease Rates & Just Reduced! Current available spaces range from individual offices as small as ~200 square feet up to large suites. Affordable Gross/Full-Service rates with landlord covering CAM/operating expenses, taxes, & utilities. Historic Brick & Timber Suites with great character and lots of natural light available in the Gilbert Building in the Lowertown area of Downtown St. Paul. Parking lot next to building for Gilbert Building Tenants and Visitor parking.

Many other nearby parking options including cheap parking immediately behind the building, underground neighboring parking + 2nd floor skyway access. Other amenities include a great Full-time Property Manager on-site weekly, complimentary building conference room, comprehensive building cleaning, building security, 24/7 card access, & high-speed Wi-Fi.

The Gilbert Building is one the Upper Midwest's truly beautiful office buildings. The Gilbert Building opened in 1893 and today is part of the National Register of Historic Places and underwent a major renovation in the mid-1980s. Many recent and modern updates throughout.

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com



PROPERTY DETAILS

THE GILBERT BUILDING

413 WACOUTA ST., SAINT PAUL, MN 55101

Lease Rate

\$17.50 SF/GROSS

LOCATION INFORMATION

Building Name	The Gilbert Building
Street Address	413 Wacouta St.
City, State, Zip	Saint Paul, MN 55101
County	Ramsey
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-94 & I-35E
Nearest Airport	St. Paul Downtown Airport

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Corner Property	Yes
Waterfront	Yes
Power	Yes

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	5
Year Built	1894
Load Factor	1.23
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number of Buildings	1

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Elevators	2
Number of Elevators	2
Central HVAC	Yes
Telephone	Yes
Cable	Yes

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AVAILABLE SPACES FOR LEASE

THE GILBERT BUILDING

413 WACOUTA ST., SAINT PAUL, MN 55101

LEASE INFORMATION

Lease Type: Gross Lease Term: Negotiable
Total Space: 103 - 3,072 SF Lease Rate: \$17.50 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 250-2	415 - 519 SF	Gross	\$20.00 SF/yr	-
Suite 250-3	103 SF	Gross	\$20.00 SF/yr	-
Suite 250-4	138 SF	Gross	\$20.00 SF/yr	-
Suite 250-5	139 SF	Gross	\$20.00 SF/yr	-
Suite 350-10	193 SF	Gross	\$17.50 SF/yr	14'3" x 10' 11". 155.56 useable. 192.89 rentable
Suite 430	1,827 SF	Gross	\$17.50 SF/yr	-
Suite 500	3,072 SF	Gross	\$17.50 SF/yr	-

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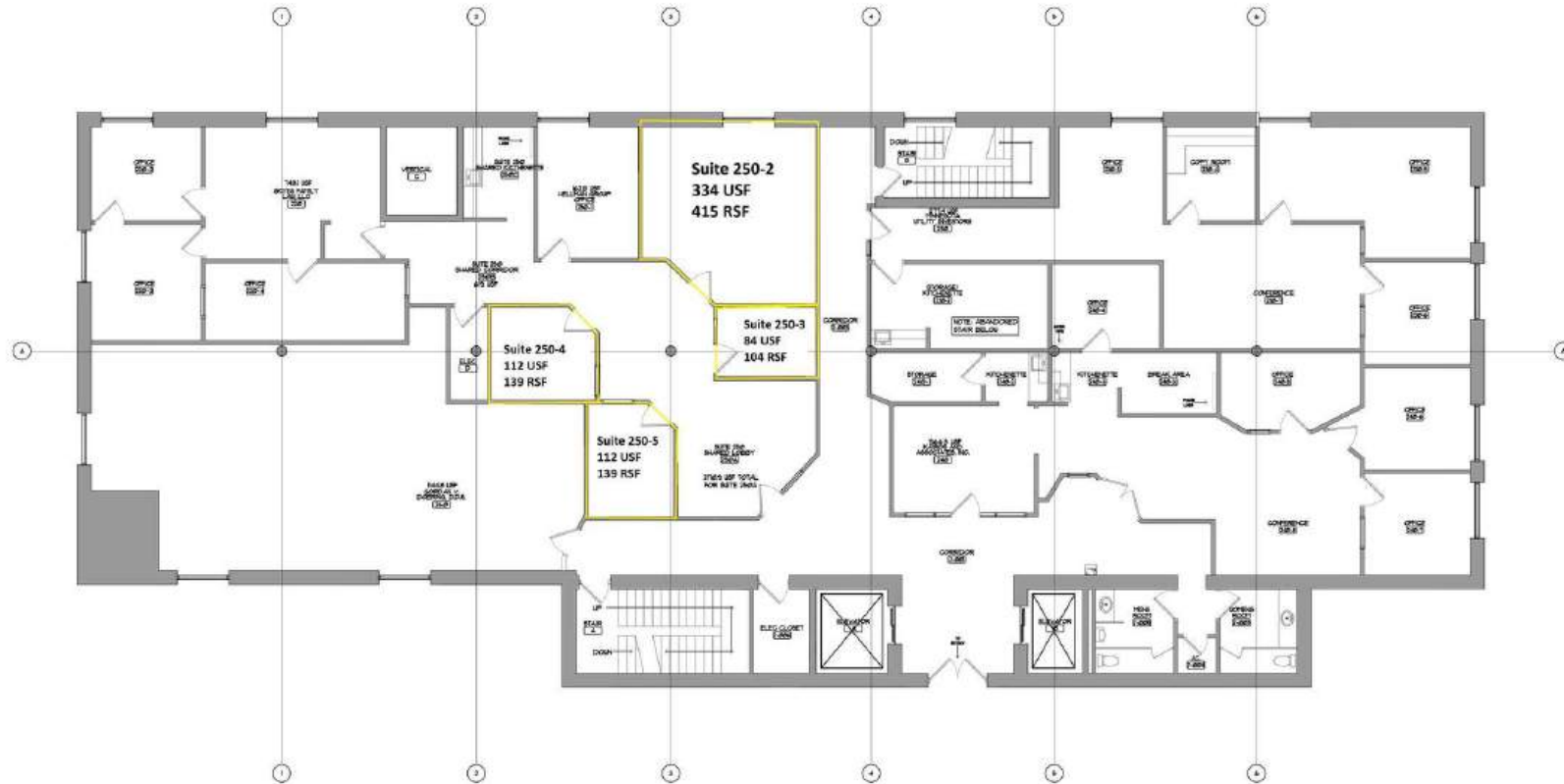
Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com



FLOOR PLAN - 2ND FLOOR

THE GILBERT BUILDING

413 WACOUTA ST., SAINT PAUL, MN 55101



1 SECOND FLOOR-GILBERT BUILDING
A120 3/22" = 1'-0"

The Gilbert Building

Second Floor
413 Wacouta Street
Saint Paul, MN



118 E. 26th Street, Suite 210 Minneapolis, MN 55404
P: 612-678-8125 F: 612-678-8152

www.tanek.com

scale: as noted

A-120

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FLOOR PLAN - 3RD FLOOR

THE GILBERT BUILDING
 413 WACOUTA ST., SAINT PAUL, MN 55101



1 THIRD FLOOR-GILBERT BUILDING
 A130 3/32" = 1'-0"

The Gilbert Building
 Third Floor
 413 Wacouta Street
 Saint Paul, MN

tanek
 118 E. 26th Street Suite 300 Minneapolis, MN 55404
 P:612-479-0225 F:612-479-4152
 www.tanek.com

scale: as noted
A-130

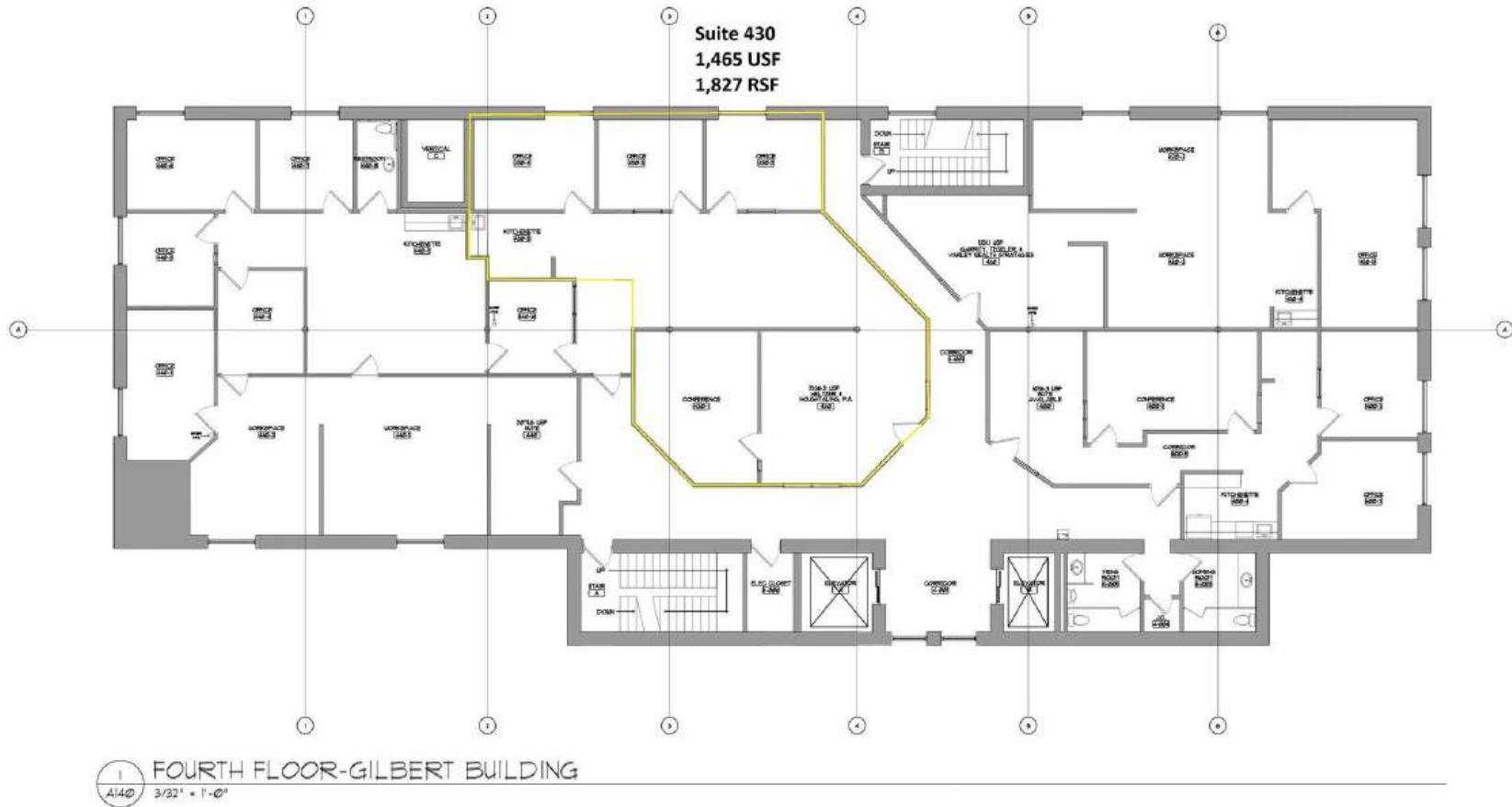
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FLOOR PLAN - 4TH FLOOR

THE GILBERT BUILDING

413 WACOUTA ST., SAINT PAUL, MN 55101



The Gilbert Building

Fourth Floor
413 Wacouta Street
Saint Paul, MN

tanek

116 E. 26th Street Suite 300 Minneapolis, MN 55404
P: 612-679-6225 F: 612-679-6152
www.tanek.com

scale: as noted

A-140

Presented By:

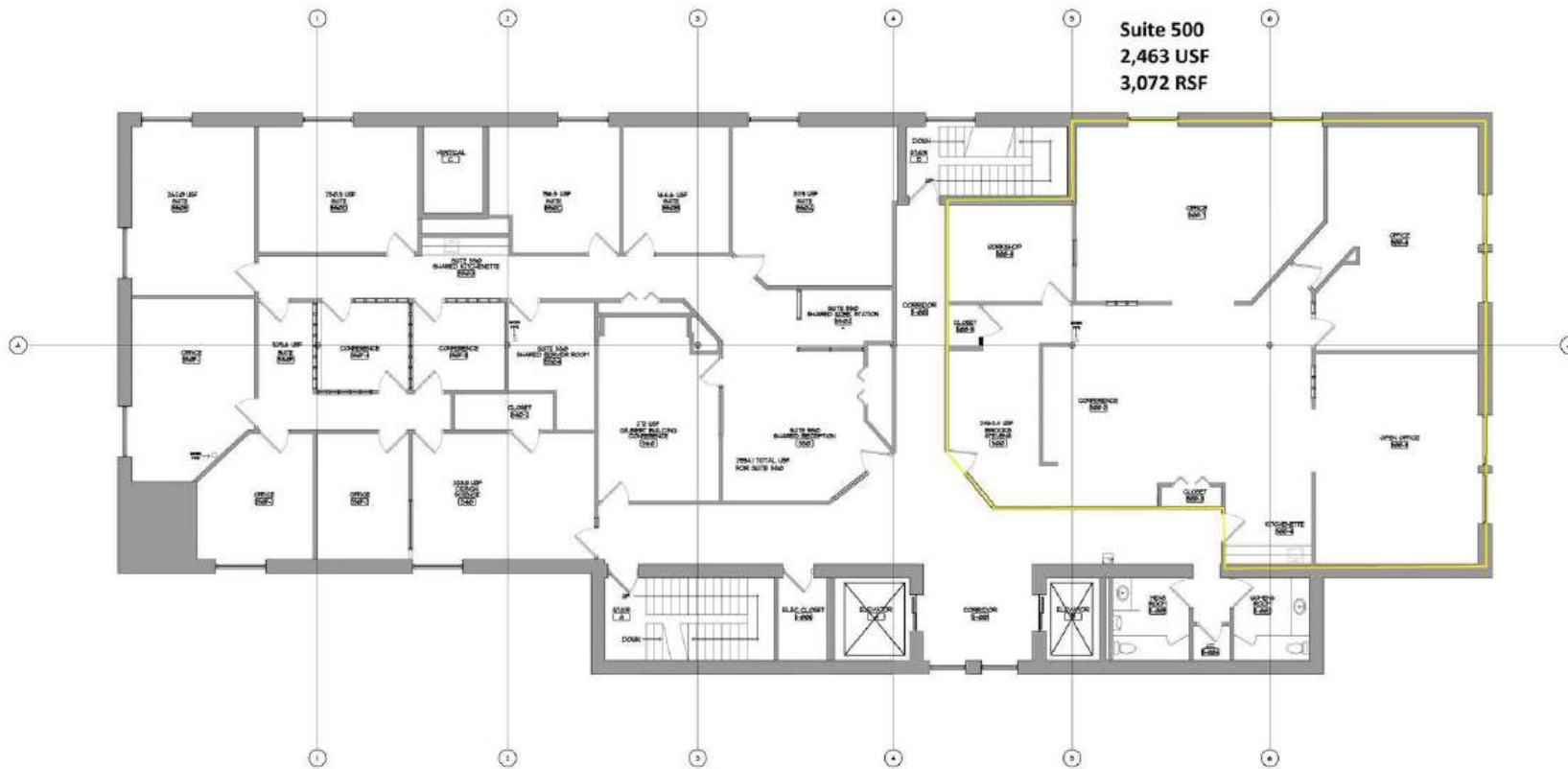
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FLOOR PLAN - 5TH FLOOR

THE GILBERT BUILDING

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1 FIFTH FLOOR-GILBERT BUILDING
3/32" = 1'-0"

The Gilbert Building

Fifth Floor
413 Wacouta Street
Saint Paul, MN



118 E. 24th Street Suite 300 Minneapolis, MN 55404
P:612-879-8225 F:612-879-6152
www.tanek.com

scale: as noted

A-150

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PROPERTY PHOTOS

THE GILBERT BUILDING
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PROPERTY PHOTOS - SUITE 350

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PROPERTY PHOTOS - SUITE 430 (1,827 RSF)

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PROPERTY PHOTOS - SUITE 500 (3,072 RSF)

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PROPERTY PHOTOS - SUITE 500 (3,072 RSF)

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PARKING & TRANSPORTATION

THE GILBERT BUILDING

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PARKING & TRANSPORTATION

Parking lot next to building for Gilbert Building Tenants and Visitor parking.

There are several affordable transportation options along with options for parking in the immediate vicinity. Please verify with parking options on availability.

Metro Transit Bus Line

6th St E & Wall St: 21 West, 54 West, 63 West, 70 West, 94 West, 353 West, 363 North, 480 South, 484 South

Wall St & 7th St: 54 East, 61 West, 64 East, 74 East

5th St & Sibley St/Wacouta St: 21 East, 54 East, 63 East, 70 East, 94 East, 294 East, 353 East, 363 South

Metro Transit Green Line

Union Depot Station

Parking in Immediate Area:

Kat Lot 275 7th St E, Lancer 262 E. 8th St, Church of St. Mary Lot 261 E. 8th St, #2031 242 E. 8th St, #33 Lot 392 Wall St, 6th & Wall 255 6th St E, Farmer's Market Lot 290 5th St E.

For more information:

City of St. Paul Parking Map: <https://www.stpaul.gov/parking-saint-paul#iframe>

Metro Transit: <https://www.metrotransit.org/stops-stations>

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RETAILER MAP

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ZONING INFORMATION

THE GILBERT BUILDING

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B5 - CENTRAL BUSINESS SERVICE

The B5 Central Business Service is intended to provide necessary services for the population area which is served by all of the previous business districts. Such service establishments often involve objectionable influences such as noise from heavy service operations and large volumes of truck traffic and are thus incompatible with previous business districts. The district provides for wholesaling, restricted manufacturing and other business uses which are needed in proximity to the central business district and require central location to permit serving the entire city.

Permitted Uses: Multiple family dwelling, Housing for the elderly, Home occupation, Mixed residential & commercial use, Foster home, Supportive housing facility, Shelter for battered persons, Roominghouse, Adult care home, Dormitory, Daycare, School (K-12), College/university/seminary, Trade school/arts school/ dance school, Social/cultural/recreational facilities, Club/fraternal organization/lodge hall, Museum, Public library, Public & private park/playground, Recreation (commercial), Church/chapel/synagogue/place of worship, Rectory/parsonage, Convent/monastery/religious retreat, Electric transformer or gas regulator substation, Municipal building or use, Utility or public service building, Offices, Administrative offices, Artist/photographer studio, Insurance/real estate/sales offices, Professional office, Clinic (medical or dental), Hospital, Medical laboratory, Veterinary clinic, General retail, Alternative financial establishment, Bank/credit union, Business sales & services, Drive thru sales & services (primary & accessory), Dry cleaning (commercial laundry), Food & related goods sales, Food shelf, Laundromat (self service), Liquor store, Massage center, Mortuary/funeral home, Package delivery service, Pawn shop, Post office, Service business, Service business with showroom or workshop, Small appliance repair, Small engine repair, Tattoo shop, Tobacco products shop, Bar, Brew on premise store, Catering, Coffee shop or tea house, Restaurant, Restaurant (carry out or deli), Restaurant (fast food), Restaurant (outdoor), Bingo hall or auction hall, Health/sports club, Hotel or motel, Indoor recreation, Outdoor sports/entertainment, Reception/rental hall, Steam room/bathhouse facility, Theater/assembly hall, concert hall, Auto convenience market, Auto service station, Auto specialty store, Auto repair station, Auto sales (indoor), Parking facility (commercial), Bus or railroad passenger station, Railroad right of way, Distillery craft, Finishing shop, Limited production and processing, Mail order house, Plastic products, Printing & publishing, Recycling drop off station, Storage facility, toiletries & cosmetic manufacturing, Warehousing & storage, Wholesale establishment, Accessory use.

For more information:

https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=PTIILECO_TITVIIIIZOCO_CH66ZOCOONDIUSDEDIST_ARTIV66.400.BUDI_DIV266.420.PRUSBUDI_S66.421PRUS

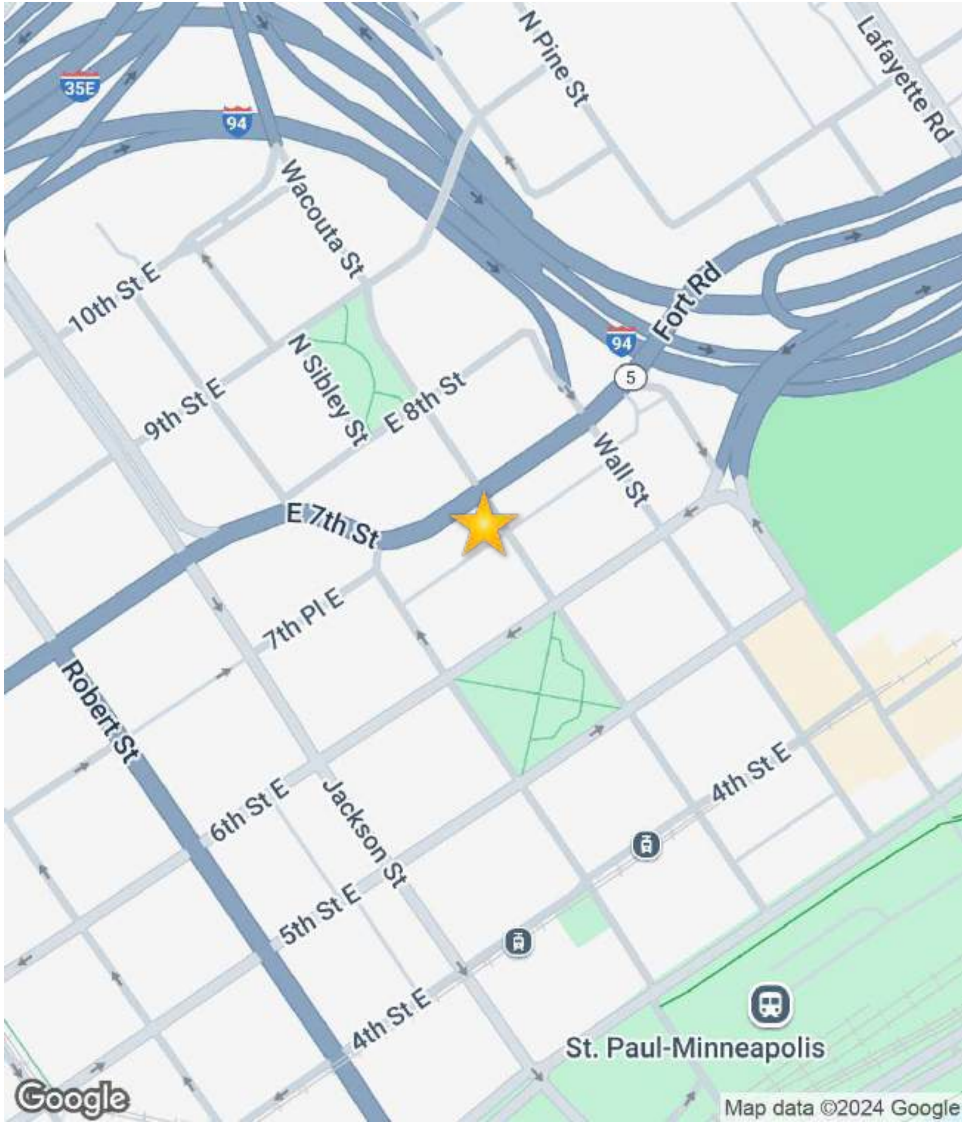
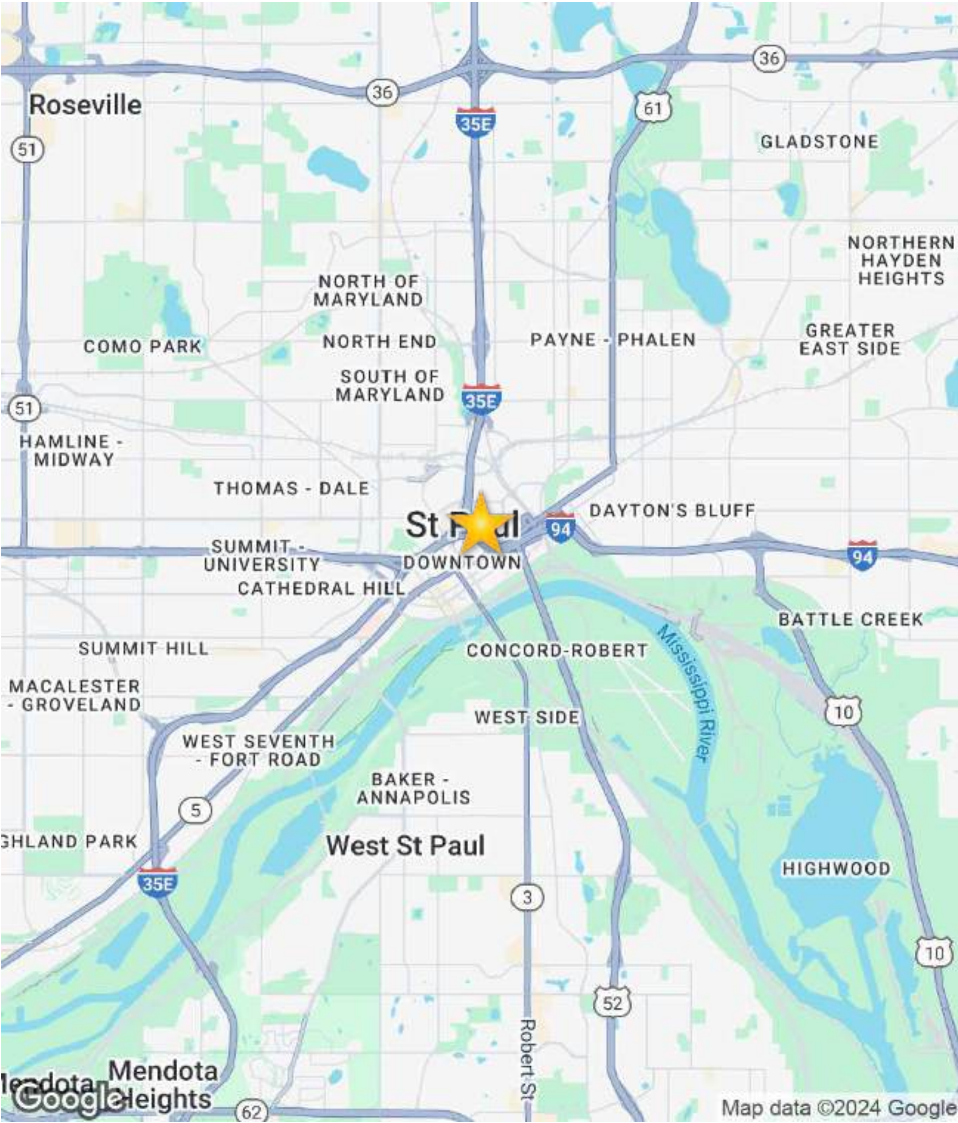
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LOCATION MAPS

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HISTORY OF THE GILBERT BUILDING

THE GILBERT BUILDING

413 WACOUTA ST., SAINT PAUL, MN 55101



HISTORY OF THE GILBERT BUILDING

One of three Cass Gilbert designed buildings in Lowertown today, this was eventually named after the celebrated architect. Although born in Ohio, Gilbert grew up in St. Paul before studying architecture at Massachusetts Institute of Technology. He returned to St. Paul, and received his big break when selected to design the new Minnesota State Capitol building after a national competition. Before that, he designed mostly commercial warehouse buildings like this one, constructed in 1894 and housing a variety of tenants. First it was the Wacouta Street Warehouse owned by the Boston & Northwest Realty Co, home of TL Blood's Northwestern Paint Works Co. The building sold in the 1930s to the Cardozo Furniture Company and was then renovated in the 1980s serving as office space.

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DEMOGRAPHICS MAP & REPORT

THE GILBERT BUILDING
 413 WACOUTA ST., SAINT PAUL, MN 55101



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,512	6,279	16,336
Average age	40.1	39.5	37.0
Average age (Male)	39.0	37.8	35.1
Average age (Female)	41.7	40.8	38.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	1,628	3,874	8,468
# of persons per HH	1.5	1.6	1.9
Average HH income	\$53,915	\$56,004	\$52,742
Average house value		\$257,872	\$214,214

** Demographic data derived from 2020 ACS - US Census*

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