

COMMERCIAL SPACE FOR LEASE

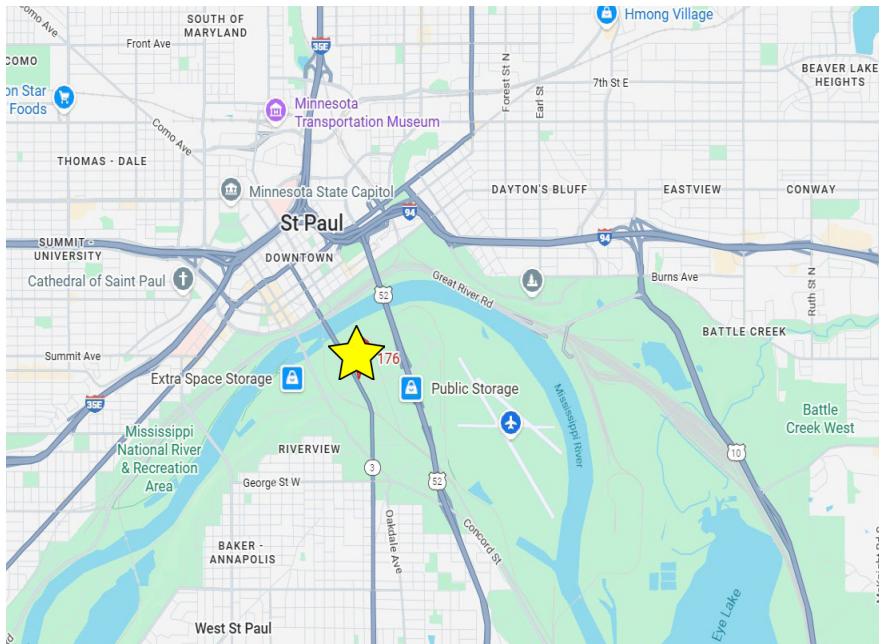


Soul Apartments

176 S Robert Street, St. Paul, MN 55107

BUILDING HIGHLIGHTS

- New construction mixed-use development with 174 rental units and 9,244 SF of commercial space situated at the corner of South Robert Street and Plato Boulevard in the West Side Flats area of St. Paul
- Design-build opportunity for a wide array of tenants and commercial users
- Dedicated entrance(s) and signage
- Onsite commercial parking options
- Dedicated outdoor terrace space (for outdoor seating)
- Convenient access to downtown St. Paul, the West Side neighborhood, and various highways
- Competitive zoning area with many permitted uses



901 North Third Street, Suite 100, Minneapolis, MN 55401

ERIN LARSON
612-314-1692
elarson@sr-re.com
www.sr-re.com

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Building Address

176 South Robert Street
St. Paul, MN 55107

Commercial Space

9,244 SF (divisible to 1-3 bays)

Gross Lease Rate

\$13.00 - \$15.00 PSF

Est. Operating Expenses (2026)

\$1.82 PSF (included in gross lease rate)

Zoning

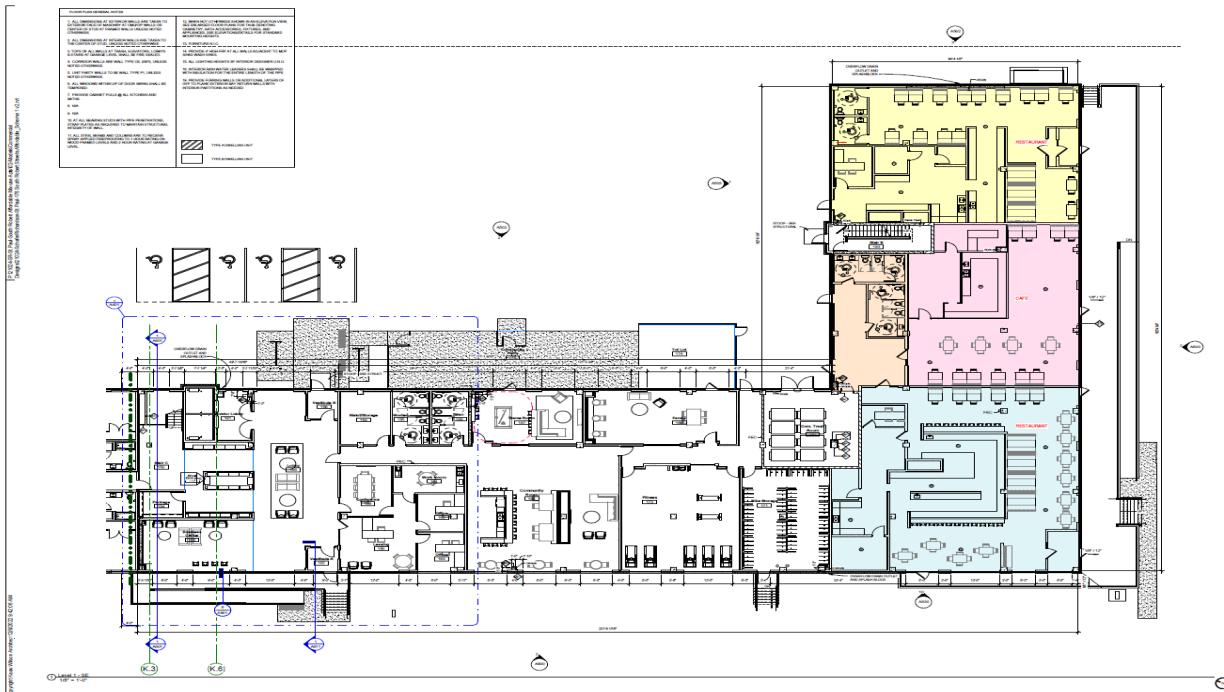
ITM

Parking

Onsite (shared), nearby parking ramp and street parking

TI Allowance/Build to Suit

Owner will build-to suit, or offer a Tenant Improvement Allowance with a term lease.



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