

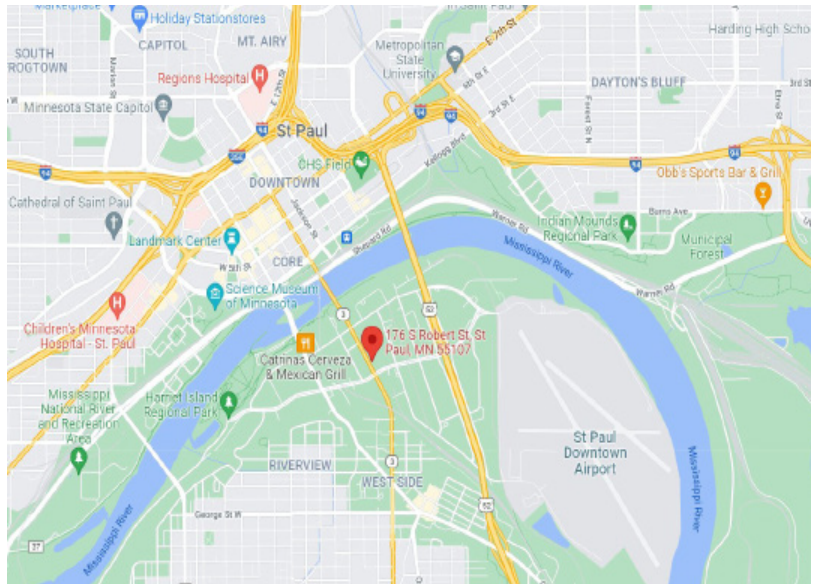
# COMMERCIAL SPACE FOR LEASE

## 176 South Robert Street

176 S Robert Street, St. Paul, MN 55107

### BUILDING HIGHLIGHTS

- New construction mixed-use development with 174 rental units and 9,561 SF of commercial space situated at the corner of S Robert Street and Plato Boulevard in the West Side Flats area of St. Paul
- Design-build opportunity for a wide array of tenants/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

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# 176 South Robert Street

176 S Robert Street, St. Paul, MN 55107

## Building Address

176 S Robert Street  
St. Paul, MN 55107

## Commercial Space

9,561 SF (divisible to 3 bays)

## Lease Rate

\$9.00 - \$15.00 PSF Net

## Operating Expenses

\$8.00 - \$10.00 PSF (estimated)

## Zoning

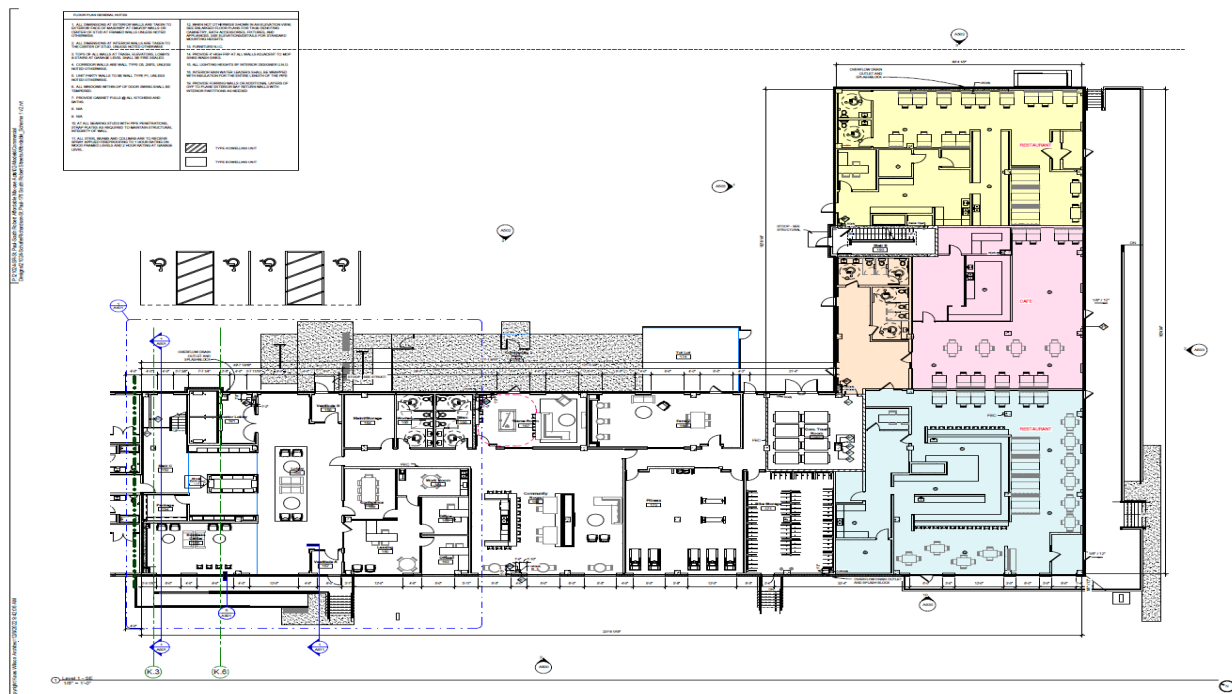
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## Parking

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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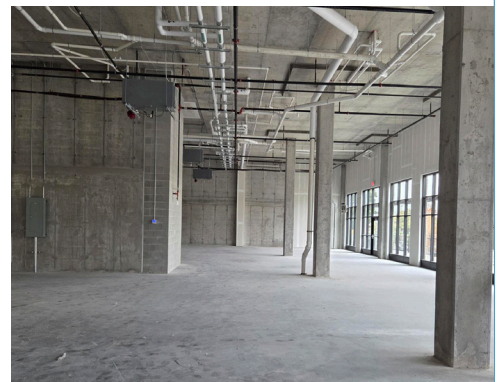
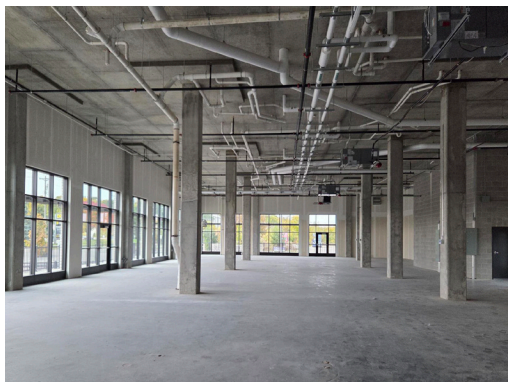
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