



FOR LEASE

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

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# PROPERTY DESCRIPTION

## THE GILBERT BUILDING

413 WACOUTA ST., SAINT PAUL, MN 55101



## PROPERTY DESCRIPTION

### Historic Office Suites in the Heart of Lowertown – The Gilbert Building Flexible Spaces | Competitive Full-Service Rates | Unique Charm

Don't miss your chance to lease office space in one of St. Paul's iconic properties — the Gilbert Building. With very competitive lease rates and limited availability remaining, this is a rare opportunity to secure space in a beautifully restored Historic Brick & Timber building with modern upgrades throughout.

#### Available Spaces:

From individual offices starting at ~200 SF to large suites and full-floor availability (entire 5th floor ~10,463 sf). All leases are simple Full-Service/Gross, with landlord covering CAM, operating expenses, taxes, and utilities — offering unbeatable value and ease.

Located in the vibrant Lowertown district, steps from dining, coffee shops, parks, and transit, the Gilbert Building offers an inspiring and convenient environment for your business.

Listed on the National Register of Historic Places, the building blends historic charm with modern functionality — a true gem in the Upper Midwest.

#### Property Website:

<https://www.resultscommercial.com/listings?propertyId=413-wacouta>

To learn more or schedule a tour, please contact listing broker, Hayden Hulsey, CCIM at [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com) or 651-769-4826. Thanks for looking!

#### Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com)

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# EXECUTIVE SUMMARY

## THE GILBERT BUILDING

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## OFFERING SUMMARY

Gross Lease Rate:	\$17.50/SF Gross \$20.00 (Individual Offices) Everything included but Wi-fi
Building Size:	49,920 SF
Available SF:	200 - 10,463 SF
Lot Size:	0.287 Acres
Year Built:	1894
Zoning:	B5 - Central Business Service

## PROPERTY HIGHLIGHTS

- Soaring ceilings, large windows & exposed brick/beam character
- Recent renovations including common area improvements
- 24/7 secure card access + 2nd Level Skyway access
- High-speed Wi-Fi available for only ~\$25/month
- Complimentary building conference room access
- Full-time local Property Manager on-site frequently
- Comprehensive building cleaning
- On-Site Parking Lot (short waitlist) + many nearby parking options

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# PROPERTY DETAILS

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### 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

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### LEASE INFORMATION

Lease Type	Gross	Lease Term:	Negotiable
Total Space:	555 - 10,463 SF	Lease Rate:	\$17.50 - \$20.00 SF/yr

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 250-2	712 SF	Gross	\$20.00 SF/yr	~\$1,187/mo. 580 USF. 712 RSF
Suite 430	1,813 SF	Gross	\$17.50 SF/yr	~\$2,644/mo. 1,466 USF. 1,813 RSF.
Suite 500	3,265 SF	Gross	\$17.50 SF/yr	~\$4,761/mo. 1,465 USF. 3,265 RSF
Suite 550	4,165 SF	Gross	\$17.50 SF/yr	~\$6,074/mo. 3,366 USF. 4,165 RSF
Entire 5th Floor	10,463 SF	Gross	\$17.50 SF/yr	~\$15,259/mo
Entire Back of Suite 550	1,900 SF	Gross	\$17.50 SF/yr	~\$2,771/mo. 1190 SF. Factoring common area share: 1900 SF
Suite 550-D	721 SF	Gross	\$20.00 SF/yr	~\$1,202/mo. 481 SF. Factoring common area share: 721 SF
Suite 550 -F1	555 SF	Gross	\$20.00 SF/yr	~\$925/mo. 318 SF. Factoring common area share: 555 SF
Suite 550 - F2	624 SF	Gross	\$20.00 SF/yr	~\$1,040/mo. 387 SF. Factoring common area share: 624 SF

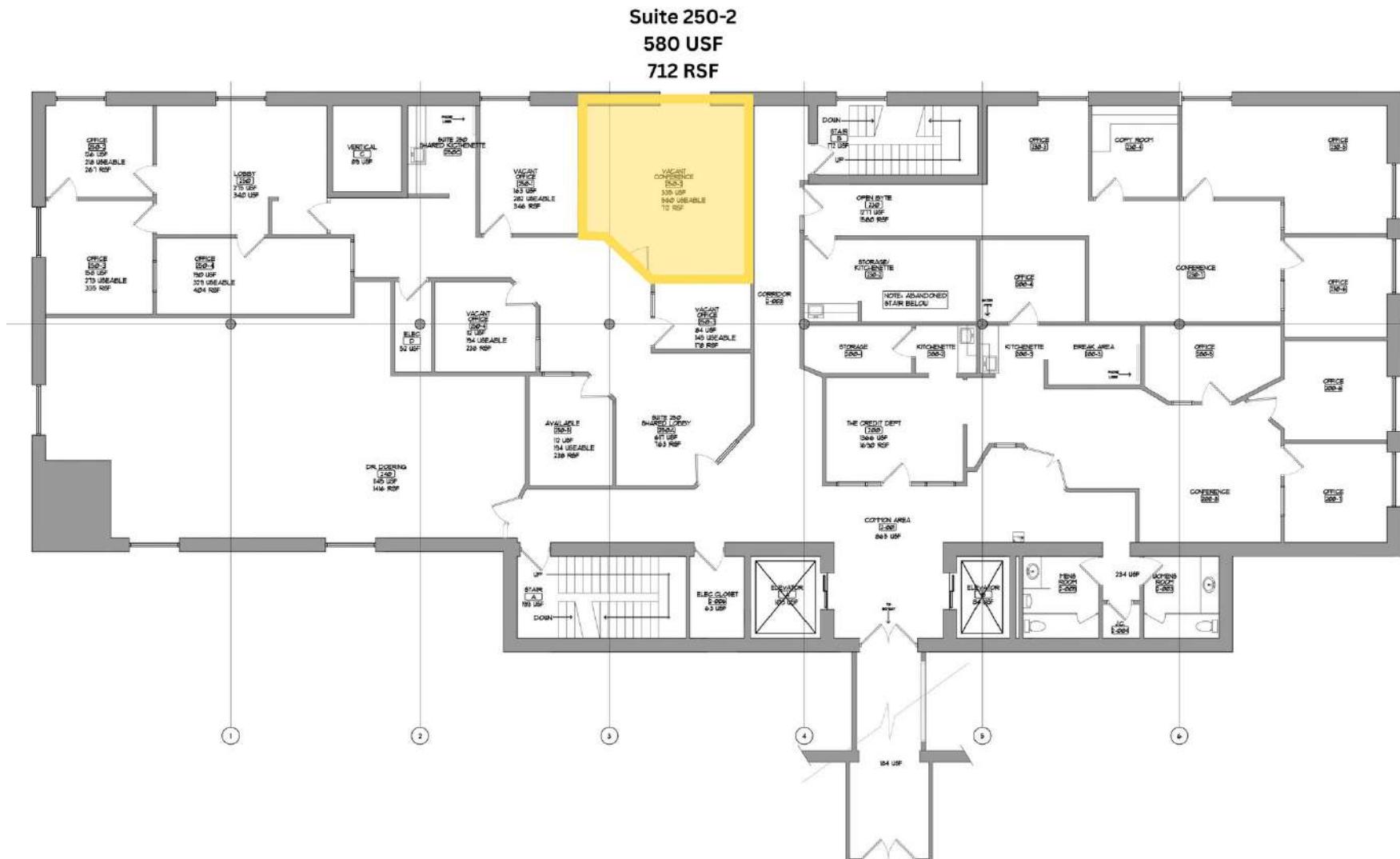
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# FLOOR PLAN - 2ND FLOOR

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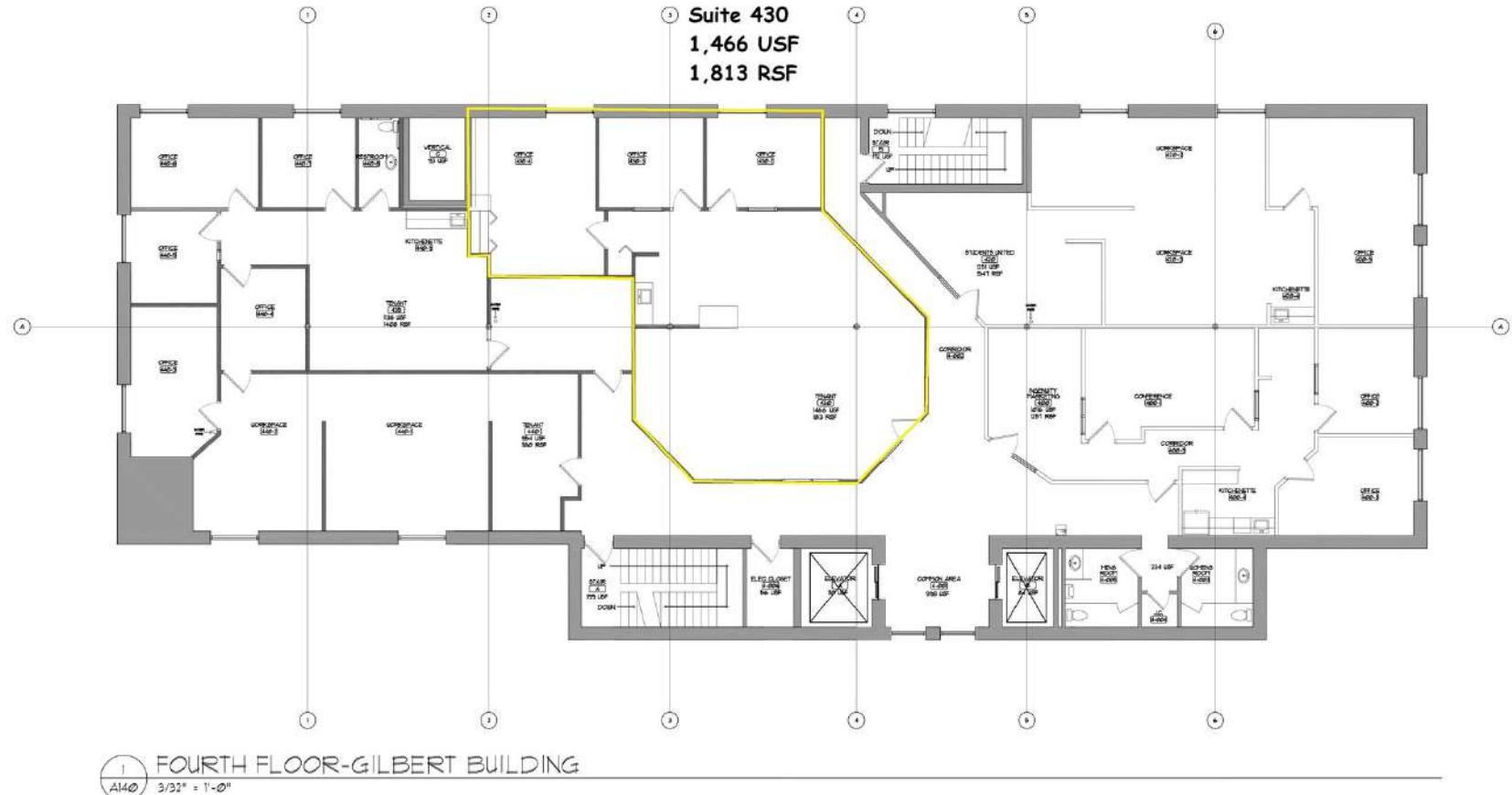
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# FLOOR PLAN - 4TH FLOOR

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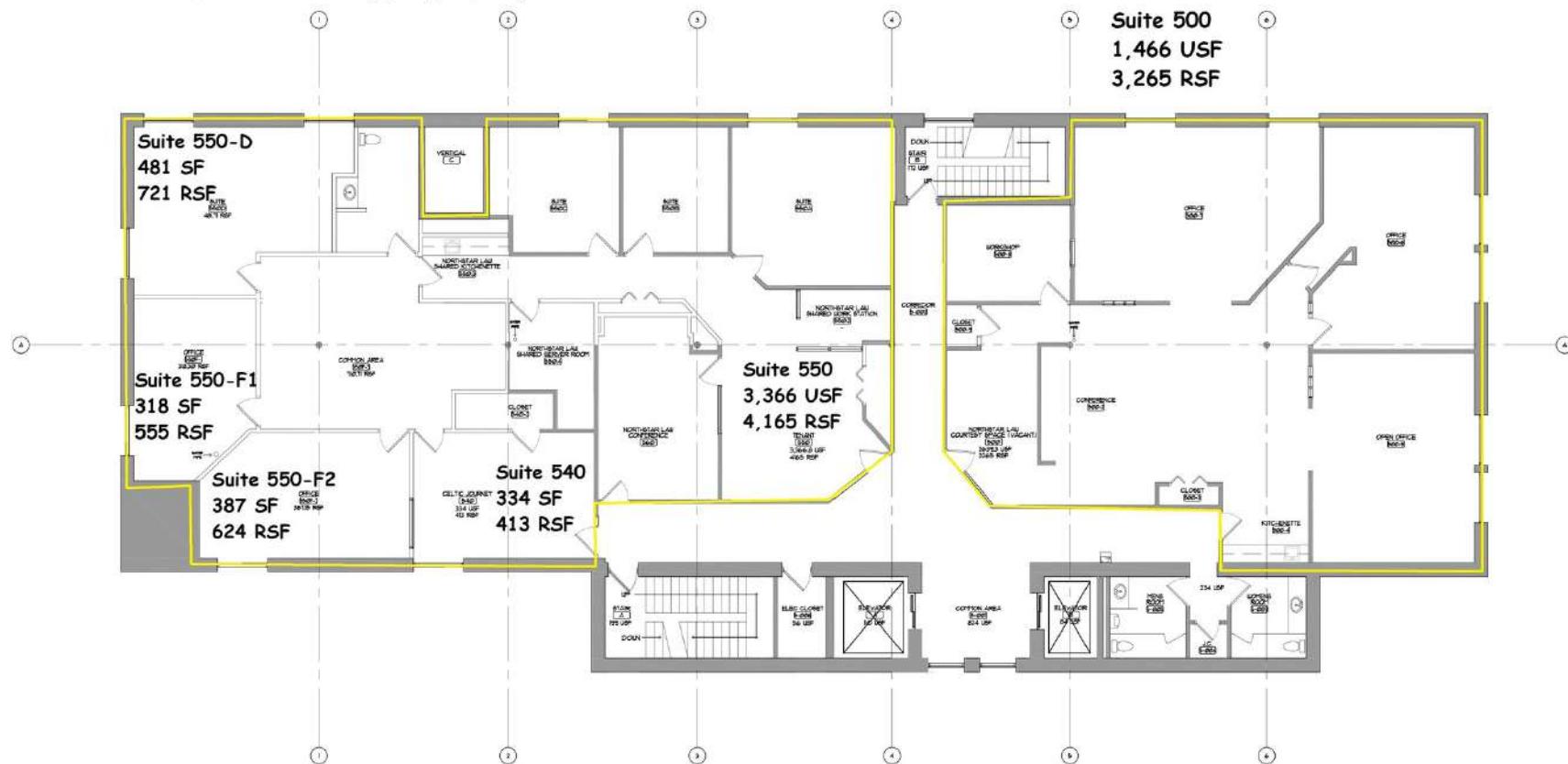
## FLOOR PLAN - 5TH FLOOR

## THE GILBERT BUILDING

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### Options:

- Suite 500: 1,466 USF. 3,265 RSF.
- Suite 550: 3,366 USF. 4,165 RSF.
- Individual Offices in Suite 550 (D, F1, F2, 540)



See next page for zoomed in detail of Suite 550 Individual Offices

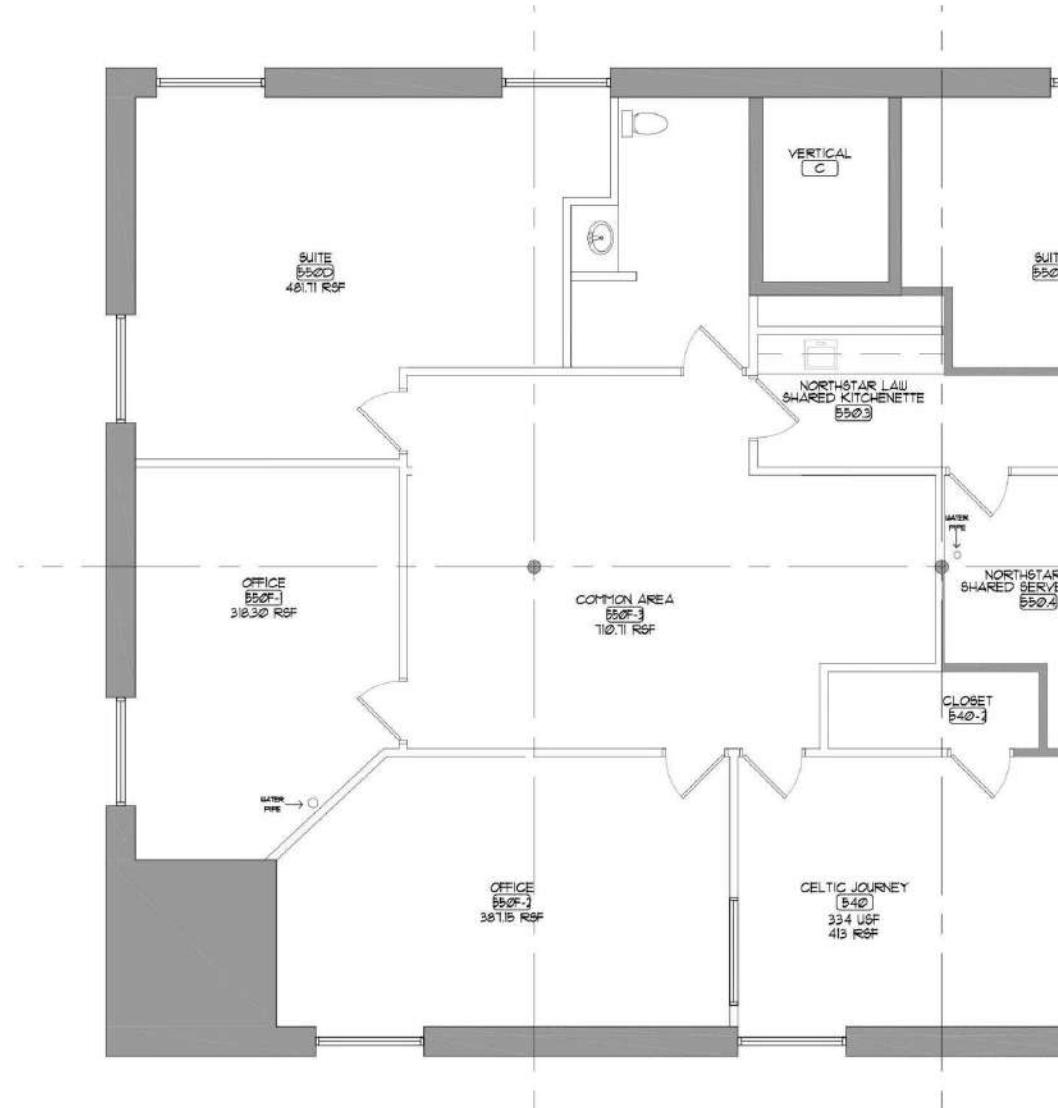
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The logo for RE/MAX Results. It features the word "Results" in a large, stylized, blue font with a gradient effect. Below "Results", the word "COMMERCIAL" is written in a smaller, black, sans-serif font. At the bottom, the RE/MAX logo is displayed, consisting of the word "RE/MAX" in its signature red and blue font, followed by "RESULTS" in a black, bold, sans-serif font.

# FLOOR PLAN - INDIVIDUAL OFFICE 550 - ZOOMED

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS - SUITE 250

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# PROPERTY PHOTOS - SUITE 320 (715 RSF)

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# PROPERTY PHOTOS - SUITE 430 (1,813 RSF)

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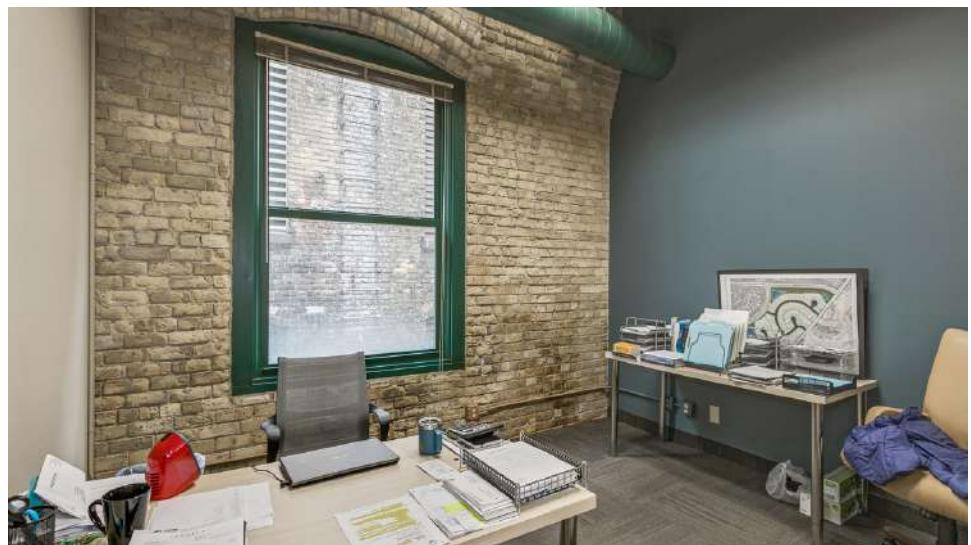
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# PROPERTY PHOTOS - SUITE 430 (1,813 RSF)

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# PROPERTY PHOTOS - SUITE 500 (3,265 RSF)

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# PROPERTY PHOTOS - SUITE 500 (3,265 RSF)

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# PROPERTY PHOTOS - SUITE 540/550

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# PROPERTY PHOTOS - SUITE 540/550

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# PARKING

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## PARKING OPTIONS

### - Gilbert Building Parking Lot - Adjacent to Building

An on-site surface lot is available exclusively for tenants/their clients, with a monthly rate of \$135. Short waitlist.

### - Guest & Handicap Parking

One additional guest and one handicap-designated spot in the Gilbert lot.

### - Many Nearby Parking Lots

There are several nearby parking lots and ramps within close walking distance, including many connected to the skyway (Gilbert is the last skyway stop). A comprehensive map of public and private parking options can be found on the City of Saint Paul's parking website: <https://www.stpaul.gov/parking-saint-paul>

### - Top Recommended Lot – Interstate Parking

Located less than a block away at 259-275 7th Street E, Interstate Parking is a well-maintained, reliable option. Contract parking too. <https://www.interstateparking.com/st-paul>

### - Daily Lot right behind building connected by alleyway

There is also a surface lot directly behind the building that typically charges around \$5/day, offering a cost-effective and very close daily solution.

### - On-Street Parking

Usually readily available and can use the St. Paul Parking App or CC.

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# PARKING & TRANSPORTATION

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## TRANSPORTATION

### 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

### For more information:

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

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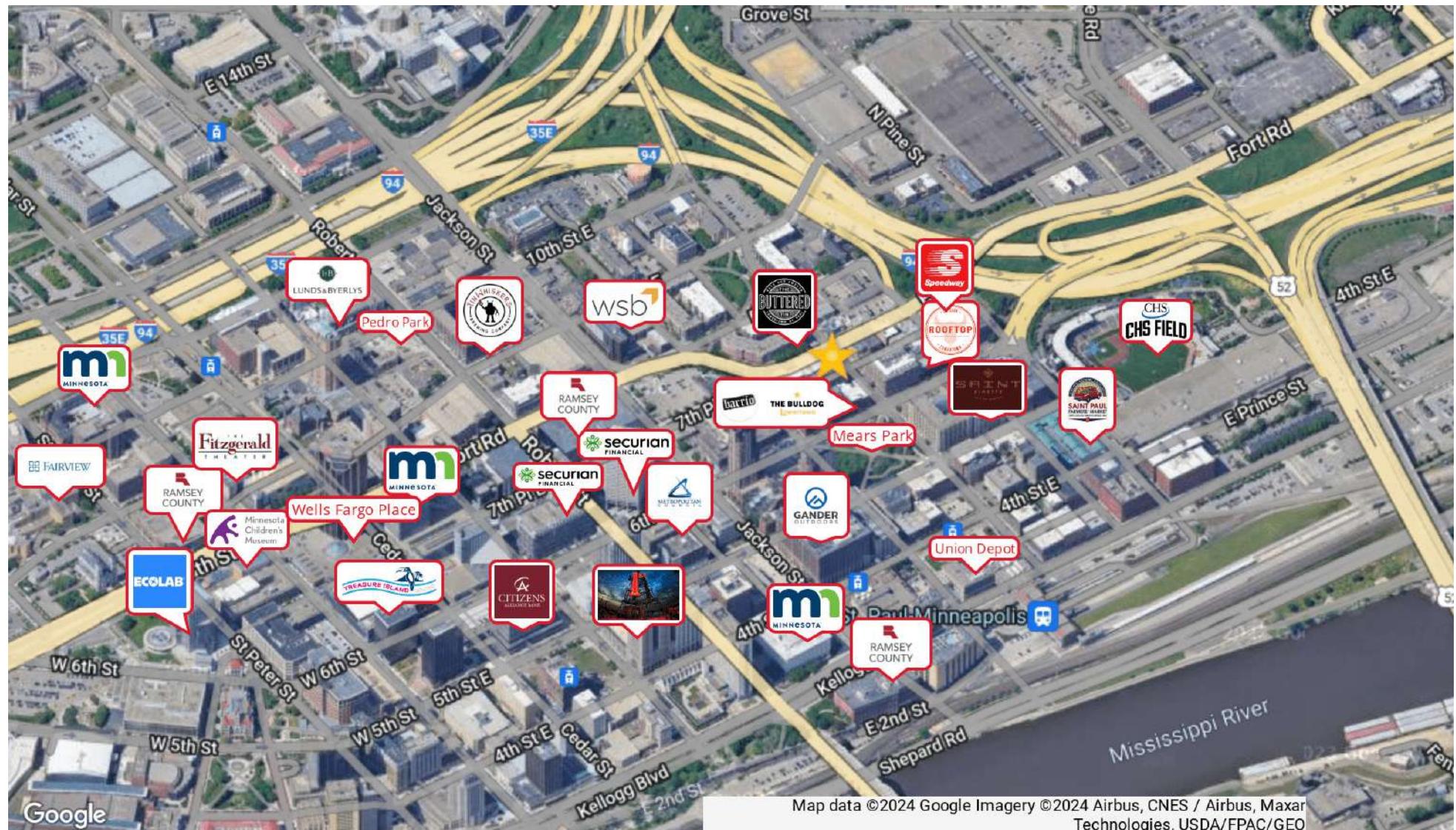
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# RETAILER MAP

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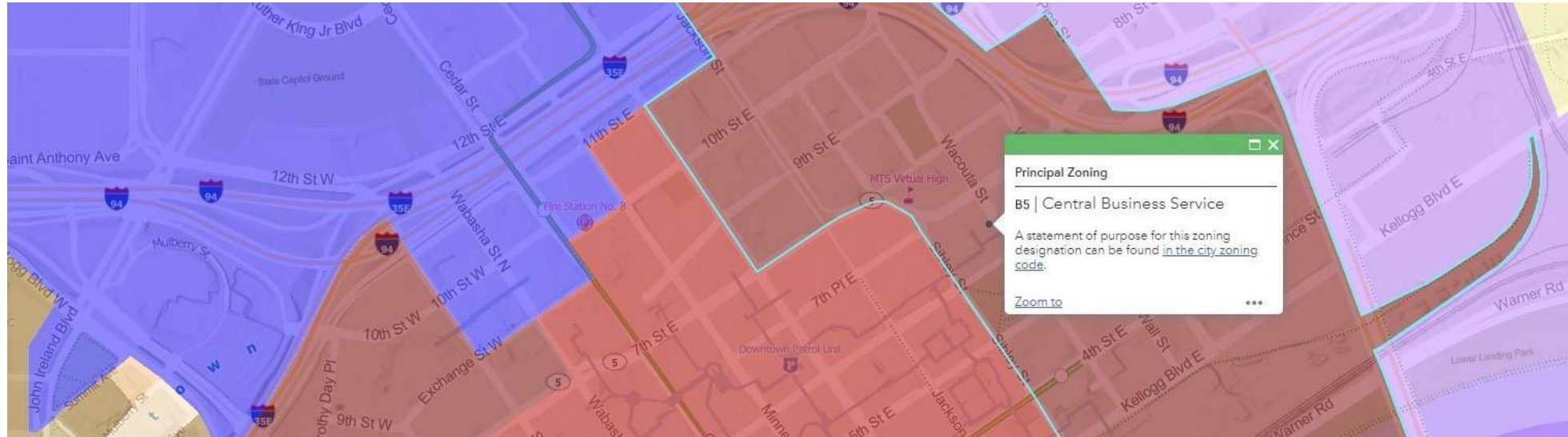
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# ZONING INFORMATION

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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/parsonege, 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 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?  
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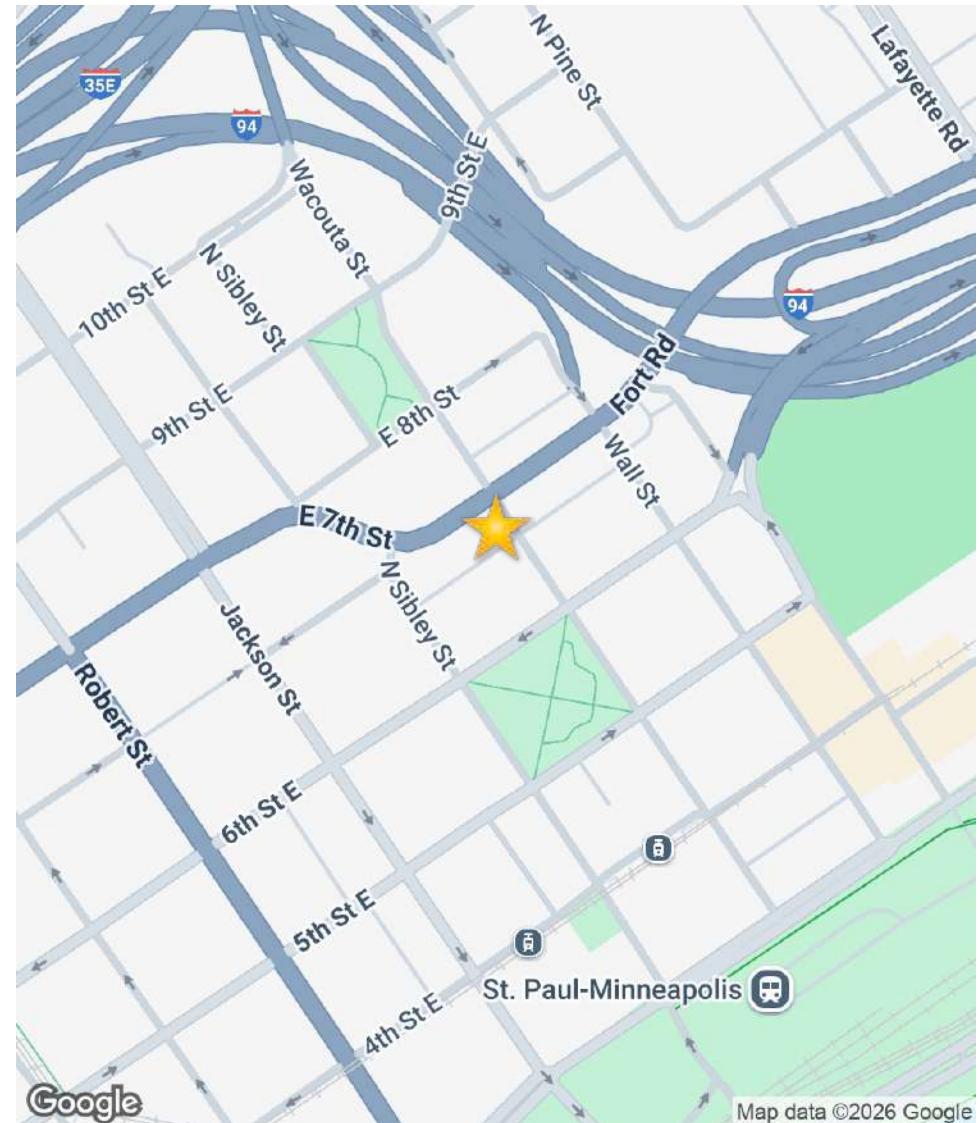
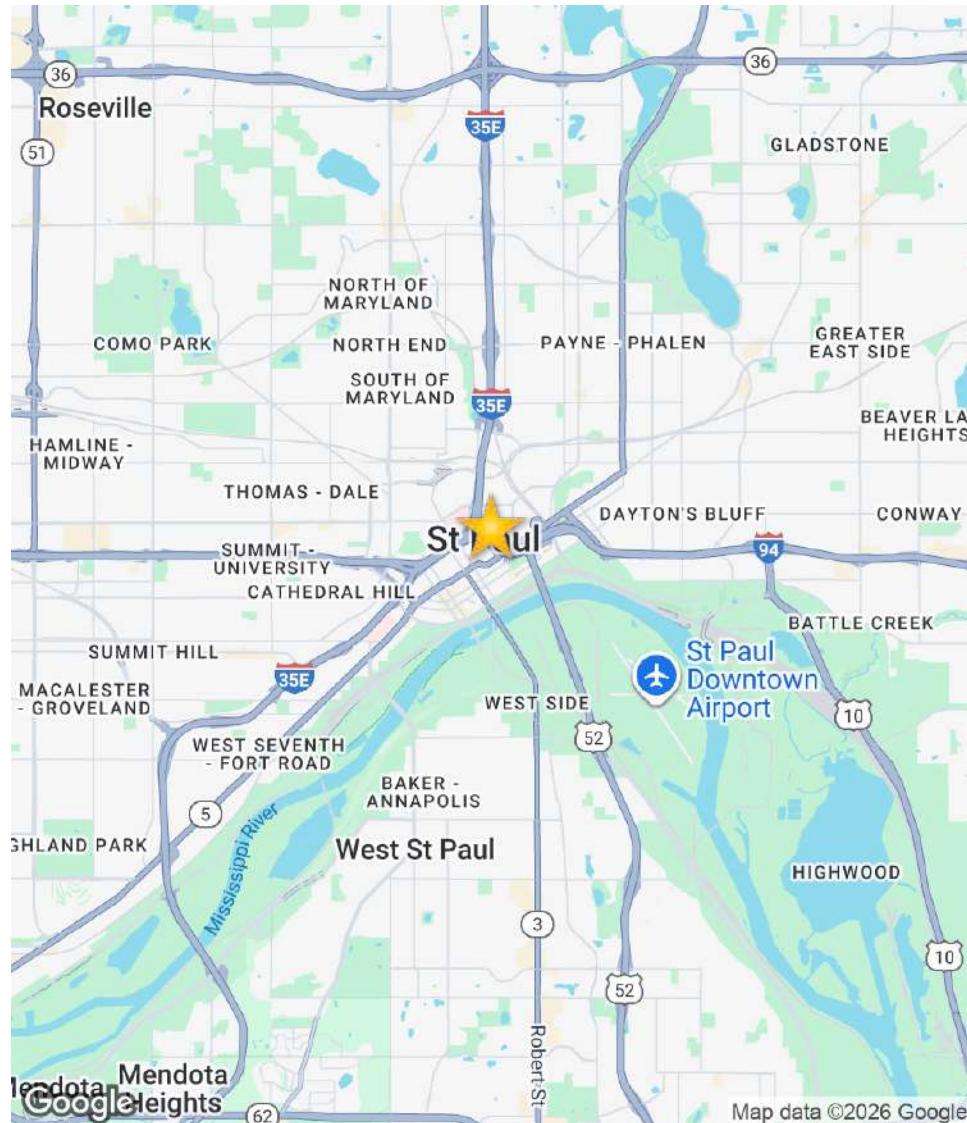
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# LOCATION MAPS

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# HISTORY OF THE GILBERT BUILDING

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## 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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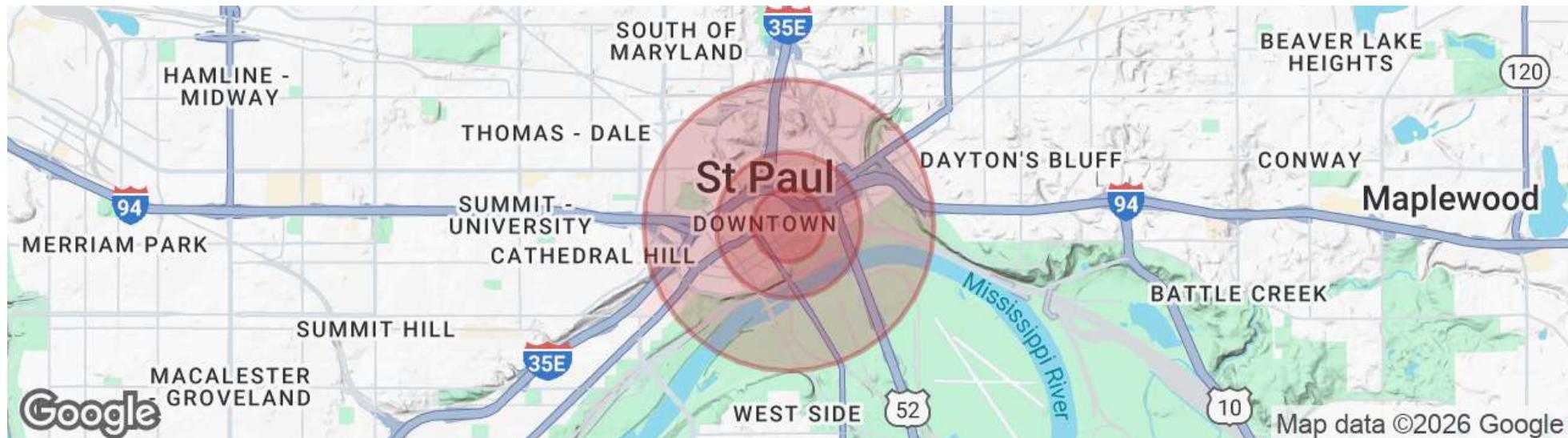
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# DEMOCRAPHICS MAP & REPORT

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### 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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