



FROM **BIG** BOX TO **BIG** POTENTIAL

A New Era Begins at Saint Paul's Most Visible Site

Transformative opportunity: the Saint Paul Port Authority seeks joint venture partner to redevelop 12.63-acre former Kmart site along I-35E into a modern, job-creating development near downtown.

Call for Development Solicitations: Due December 31, 2025



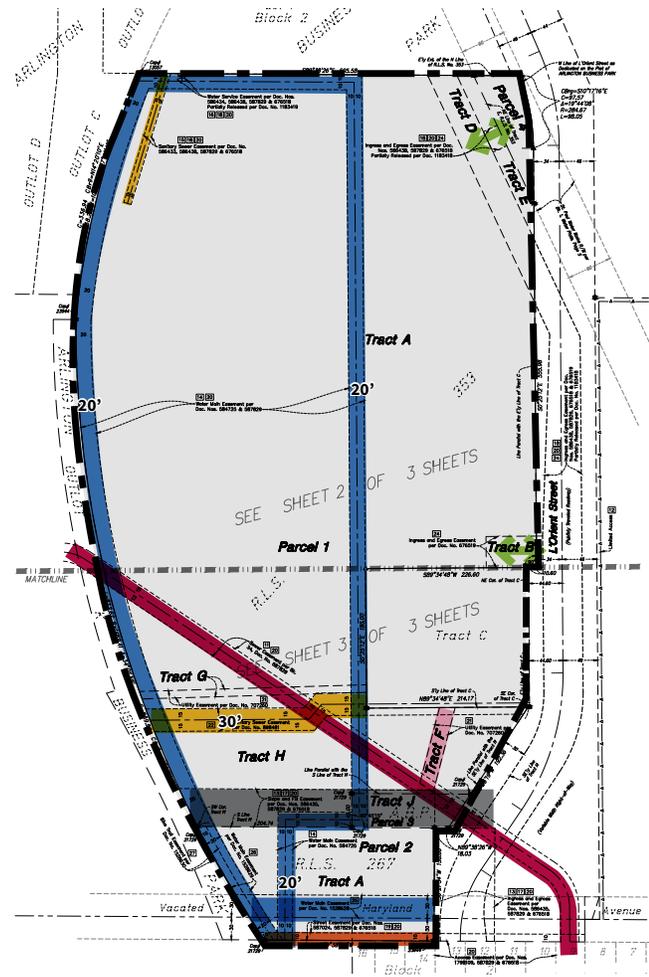
235 & 245 Maryland Ave E, Saint Paul, MN 55117

sppa.com/245-maryland-ave-e



Redeveloping Potential into Progress along I-35E in Saint Paul

The Saint Paul Port Authority (SPPA) is launching the next chapter for one of the city’s most visible and high-potential sites: the former Kmart property at 245 Maryland Avenue East. With demolition planned for December 2025, we are seeking qualified joint venture partners or land developers to achieve our development goals and help SPPA transform this once-big-box site into a modern employment campus.



SITE FACTS



LOCATION

235 & 245

Maryland Ave E

St Paul, MN 55117



SIZE

12.63 acres



B-2 ZONING

Guided Industrial



PID NUMBERS

192922440021

192922430006

192922440023

192922420029

-  Access Easements
-  Sanitary Sewer Easements
-  Street Easements
-  Water Main Easements
-  Slope and Fill Easements
-  Utility Easements
-  Trout Brook Interceptor

IDEAL USES



MEDICAL OFFICE



LIGHT INDUSTRIAL



ADVANCED MANUFACTURING



MIXED-USE

DEVELOPMENT GOALS

250

Create a minimum of 250 on-site jobs.



Saint Paul Port Authority prefers to be a joint venture partner, contributing the land as its primary financial investment.



Support the Port's mission by incorporating sustainable and equitable development practices.

\$40-50M

Deliver a stabilized development valued at \$40 to \$50 million.

2026

Preferred construction start Q4 2026.

SITE ADVANTAGES



EXCELLENT TRANSPORTATION ACCESS Immediate access to the I 35E and I-94 interchange and close to Highway 36, as well as bus and multimodal connections.



HIGH VISIBILITY & ACCESSIBILITY Prominent frontage along major highways with an average of 154,500 vehicles per day.



ROOM FOR AMPLE PARKING & LOADING AREAS Accommodates employees, visitors, patients and delivery vehicles.



PROXIMITY TO MEDICAL FACILITIES Close to Regions and Gillette's Children's hospitals and other surgical and medical facilities.



ACCESS TO CORE CITY AMENITIES Near downtown Saint Paul and the State Capitol for professional services, supporting businesses and amenities.



STRONG RESIDENTIAL BASE Dense surrounding neighborhoods provide an accessible labor pool and potential customer base.



PROVEN SUCCESS SPPA has developed three business centers nearby, including Arlington Business Center (214 jobs), Westminster Junction (915 jobs)

TIMELINE

1972

Kmart opened at 245 Maryland

2020

Kmart ceased operations

December 2024

SPPA acquired the former Kmart property

November 2025

Site evaluation, due diligence and environmental review completed

December 2025

Demolition of existing building

Development solicitations due on 12/31/25

January 2026

Partner selection and JV negotiations

Q4 2026

Construction activity to begin



Transforming 245 Maryland Ave E. Starts Here

Submit your application go to
sppa.com/245-maryland-ave-e



Scan to go to
learn more

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ABOUT THE SAINT PAUL PORT AUTHORITY As an economic engine for Saint Paul and the entire state of Minnesota, the Saint Paul Port Authority (SPPA) redevelops underused land into thriving business centers to bring jobs and tax base to Saint Paul; offers finance tools to help Minnesota companies become more energy efficient and resilient; and manages the Saint Paul Harbor on the Mississippi River, providing jobs and connecting the region to a global marketplace.