



For Lease

Rob Davis

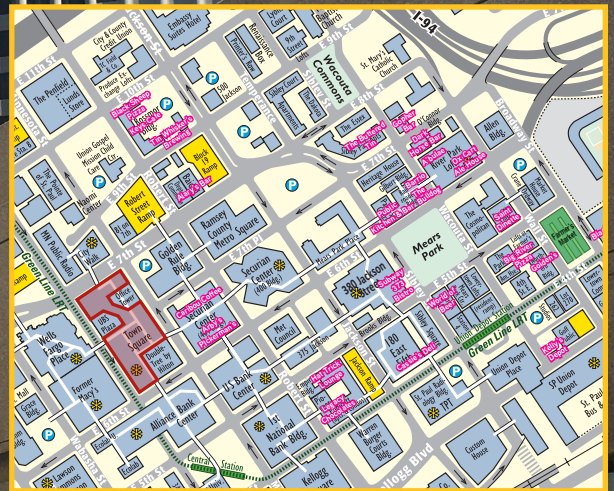
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Town Square Downtown Skyway Retail

444 Cedar Street | St. Paul, MN

Property Profile

SITE INFORMATION

Location..... Cedar Street & East 7th Street, St. Paul
 Description Mixed-use retail/office
 Retail GLA..... 23,307 PSF
 Space Available 446 - 3,220 SF

AVAILABLE

Suite 207: 507 SF Suite 211: 1,314 SF
 Suite 213: 974 SF Suite 214: 446 SF
 Suite 215: 1,800 SF Suite 229: 1,641 SF

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 19,033 | 173,556 | 369,792 |
| Daytime Population | 84,512 | 216,952 | 398,857 |
| Median HH Income | \$58,092 | \$60,289 | \$66,745 |

*Source: ESRI 2023

PEDESTRIAN COUNTS

Town Square Atrium by Cassie's Deli3,599

2023 EST. EXPENSES

CAM: \$11.50
 Tax: \$ 1.75
 Promo Fee: \$ 2.00
 Total: \$15.25

BASE RENT

Negotiable

TENANTS

- > Cassie's Deli > Caribou Coffee > Ho Fan
- > Mi Mexico Querido > Potbelly Sandwich Shop > Capitol Dental

PROPERTY HIGHLIGHTS

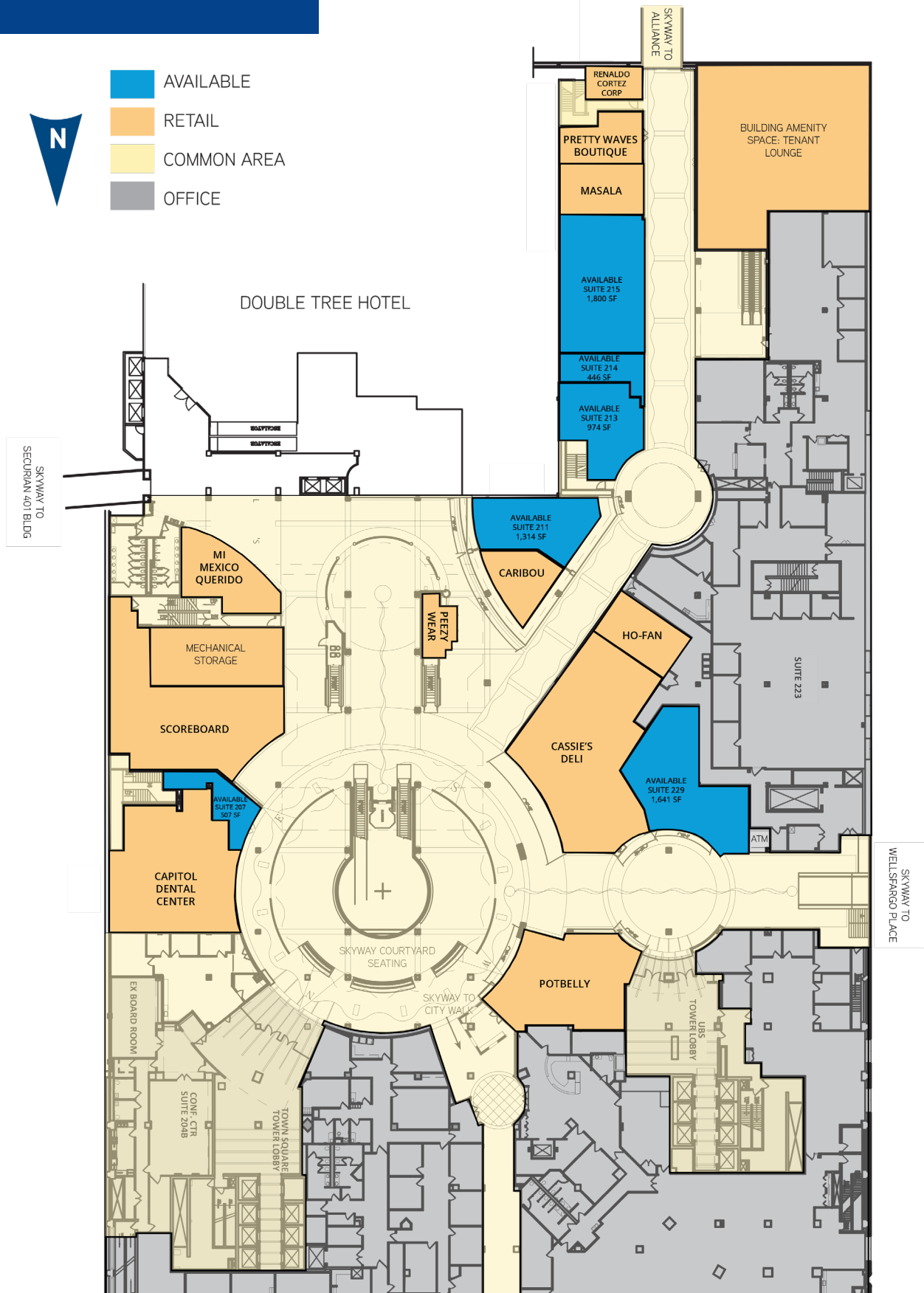
- > Dynamic location in the heart of downtown St. Paul on the Skyway
- > Strong daytime population
- > Located in Class "A" office tower
- > Adjacent to Treasure Island Center and practice rink for MN Wild
- > Interior access to the adjacent Double Tree Hotel
- > Situated near the LRT and bus stop
- > Building amenities: tenant lounge, bike storage, and conference center



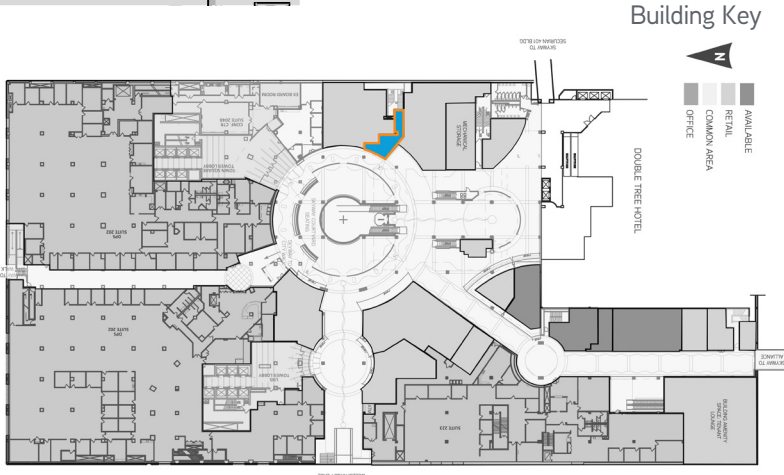
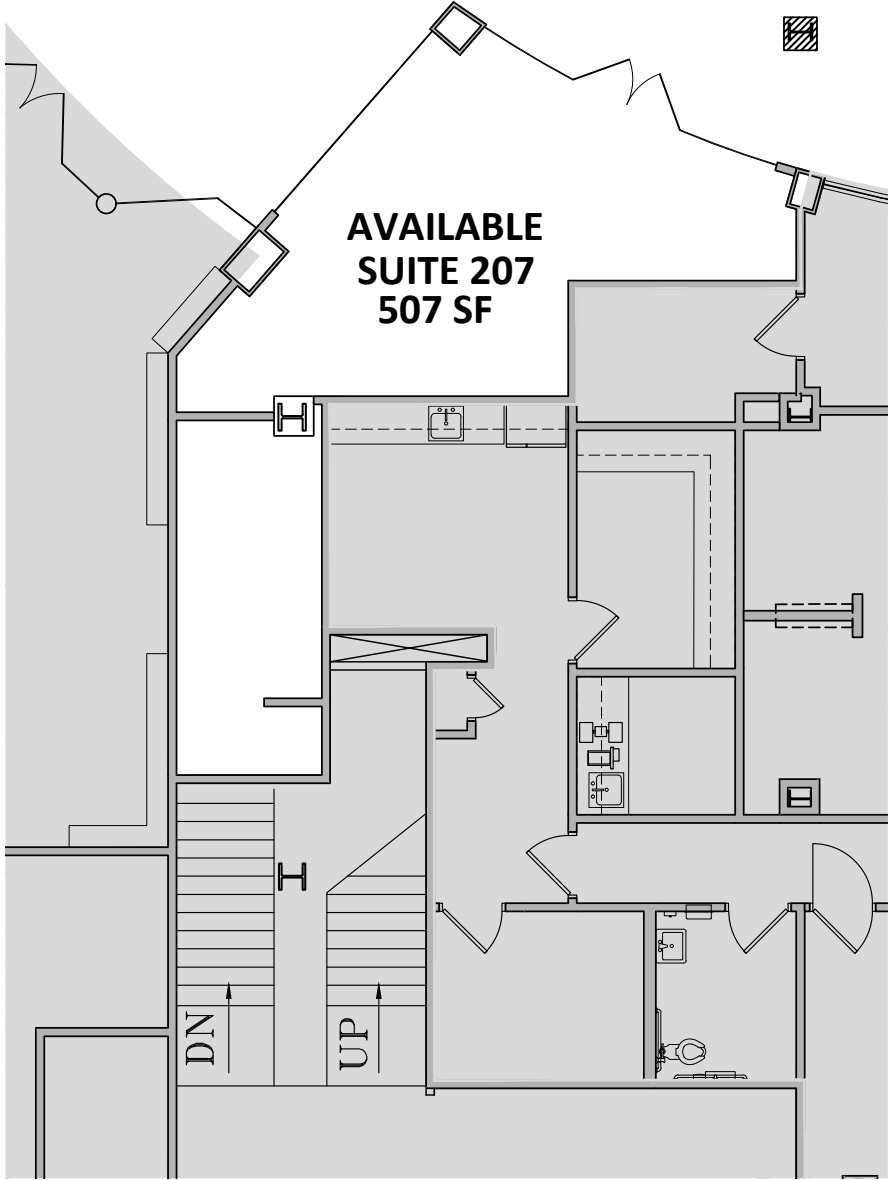
Site Plan



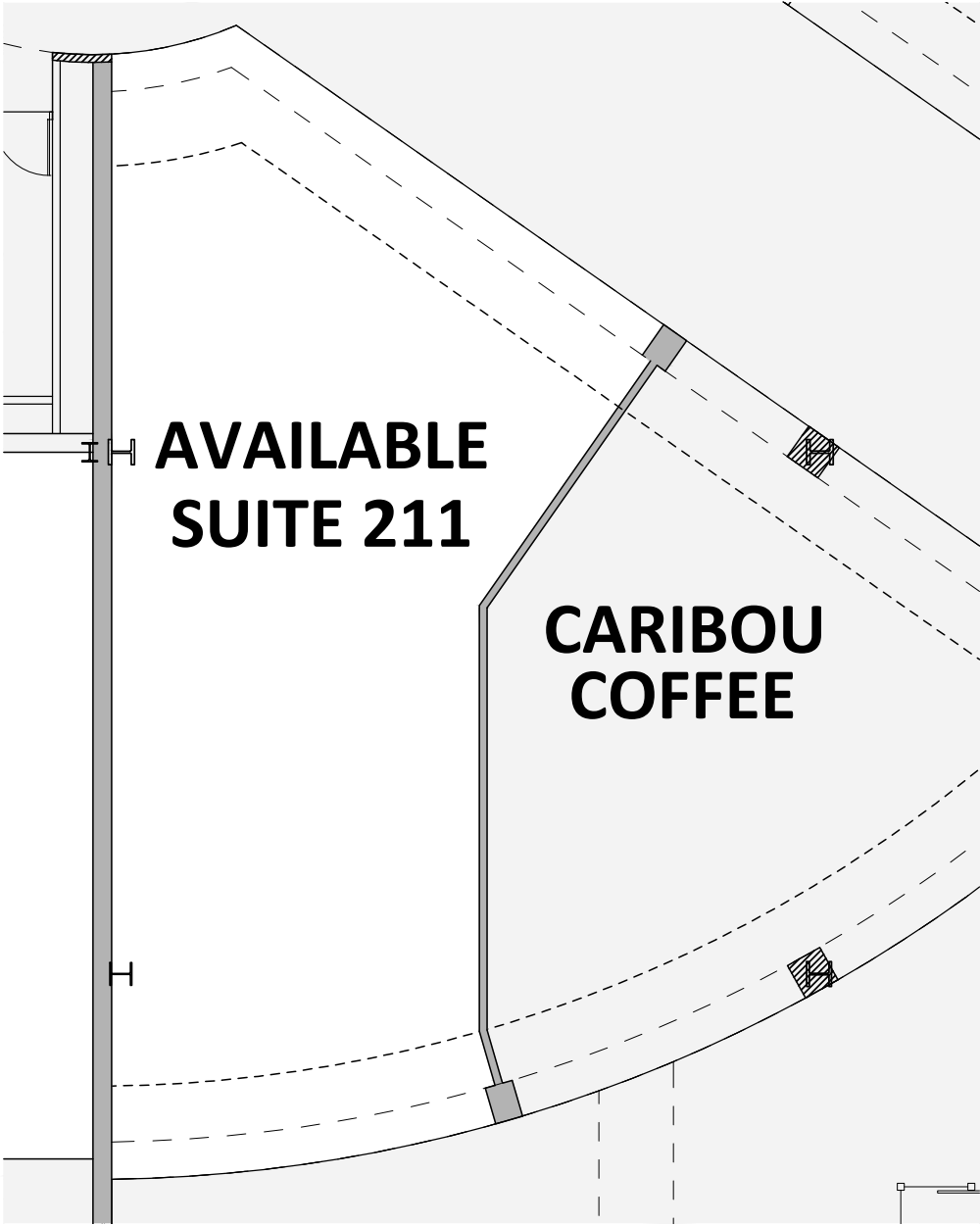
- AVAILABLE
- RETAIL
- COMMON AREA
- OFFICE



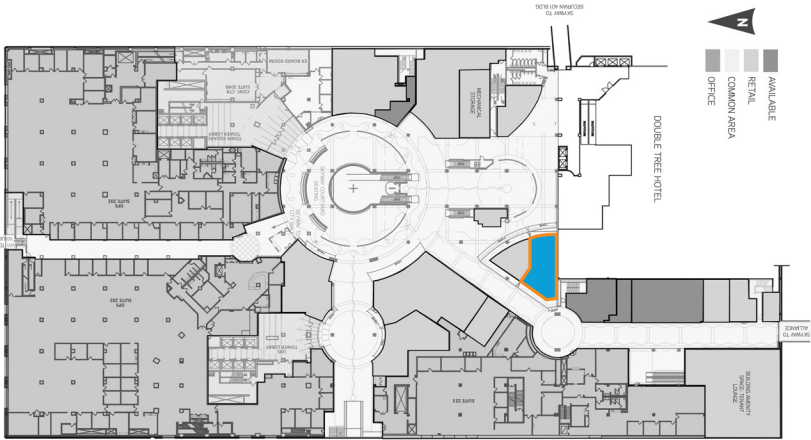
Suite 207 | 507 SF



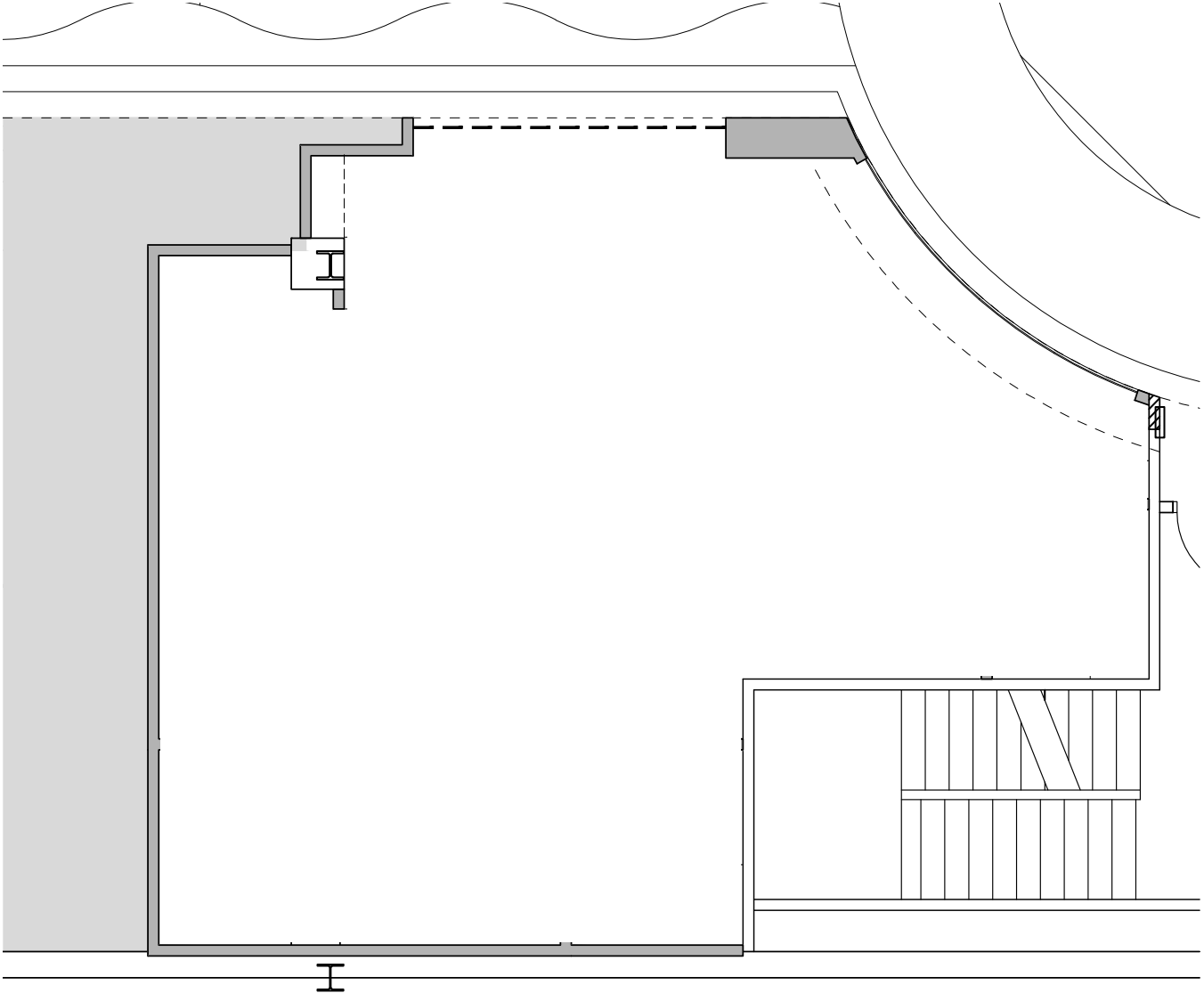
Suite 211 | 1,314 SF



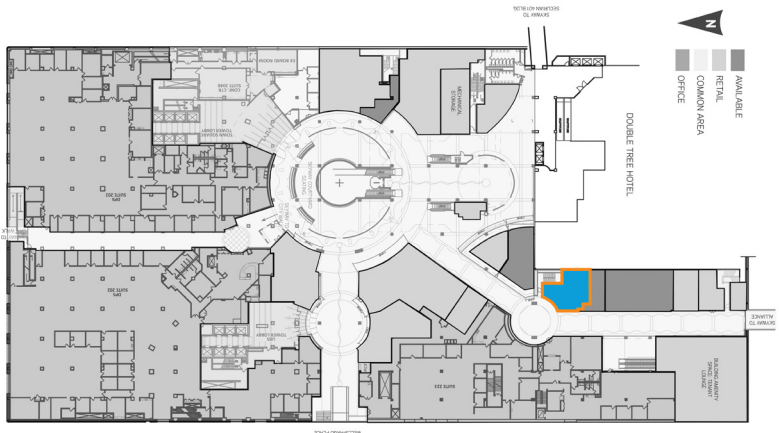
Building Key



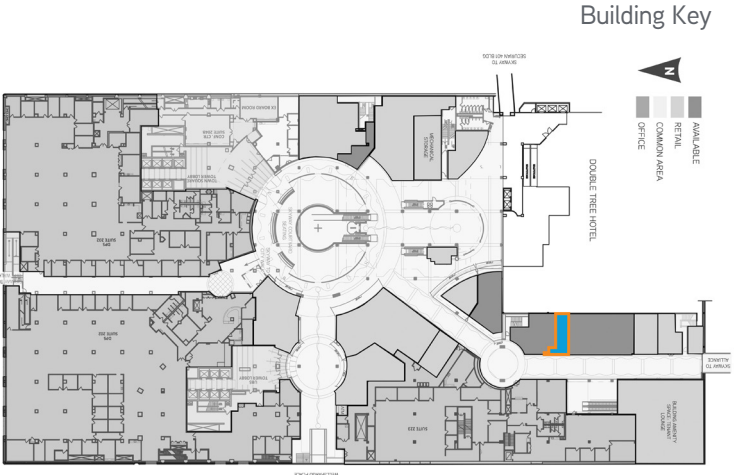
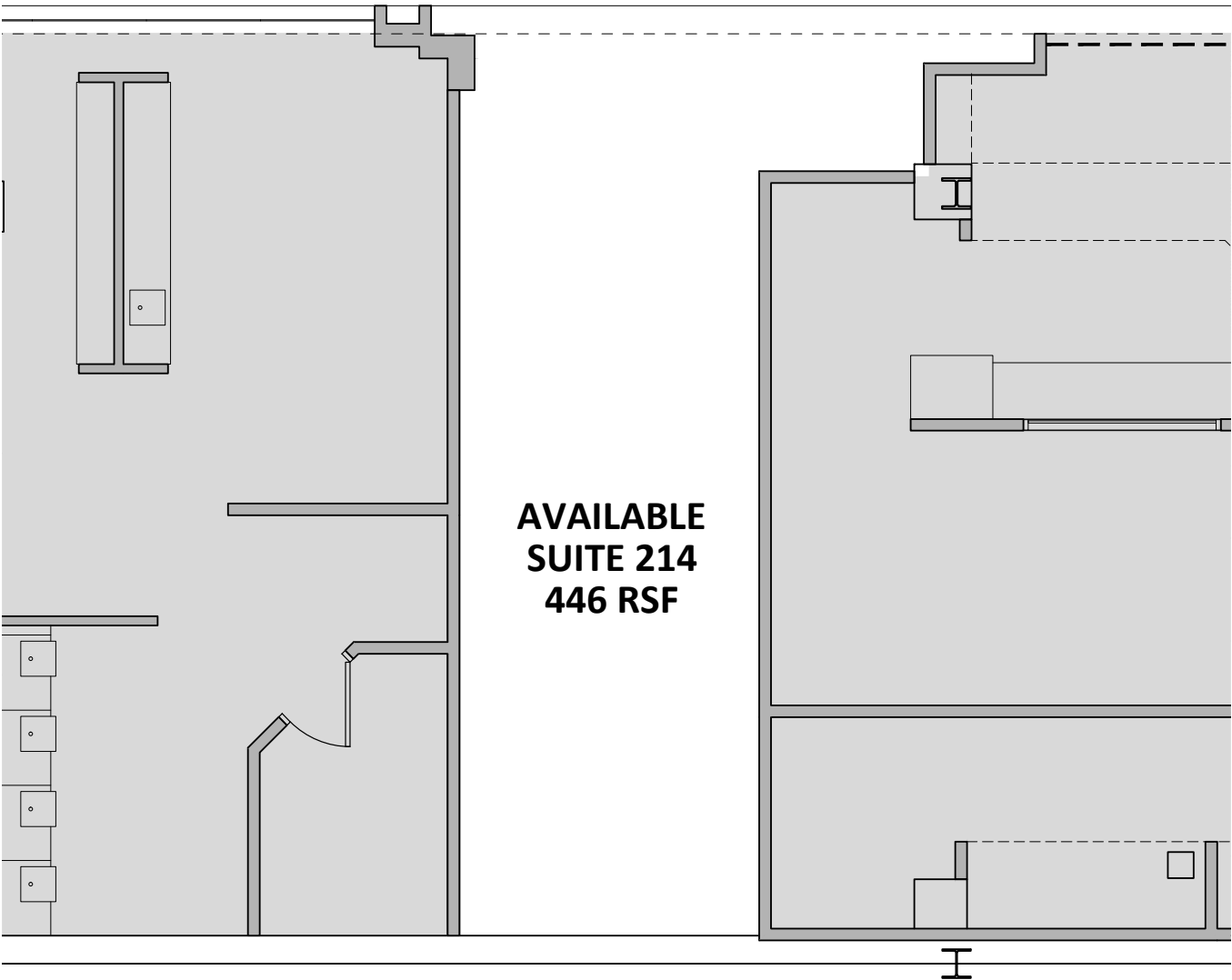
Suite 213 | 974 SF



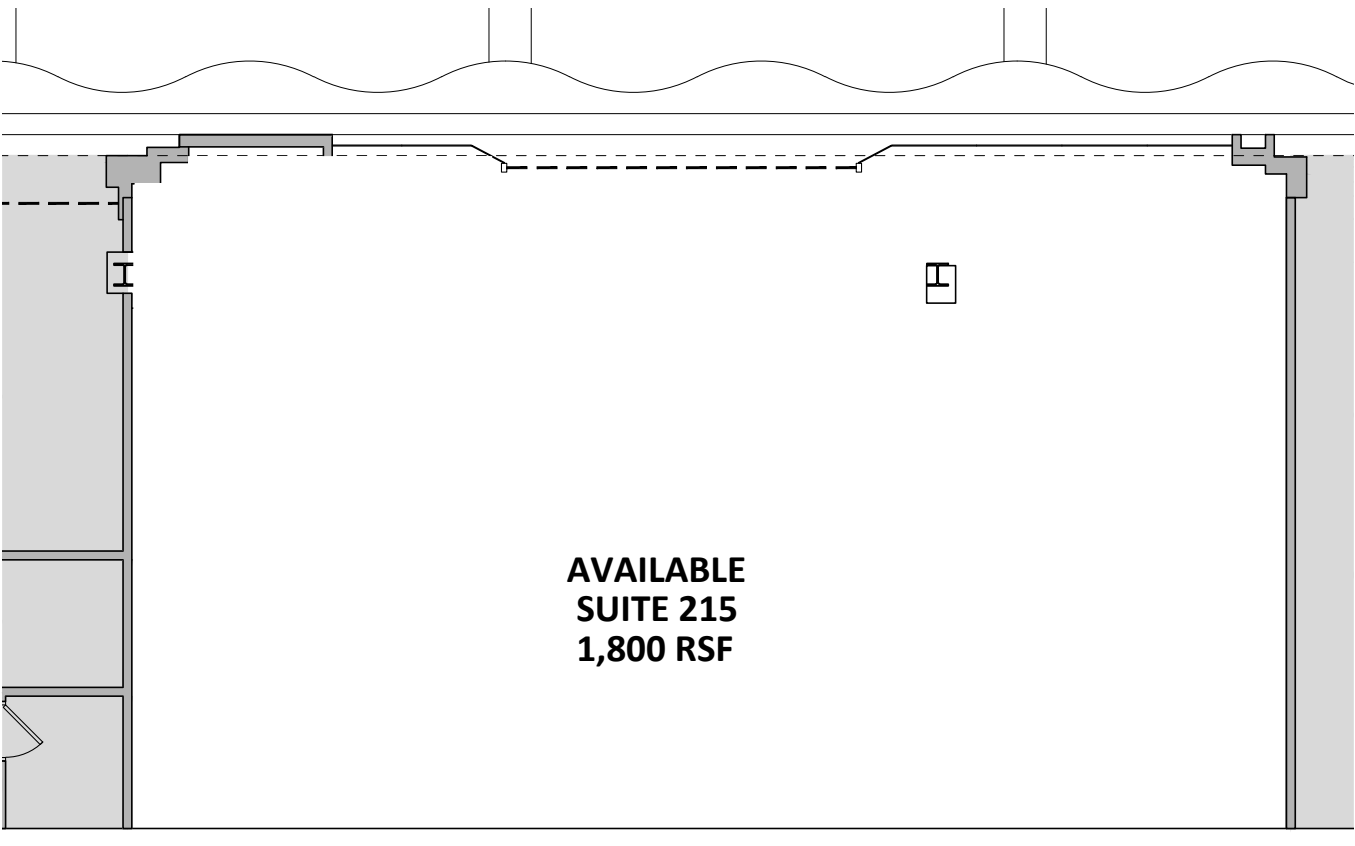
Building Key



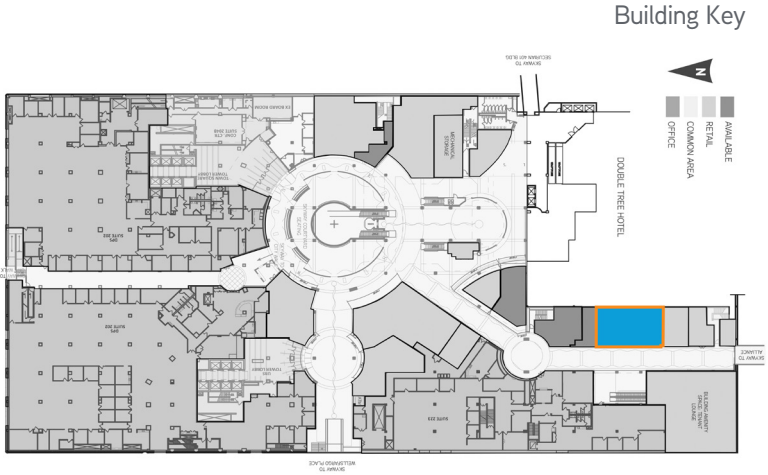
Suite 214 | 446 SF



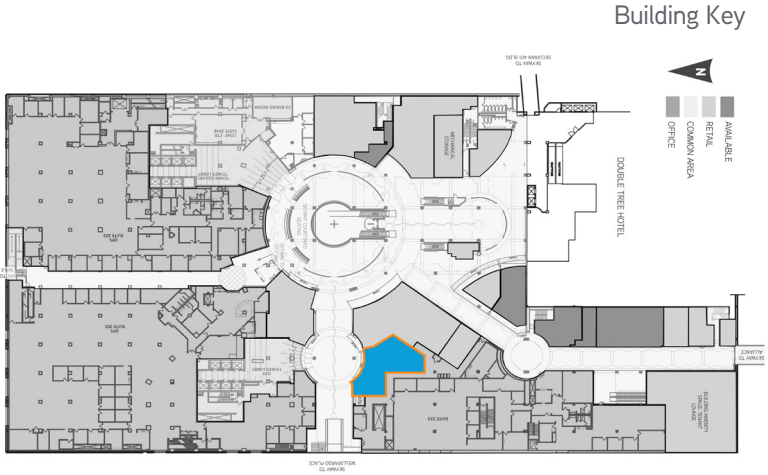
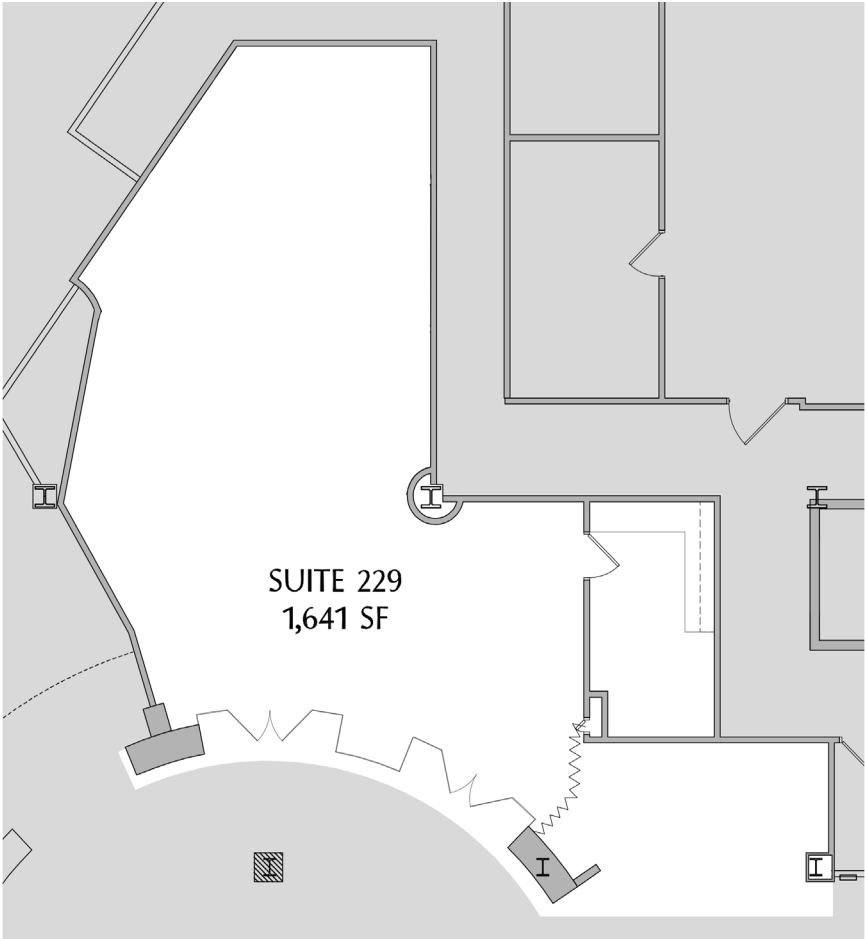
Suite 215 | 1,800 SF

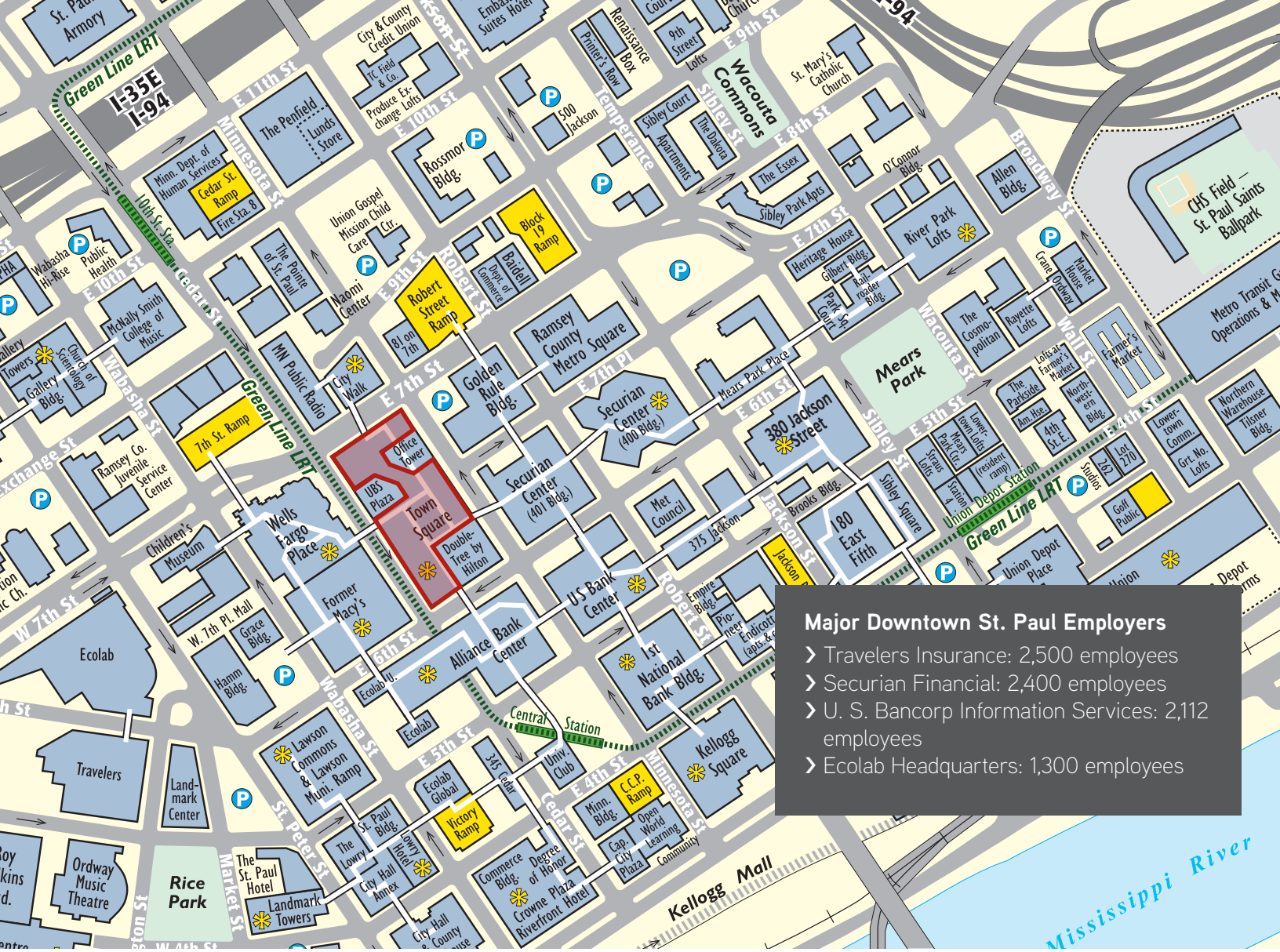


**AVAILABLE
SUITE 215
1,800 RSF**



Suite 229 | 1,641 SF





- Major Downtown St. Paul Employers**
- Travelers Insurance: 2,500 employees
 - Securian Financial: 2,400 employees
 - U. S. Bancorp Information Services: 2,112 employees
 - Ecolab Headquarters: 1,300 employees

Contact



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