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For Lease

**Pete DuFour, CCIM**

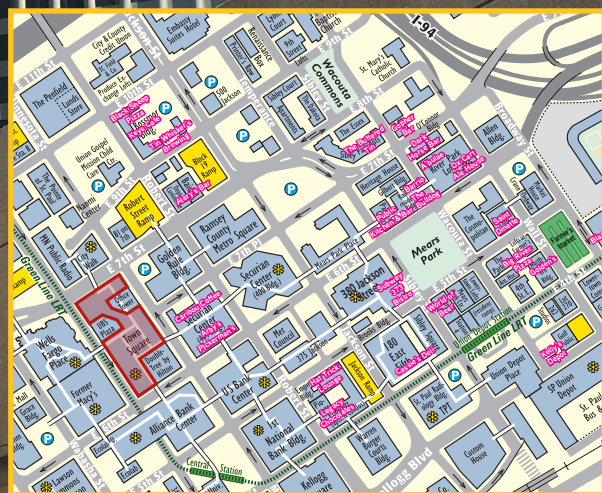
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# Town Square Downtown Skyway Retail

444 Cedar Street | St. Paul, MN

Accelerating success.



# 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

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,975	169,152	361,769
Daytime Population	57,335	191,351	375,378
Median HH Income	\$50,062	\$54,652	\$61,324

\*Source: ESRI 2021

## PEDESTRIAN COUNTS

Town Square Atrium by Cassie's Deli .....3,599

## 2022 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 > Freshii

## PROPERTY HIGHLIGHTS

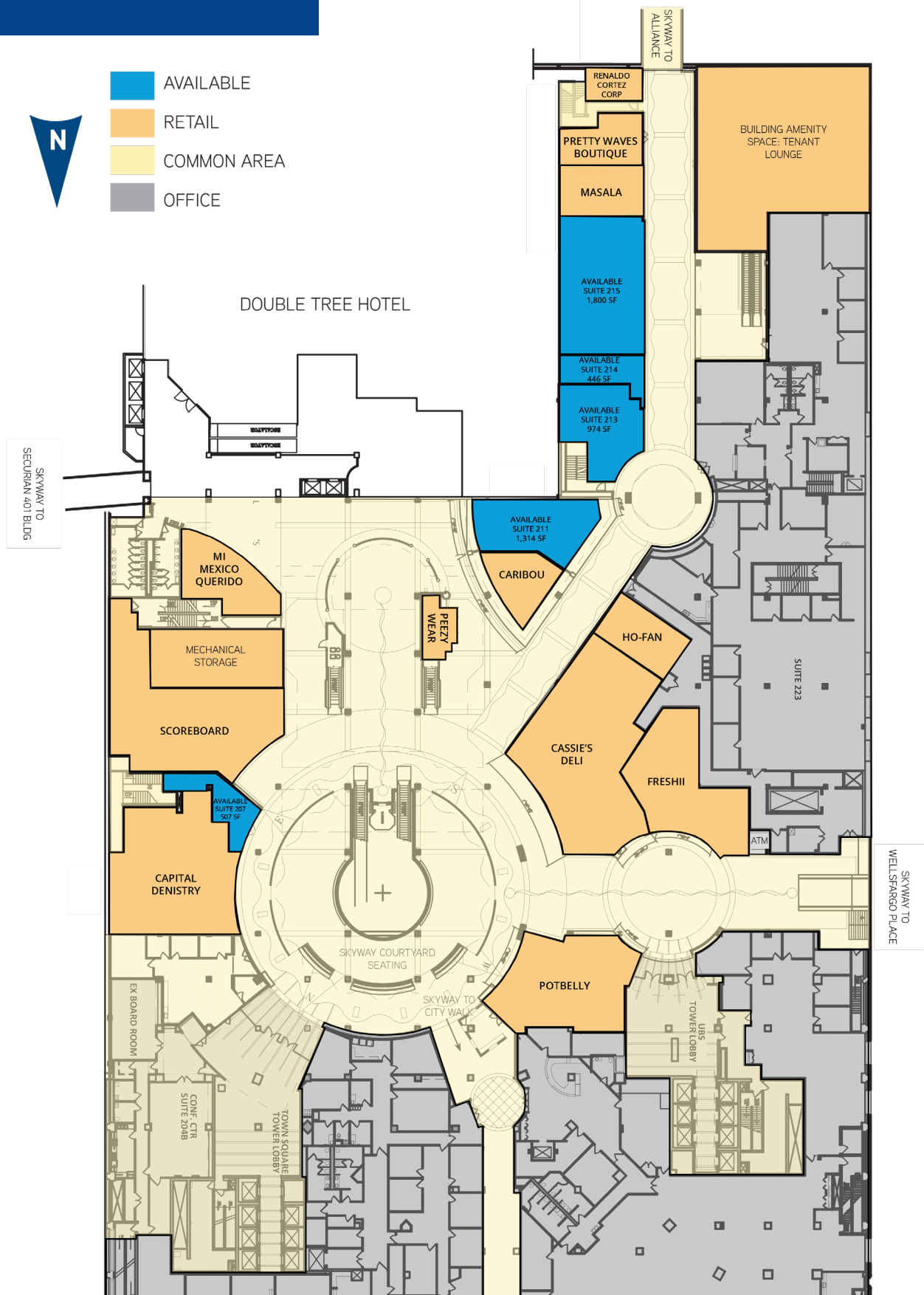
- > Dynamic location in the heart of downtown St. Paul on the Skyway
- > Strong daytime population
- > Located in Class "A" office tower
- > Adjacent to Treasure Island Center and practice rink for MN Wild
- > Interior access to the adjacent Double Tree Hotel
- > Situated near the LRT and bus stop
-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



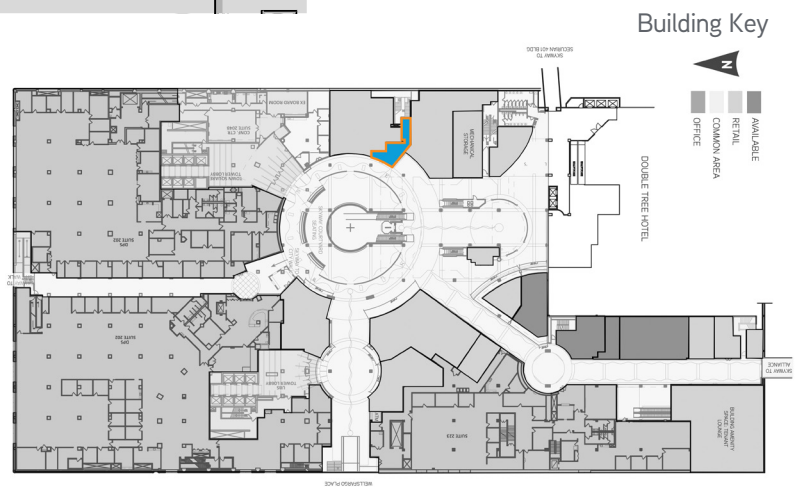
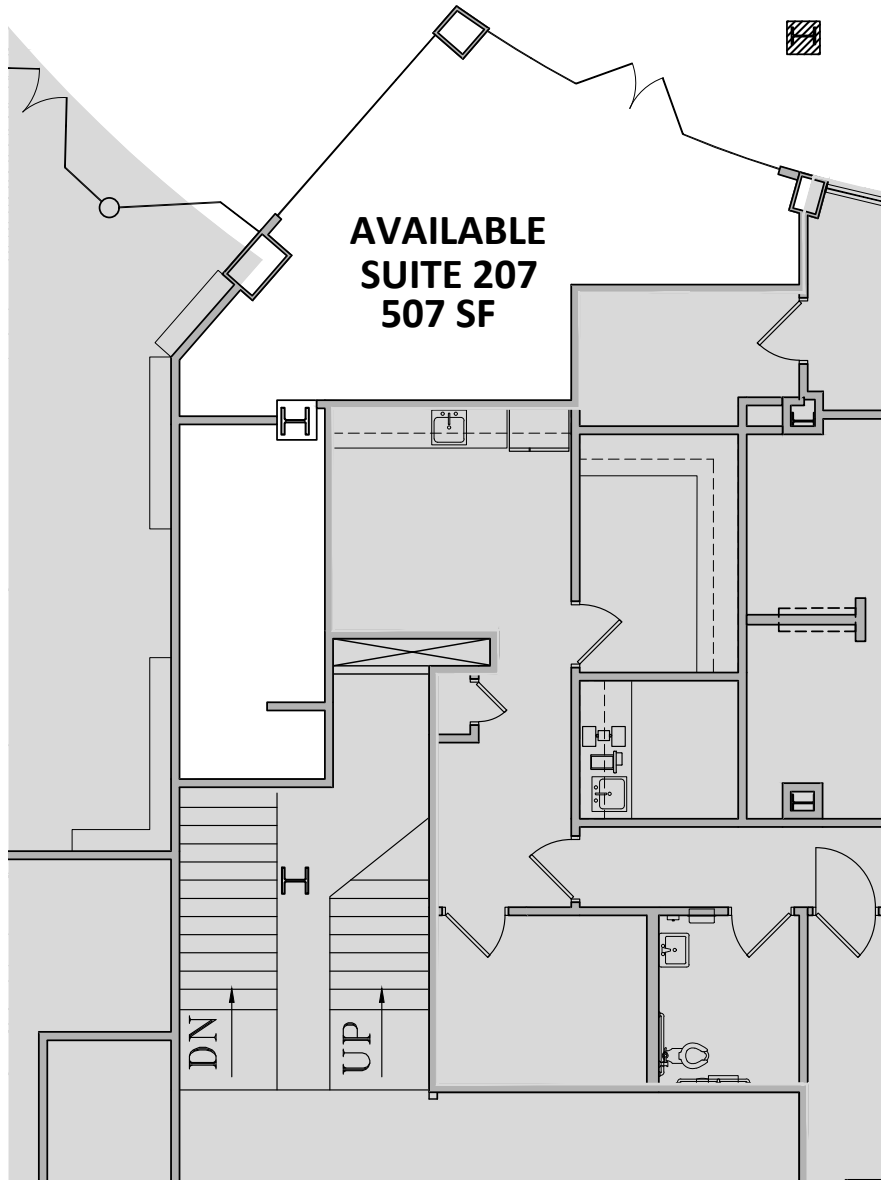
# Site Plan



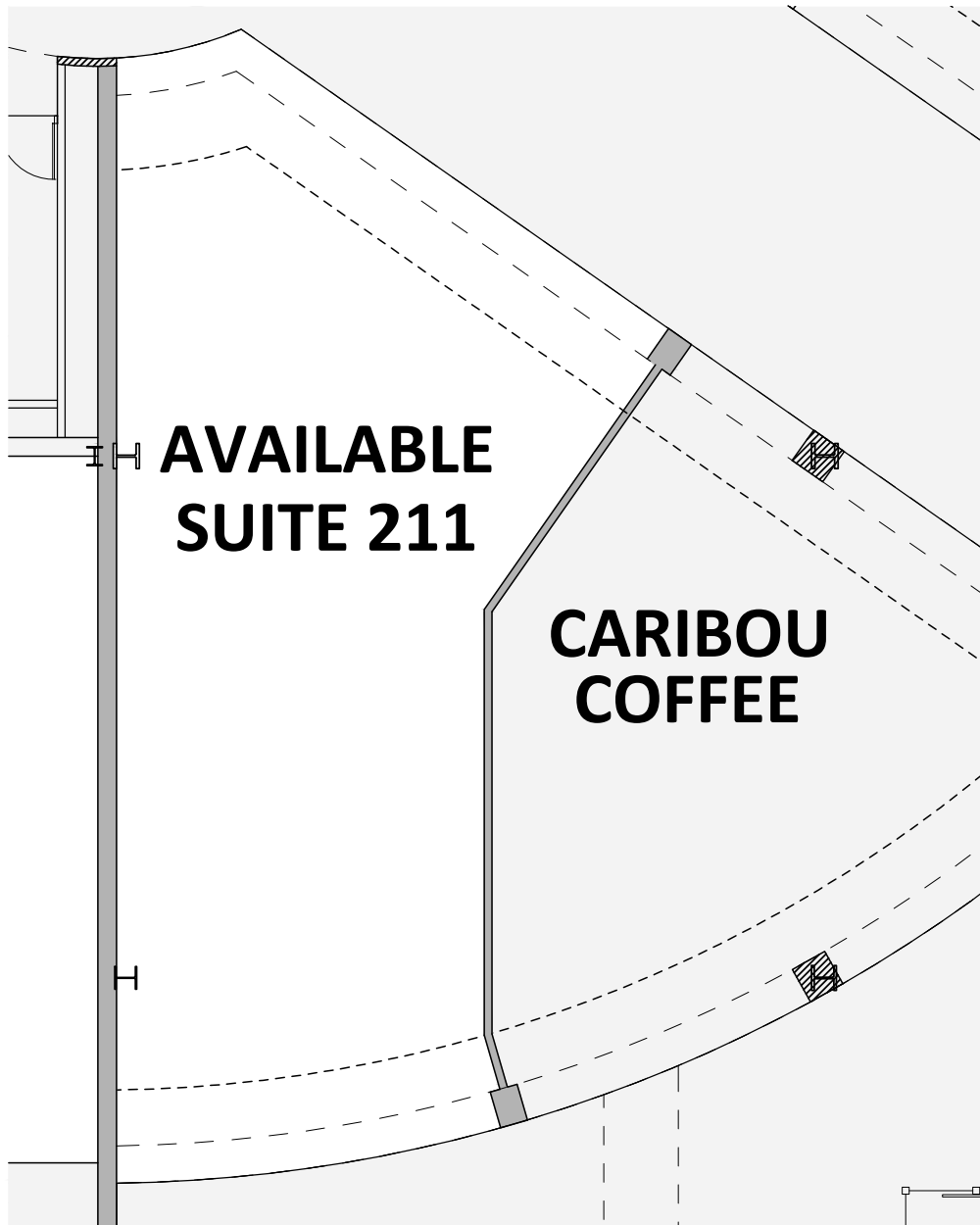
- AVAILABLE
- RETAIL
- COMMON AREA
- OFFICE



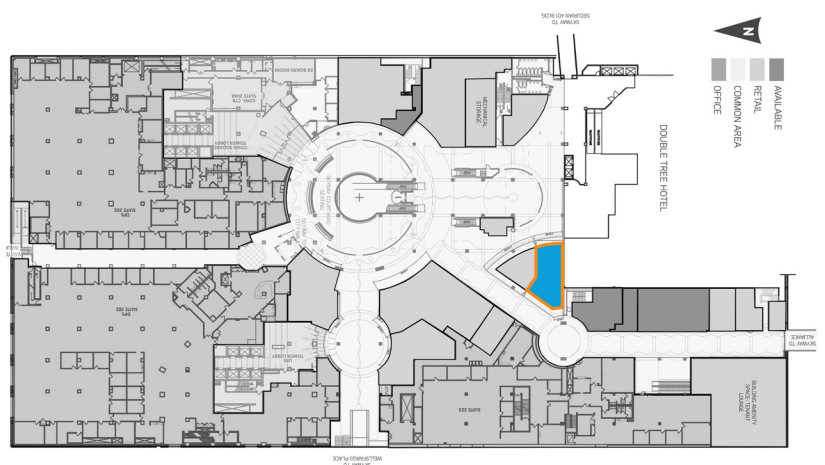
# Suite 207 | 507 SF



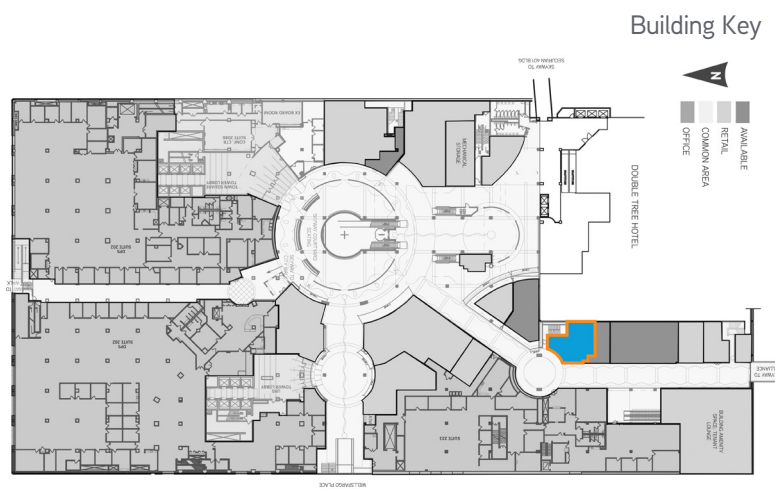
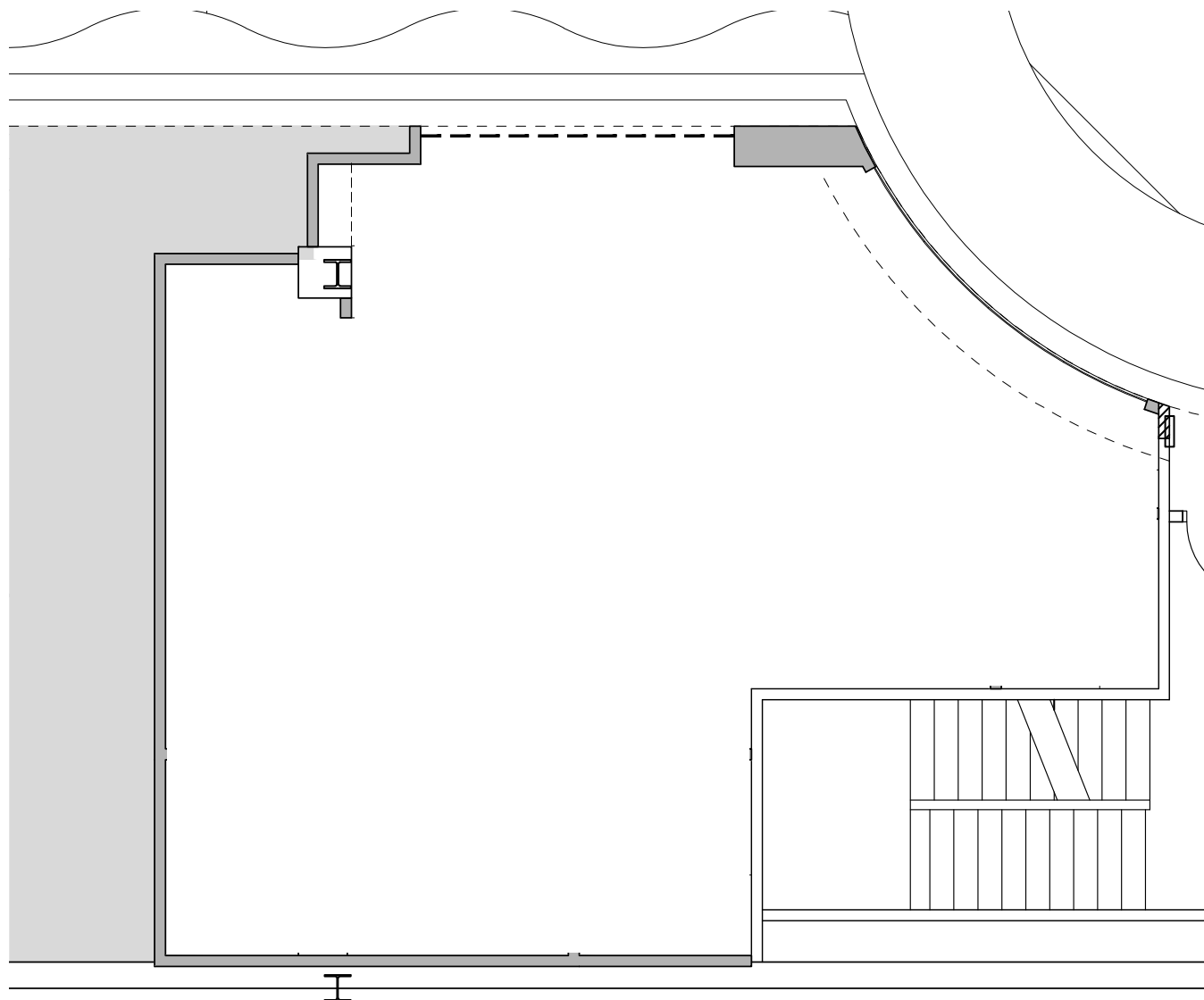
# Suite 211 | 1,314 SF



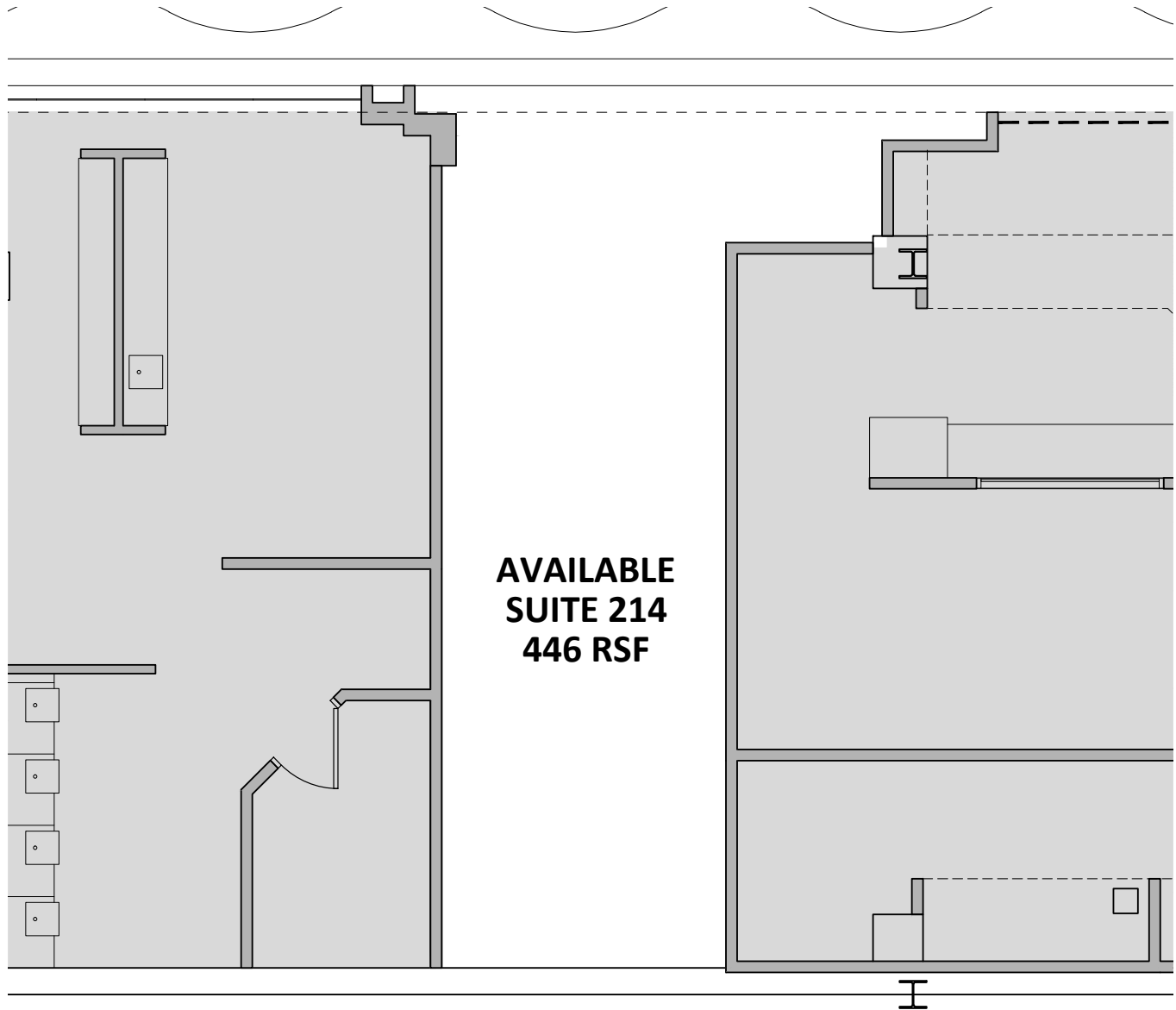
Building Key



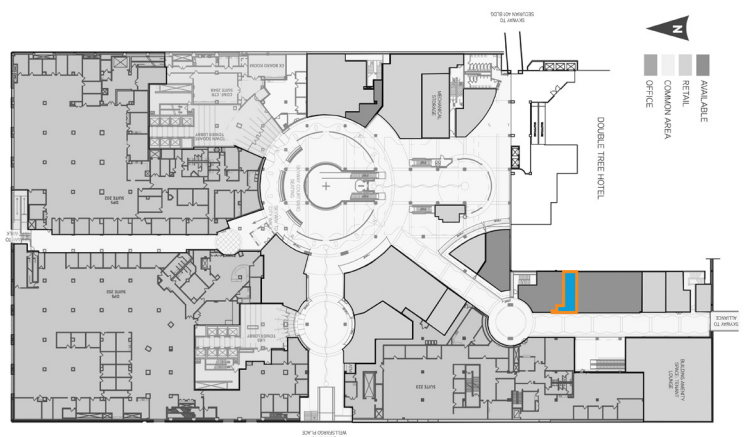
# Suite 213 | 974 SF



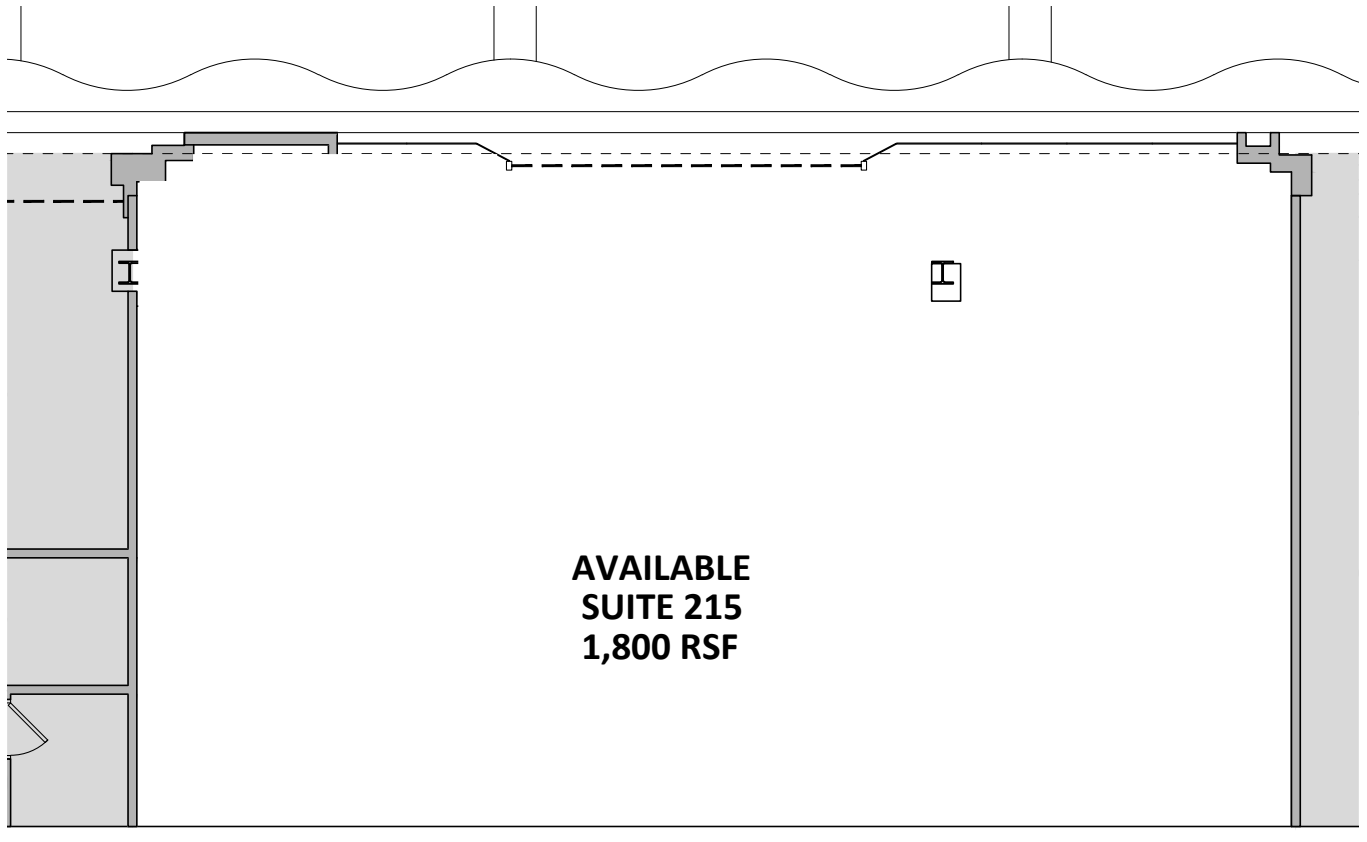
# Suite 214 | 446 SF



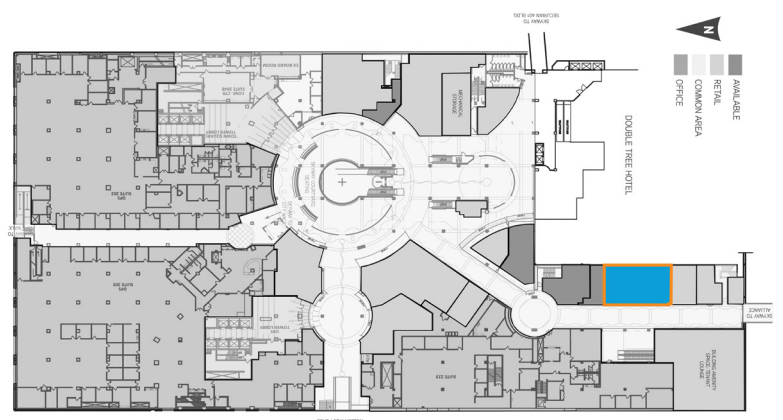
Building Key



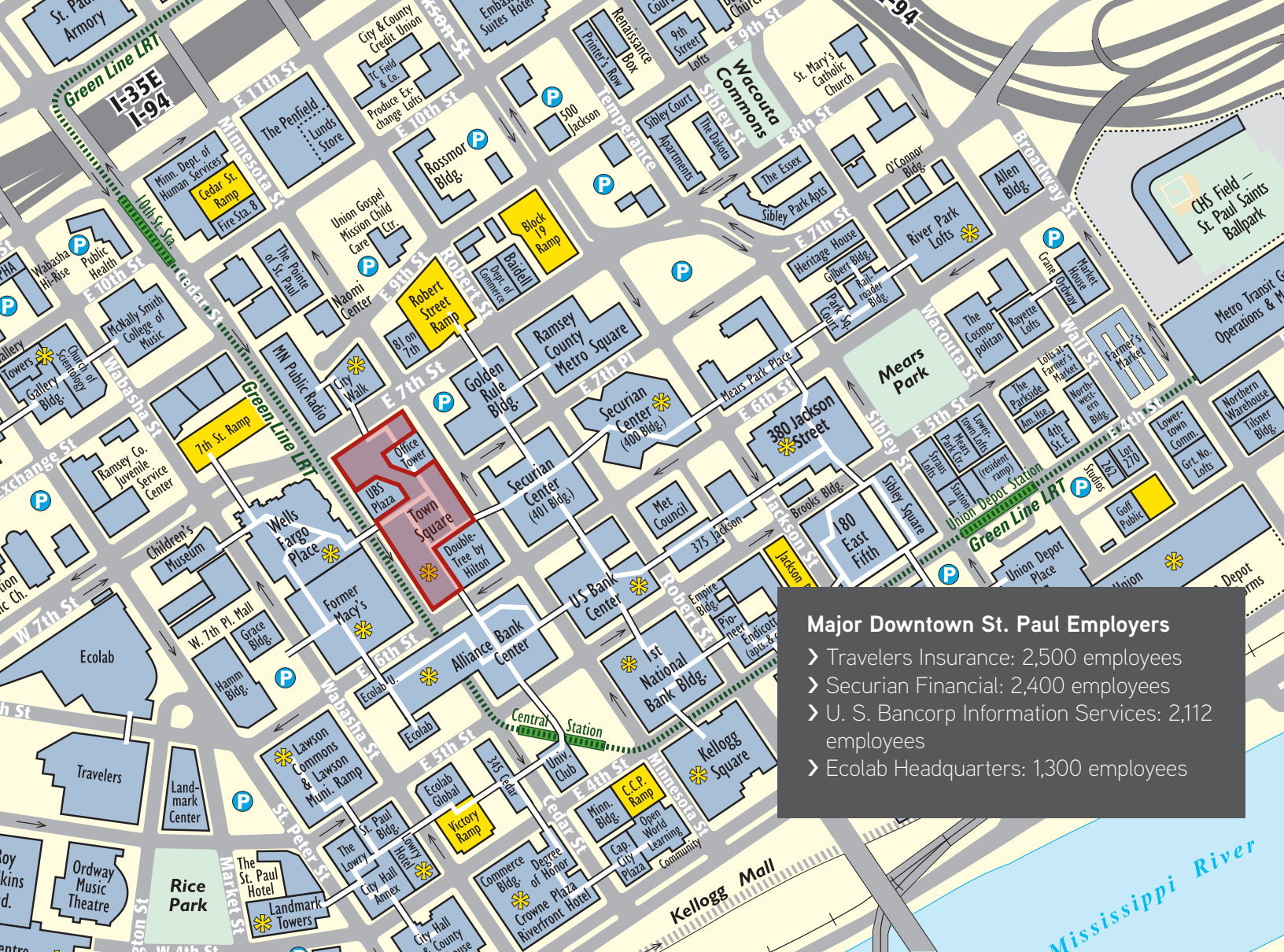
# Suite 215 | 1,800 SF



Building Key







### 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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