

Colliers

For Lease

Rob Davis

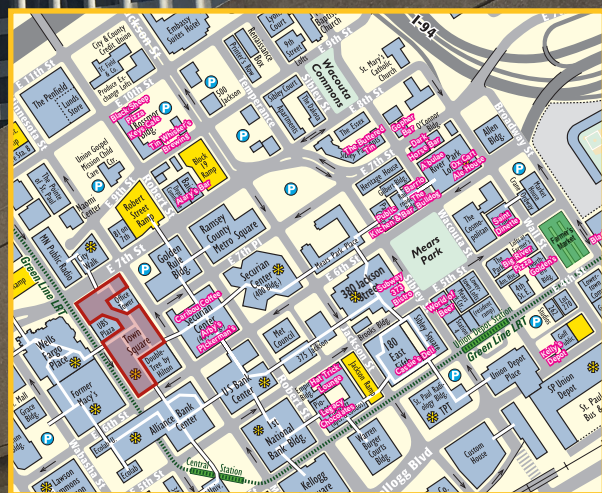
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Town Square Downtown Skyway Retail

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 | Suite 229: | 1,641 SF |

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 18,835 | 175,941 | 374,339 |
| Daytime Population | 76,805 | 214,428 | 400,197 |
| Median HH Income | \$56,820 | \$59,430 | \$67,549 |

*Source: ESRI 2022

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

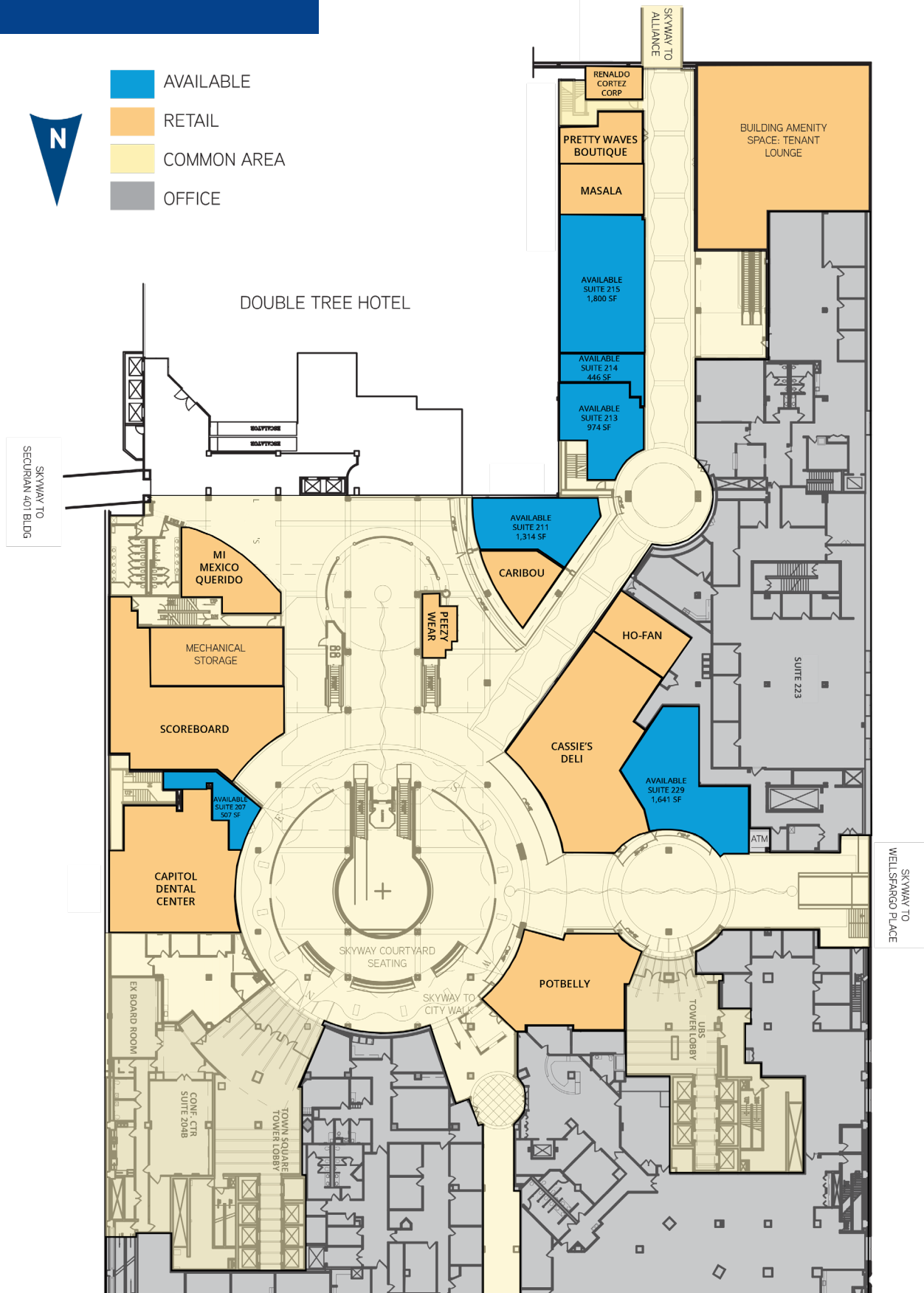
- > Dynamic location in the heart of downtown St. Paul on the Skyway
- > Strong daytime population
- > Located in Class "A" office tower
- > Adjacent to Treasure Island Center and practice rink for MN Wild
- > Interior access to the adjacent Double Tree Hotel
- > Situated near the LRT and bus stop
-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



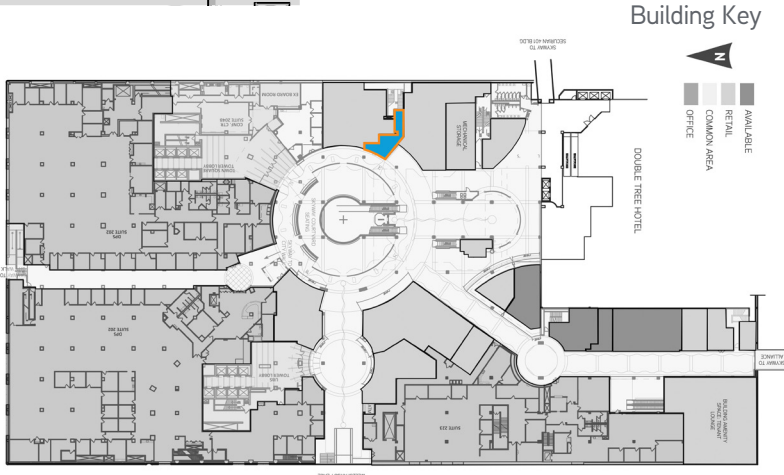
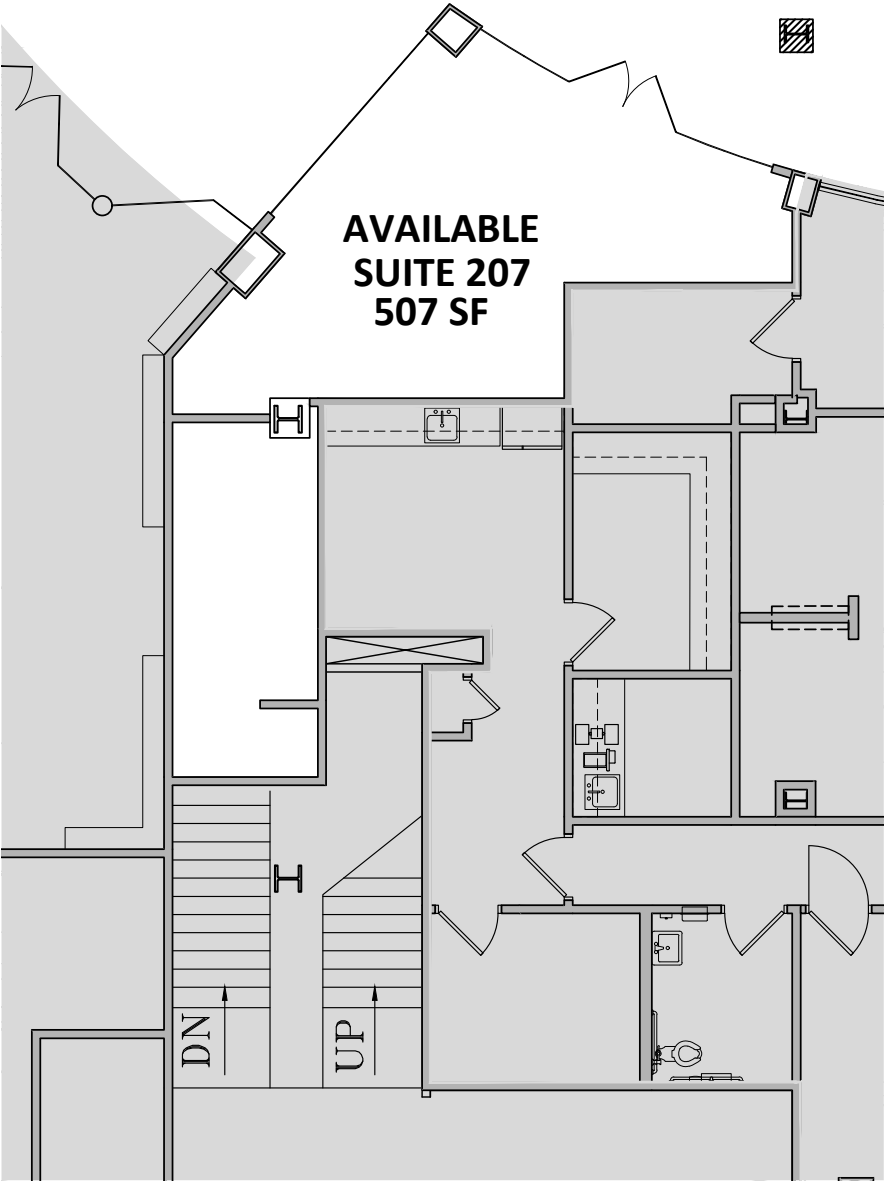
Site Plan



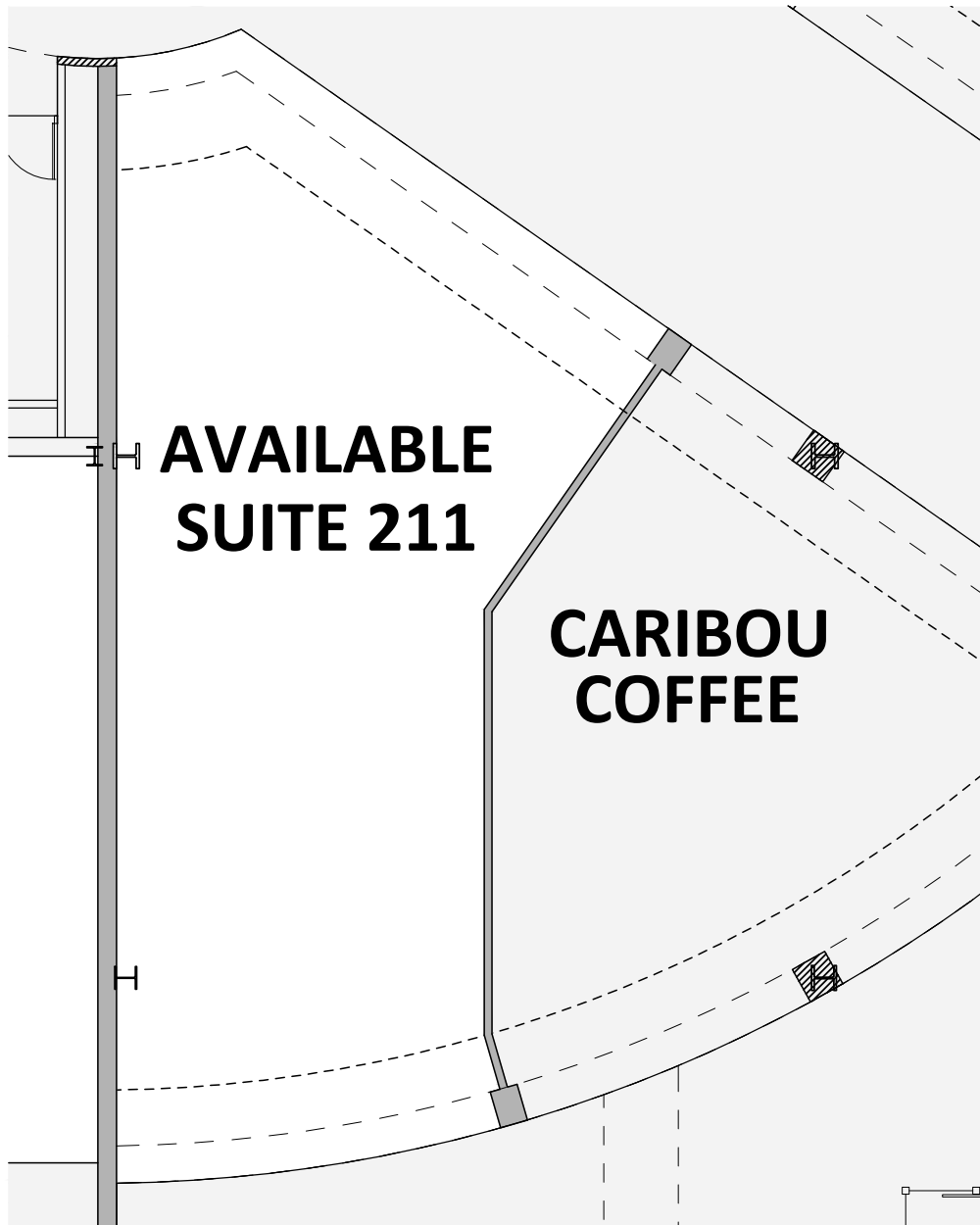
- AVAILABLE
- RETAIL
- COMMON AREA
- OFFICE



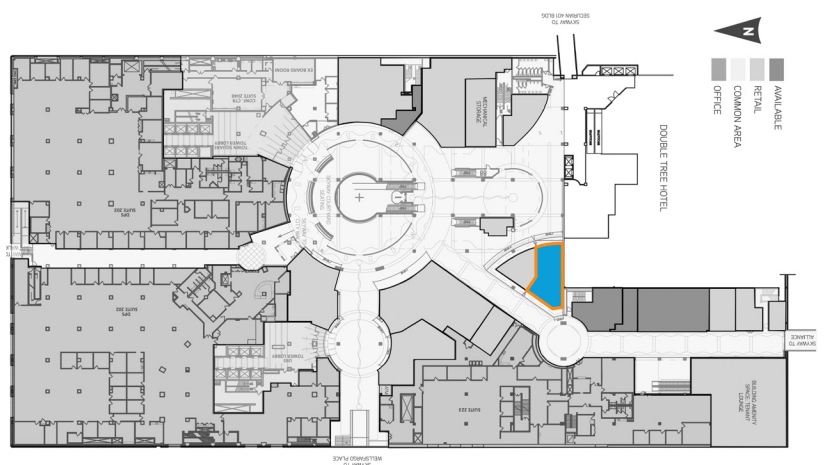
Suite 207 | 507 SF



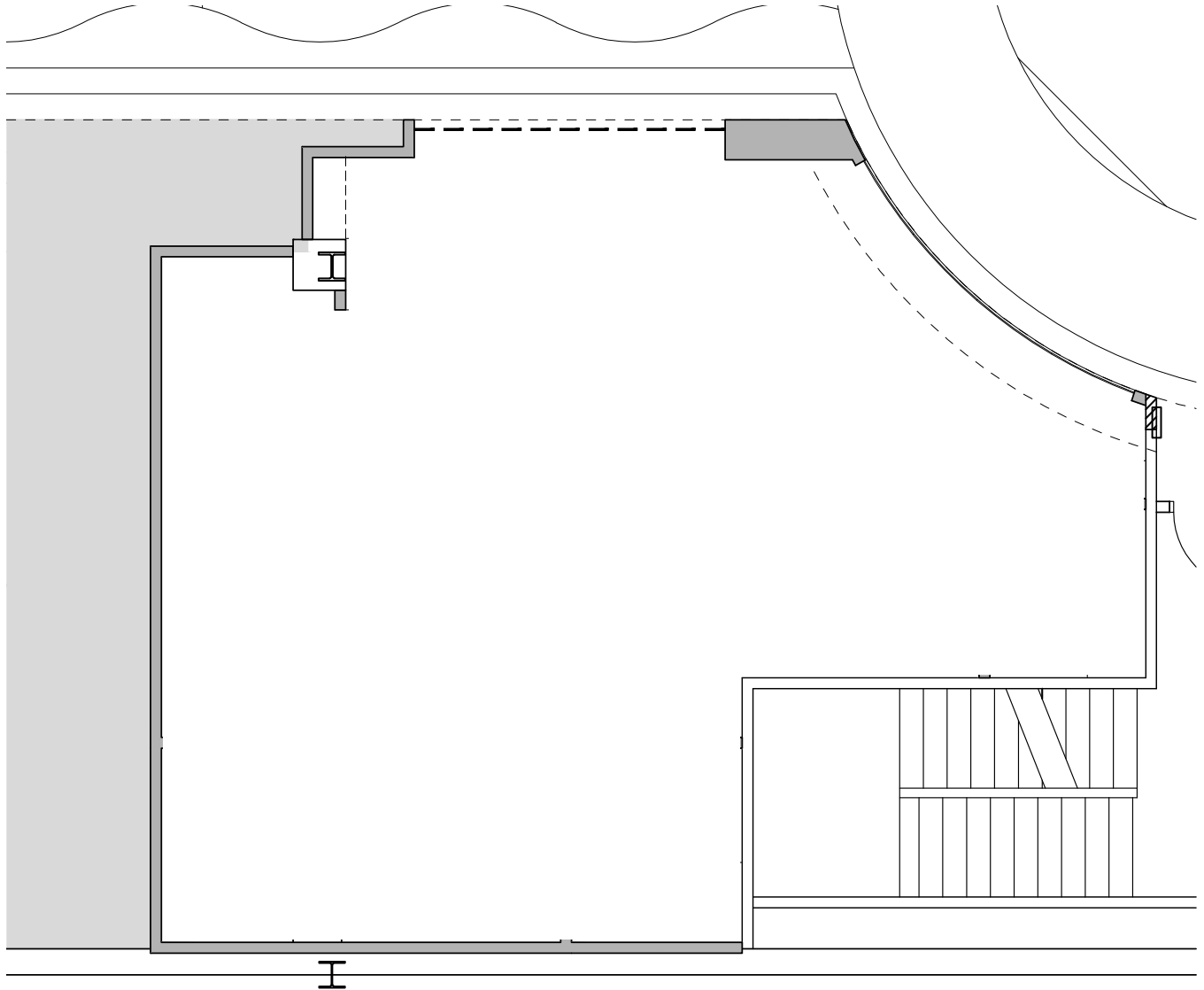
Suite 211 | 1,314 SF



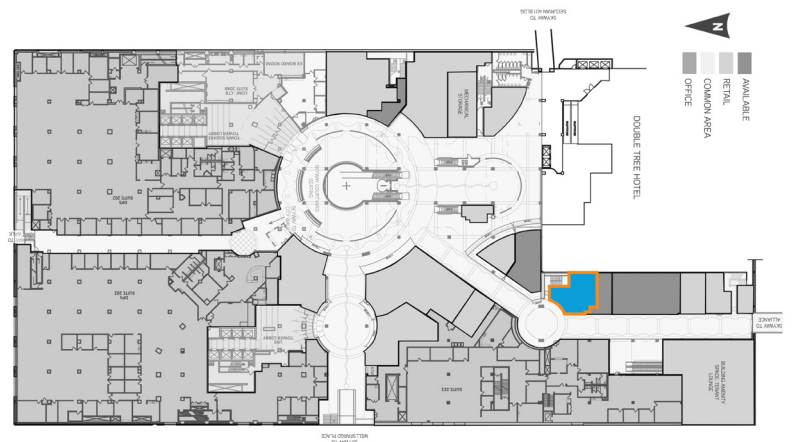
Building Key



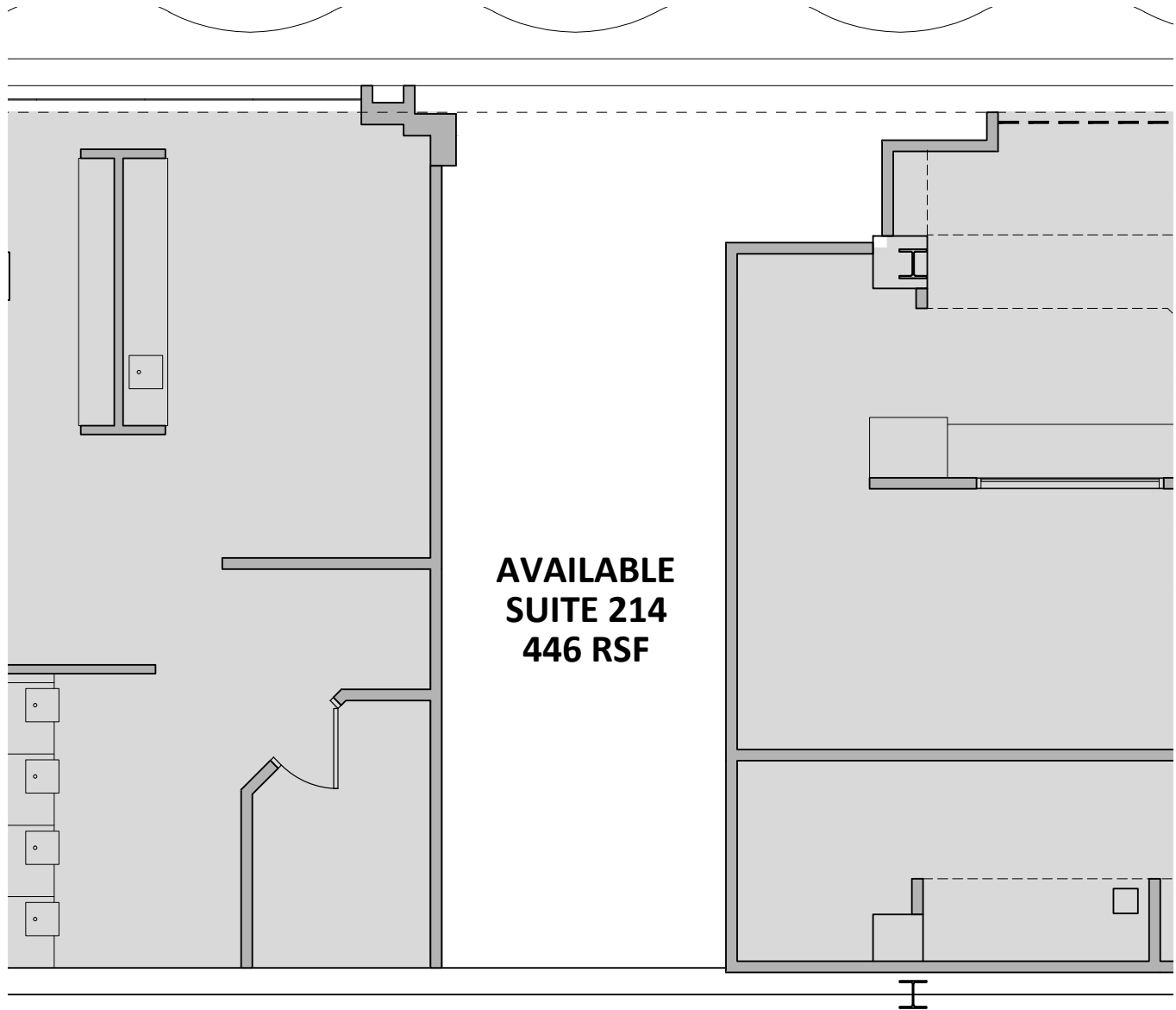
Suite 213 | 974 SF



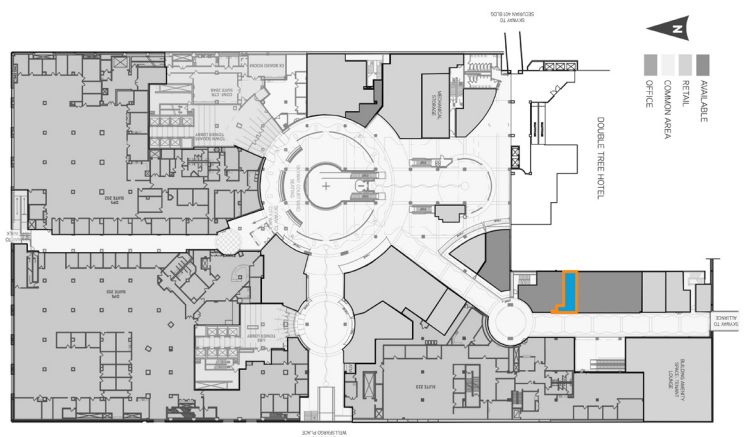
Building Key



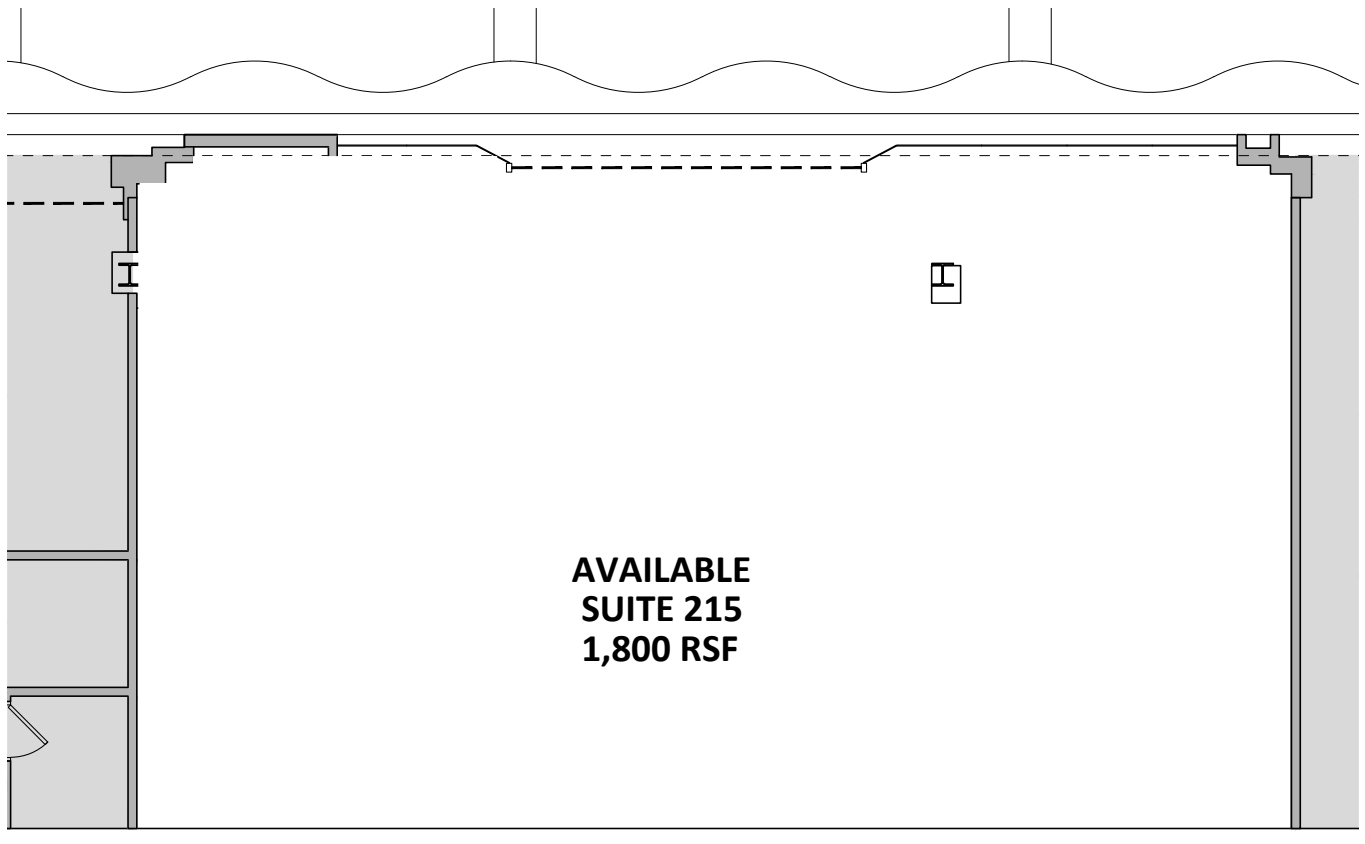
Suite 214 | 446 SF



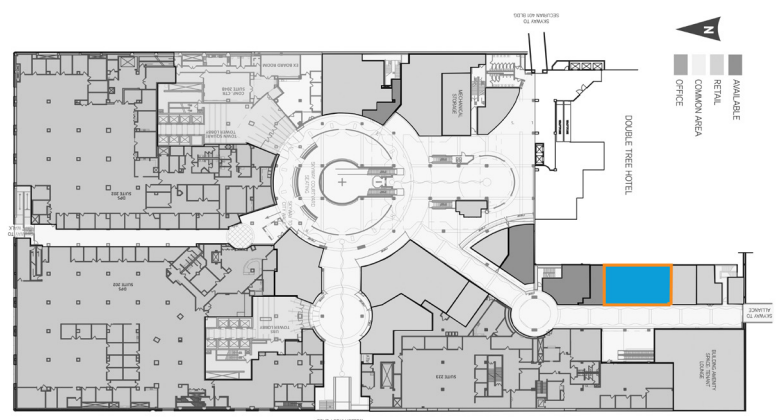
Building Key



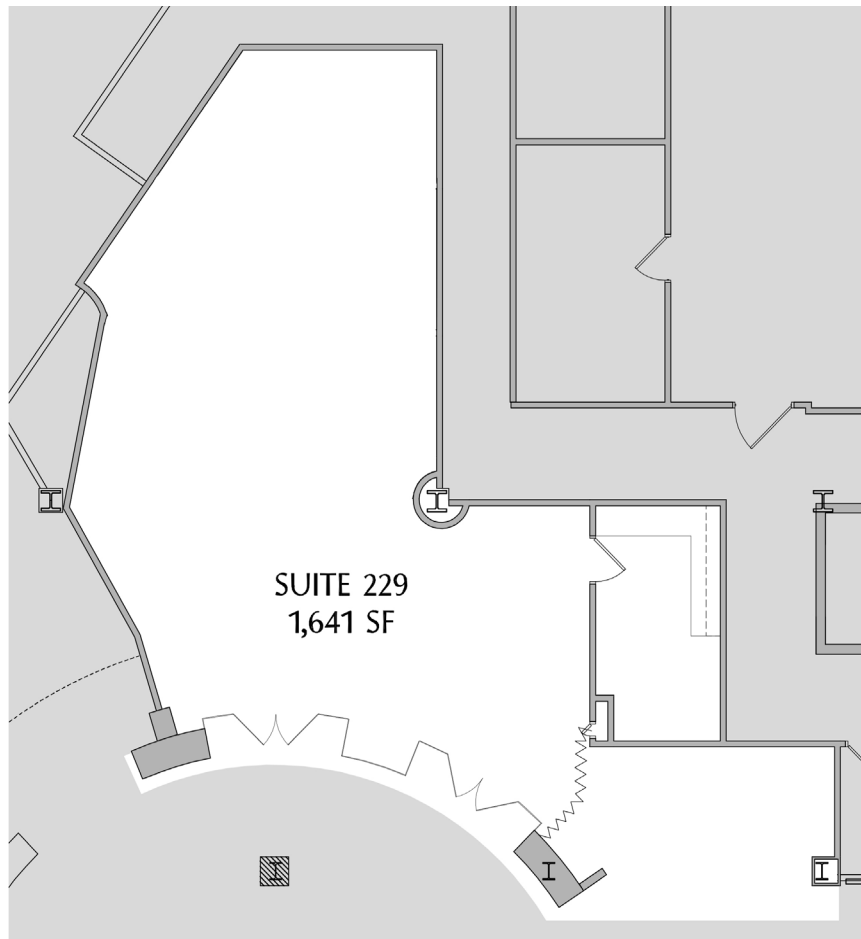
Suite 215 | 1,800 SF



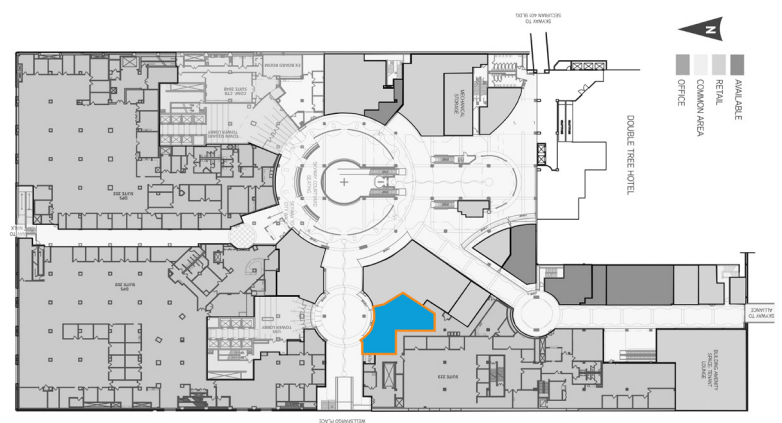
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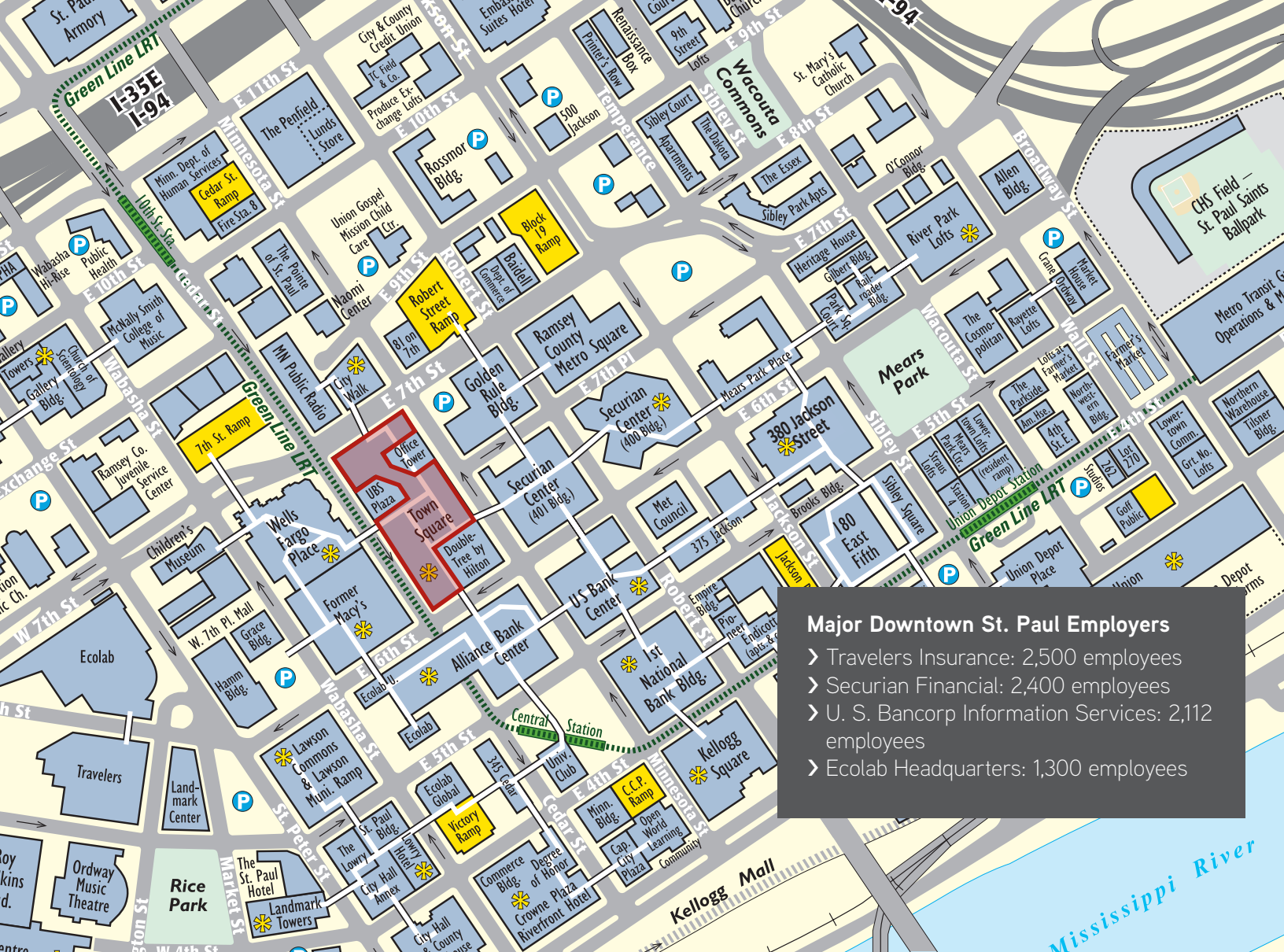


Suite 229 | 1,641 SF



Building Key





Contact



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