

Colliers

# For Lease

**Rob Davis**

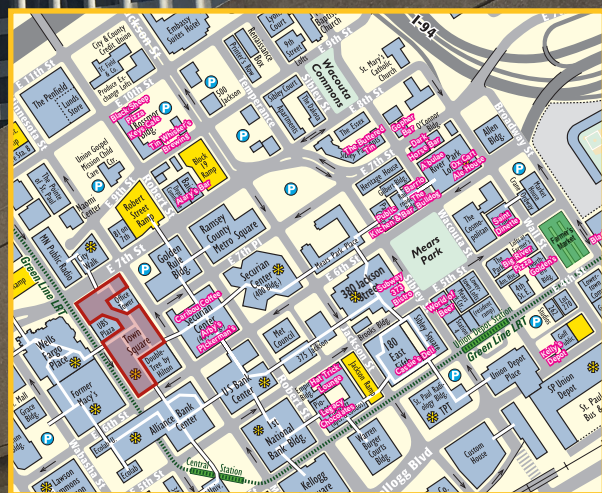
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## Town Square Downtown Skyway Retail

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 ..... 1,314 - 3,100 SF

## AVAILABLE

Suite 211: 1,314 SF  
Suite 215: 1,800 SF  
Suite 227: 3,100 SF - restaurant space  
Suite 229: 1,641 SF

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	20,273	175,563	374,043
Daytime Population	82,509	214,032	396,317
Median HH Income	\$59,566	\$65,144	\$72,701

\*Source: ESRI 2025

## 2025 EST. EXPENSES

CAM: \$ 9.90  
Tax: \$ 2.45  
Total: \$12.35

## BASE RENT

Negotiable

## TENANTS

- |                     |                           |                  |
|---------------------|---------------------------|------------------|
| > Caribou Coffee    | > Paul Hartquist Jewelers | > Ho Fan         |
| > Mi Mexico Querido | > Potbelly Sandwich Shop  | > Capitol Dental |
| > B's Barbershop    | > Holistically Yours      | > Charizma       |
| > Sky Mart          | > Masala                  | > Scoreboard     |

## PROPERTY HIGHLIGHTS

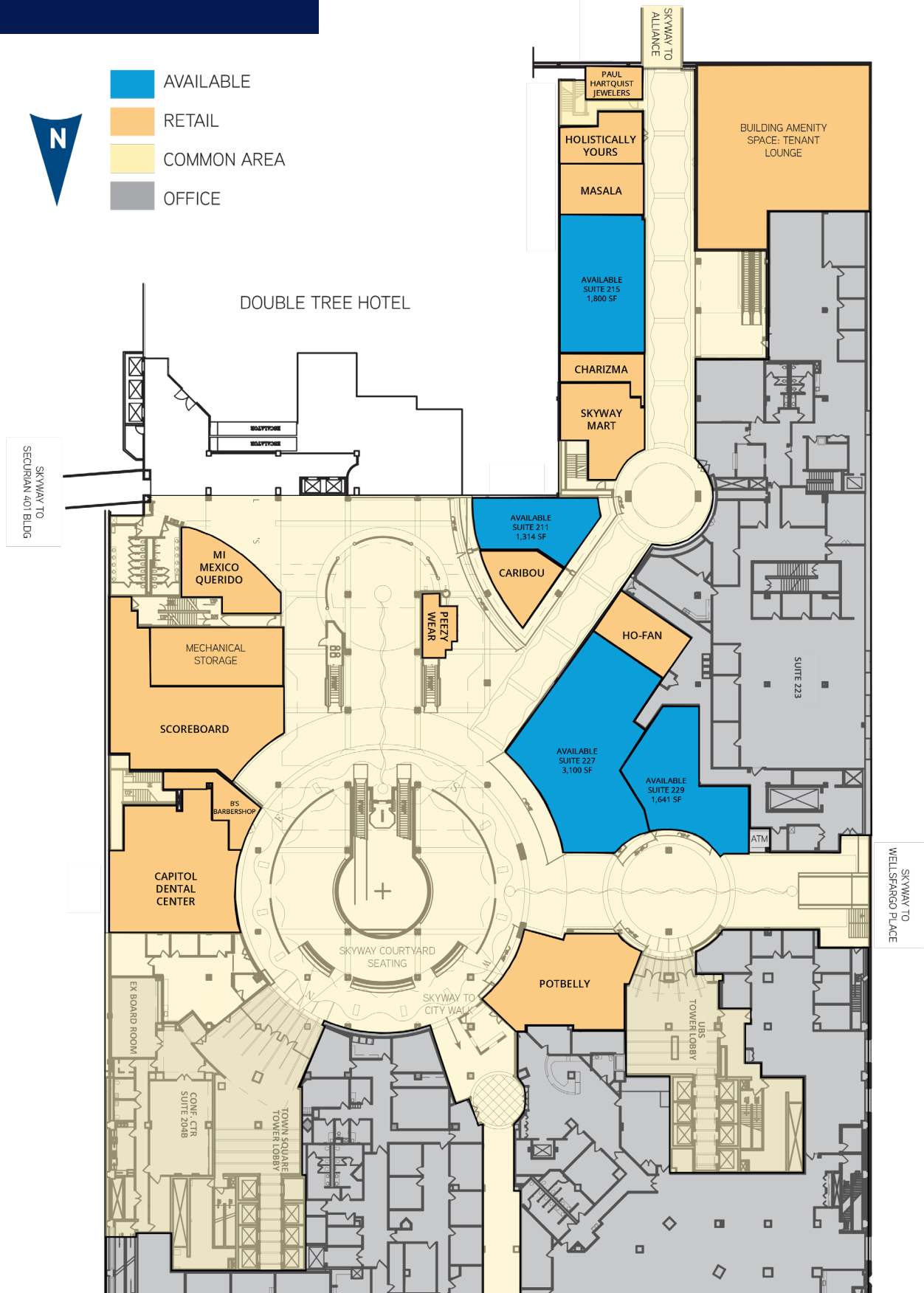
- > Dynamic location in the heart of downtown St. Paul on the Skyway
- > Strong daytime population
- > Located in Class "A" office tower
- > Adjacent to Treasure Island Center and practice rink for MN Wild
- > Interior access to the adjacent Double Tree Hotel
- > Situated near the LRT and bus stop
-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



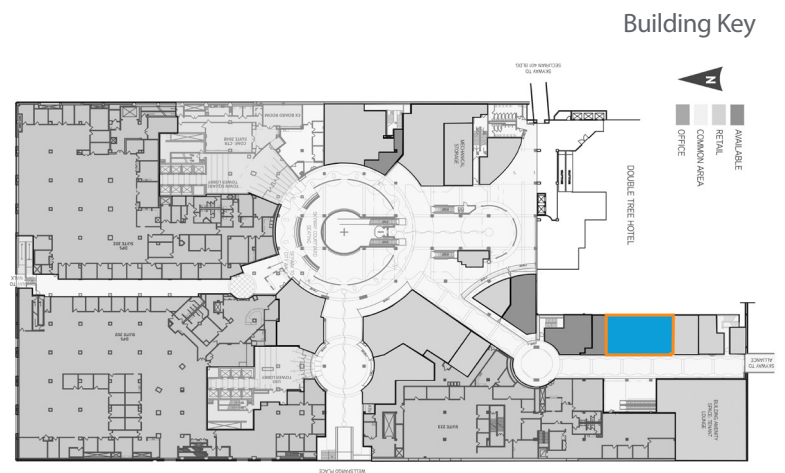
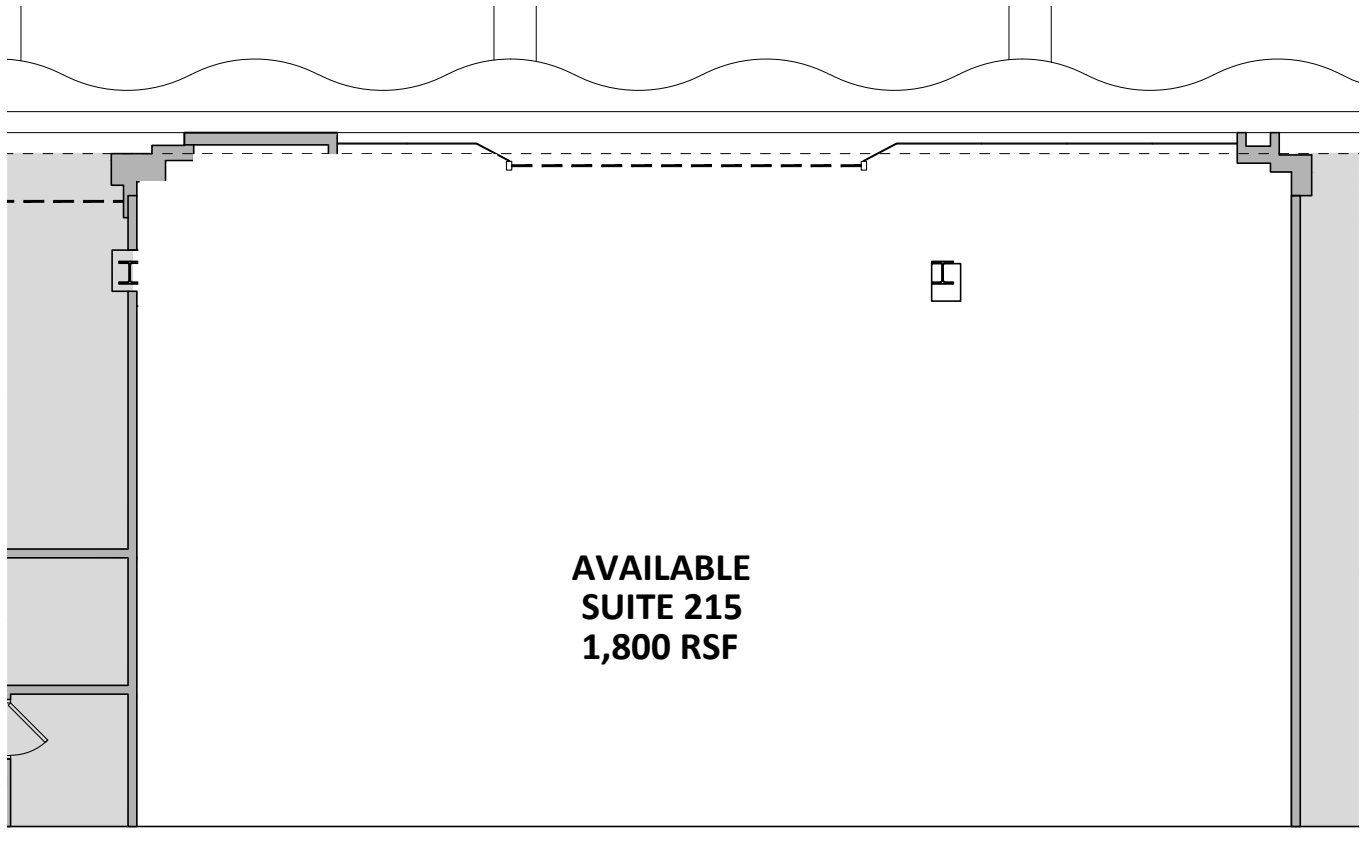
# Site Plan



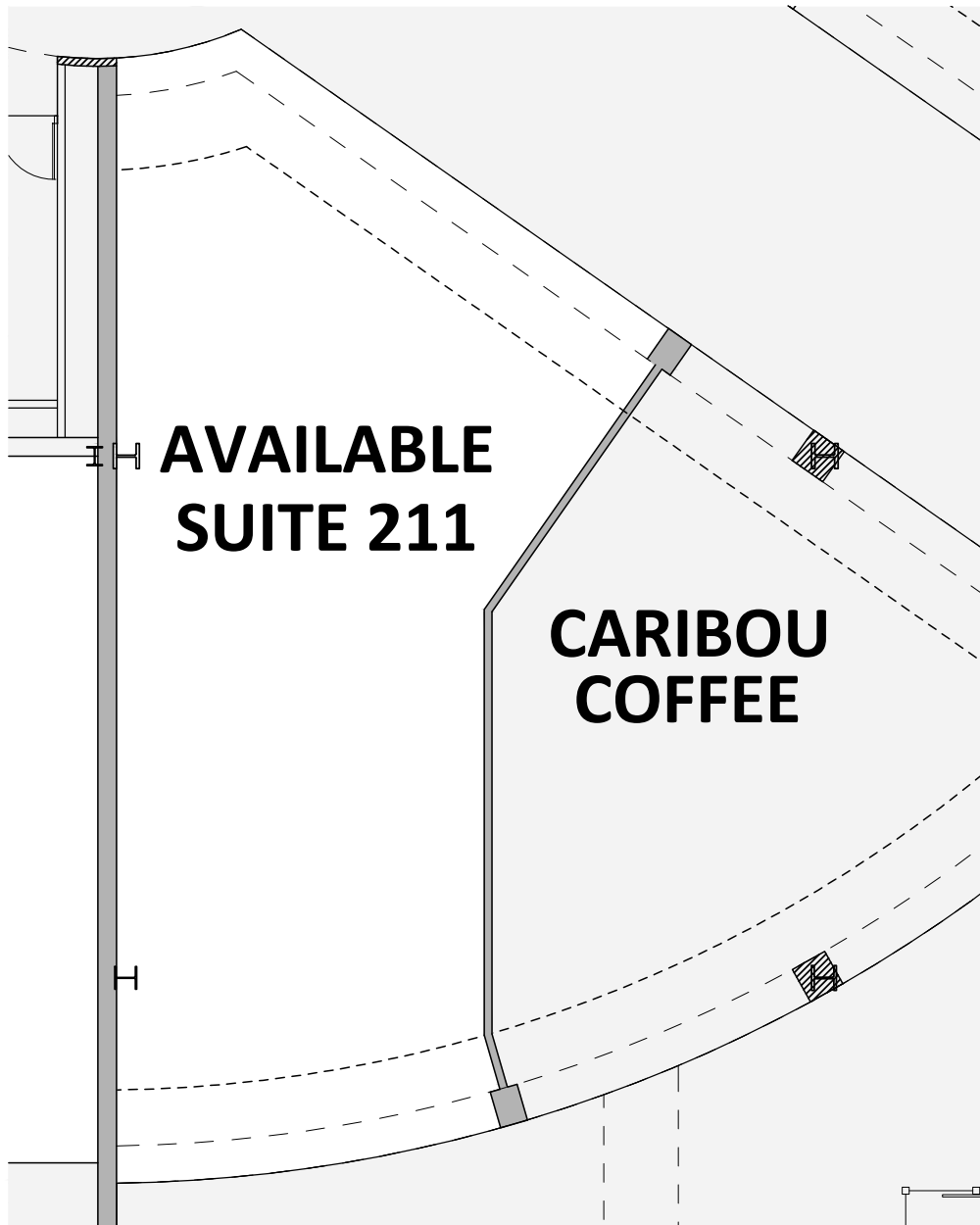
- AVAILABLE
- RETAIL
- COMMON AREA
- OFFICE



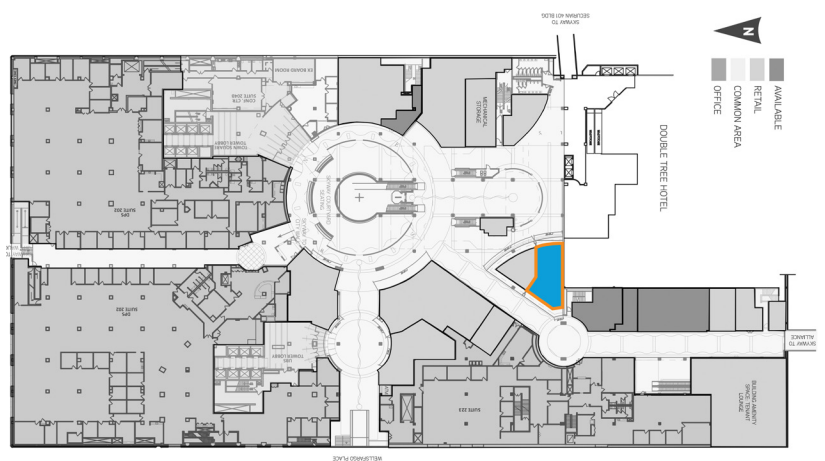
# Suite 215 | 1,800 SF



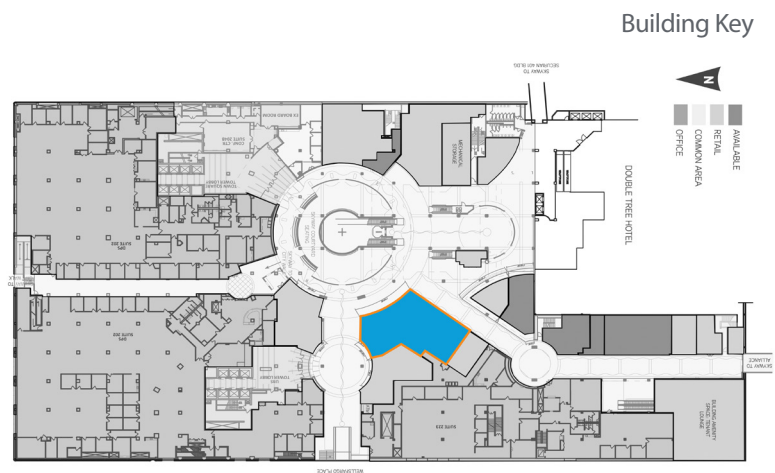
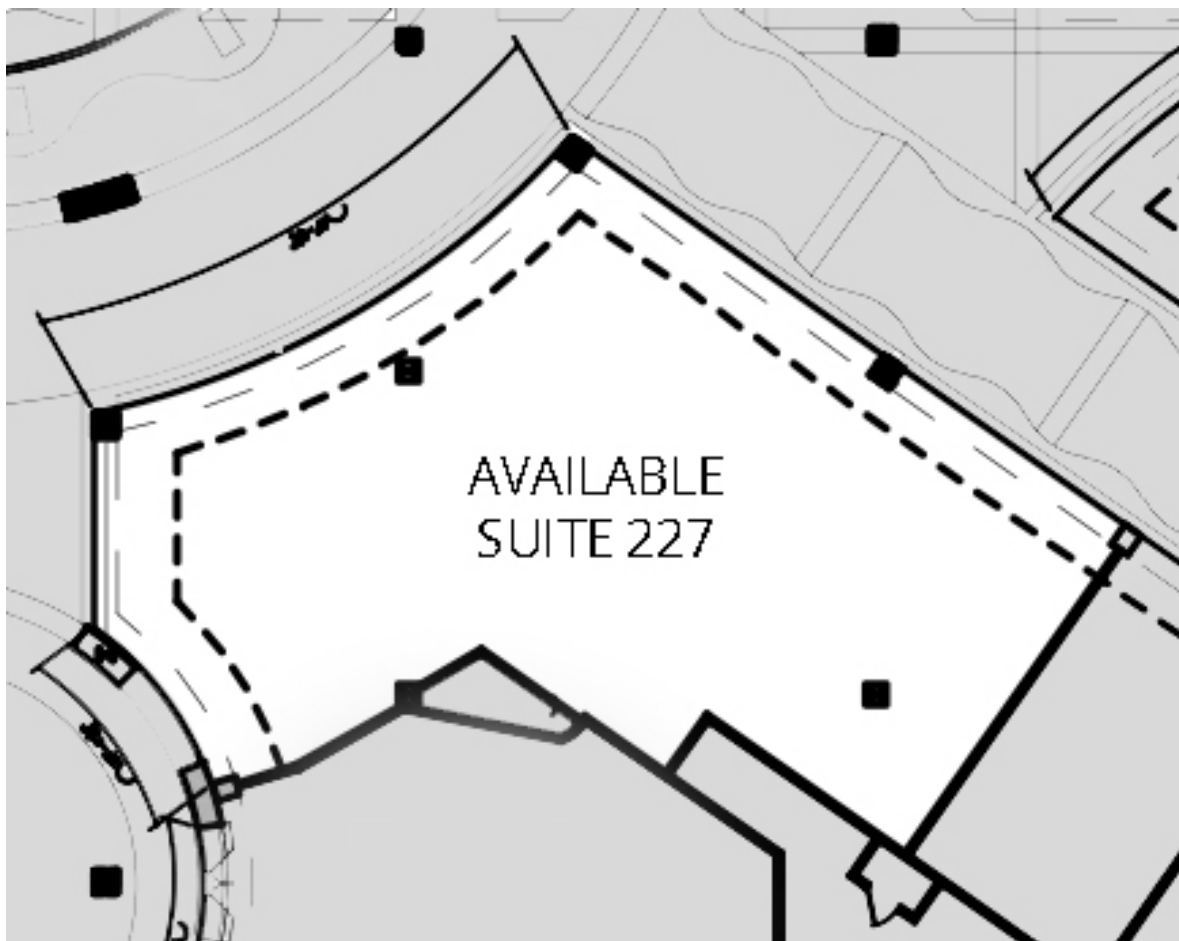
# Suite 211 | 1,314 SF



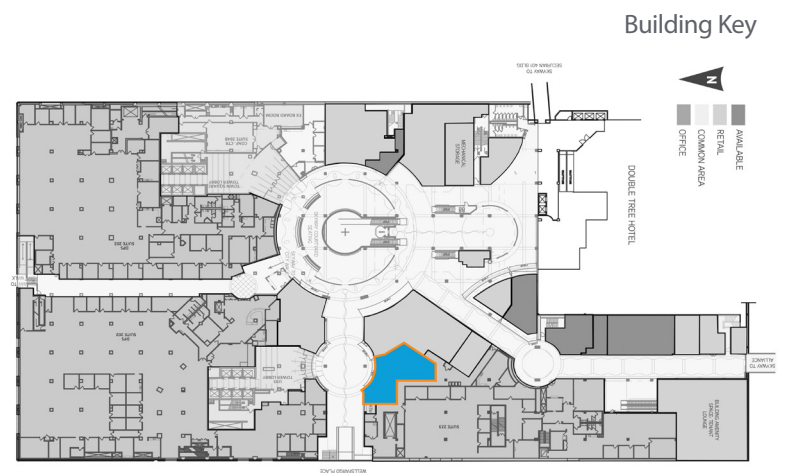
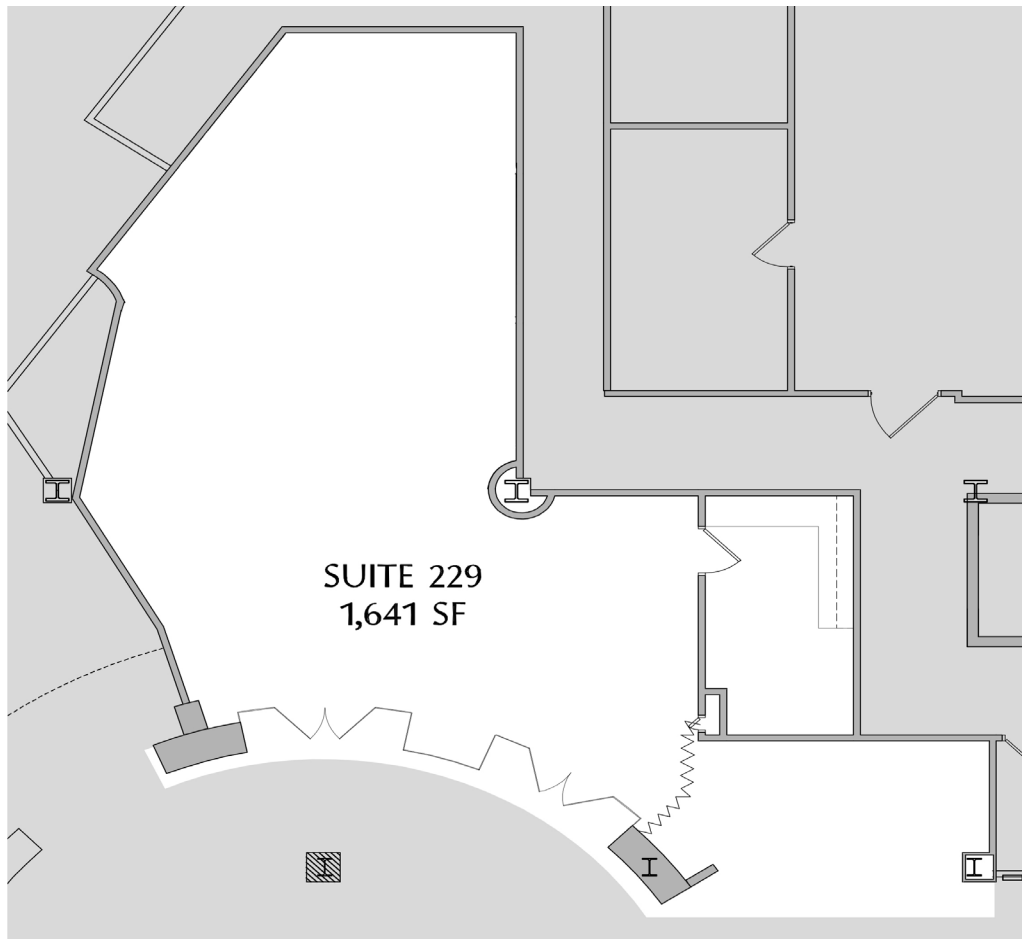
Building Key



# Suite 227 | 3,100 SF



# Suite 229 | 1,641 SF







# Contact



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