



TRANSWESTERN

REAL ESTATE  
SERVICES



AVAILABLE OFFICE

**545 WEST 7<sup>TH</sup> ST.**

ST. PAUL, MN 55102

# PROPERTY SPECIFICATIONS

## Property Details

- **Building Size:** 16,789 SF
- **Available SF:** 3,000 - 16,789 SF
- **Year Built:** 1966; 2018 (remodeled)
- **Net Rates:** \$10.00 SF
- **Estimated Operating Expenses & Taxes:** \$6.50 SF

## Building Features

- Excellent Commercial or Medical Office Opportunity
- Building naming and signage opportunity
- Single or multi-user opportunity
- Ample parking during business hours
- Potential for redevelopment

## Location Highlights

- Convenient Access to I-35E & I-94
- Walking Distance to Downtown St. Paul
- Located on Iconic West 7th Street
- Adjacent to historic Mancini's Char House
- Close proximity to United and Children's Hospitals
- Located on busy public transportation corridor



# PROPERTY LOCATION





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**SUBJECT  
PROPERTY**

## THINKING BEYOND THE OBVIOUS

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