



TRANSWESTERN

REAL ESTATE
SERVICES



Community Action

450

COMMUNITY ACTION BUILDING

450 N SYNDICATE ST, ST. PAUL, MN 55104

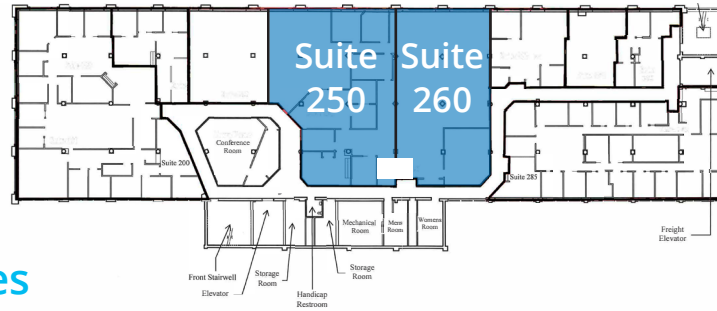
OFFICE SPACE FOR LEASE

Building Information

The property enjoys easy access to Interstate 94 and is just minutes from both downtown St. Paul and Minneapolis. Nearby amenities include Hamline Avenue light rail station, bus lines, hotels, numerous restaurants and shopping.

Property Specifications

- **Building Size:** 102,959 SF
- **Available Space:**
 - Suite 35 - 2,949 SF
 - Suite 250 - 4,408 SF
 - Suite 260 - 3,297 SF
- **Year Built/Renovated:** 1925/2020-2021
- **Gross Rental Rates:** \$21.00 - \$22.00 PSF
- **Parking:** 3.14/1000



Building & Location Features

- Located on bus line
- Hamline Avenue light rail station
- Conference facilities
- Community breakroom
- On-site security M-F 6:00 AM to 8:30 PM Sat 8:00 AM to 5:00 PM
- 24/7 HVAC
- All lighting recently upgraded to LED



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