



THE WESTY

1880 Livingston Avenue | West St. Paul, MN 55118

Office Space For Lease

Space Available:

- Suite 203: 978 sf
- 2024 CAM: \$9.20 psf (includes utilities) and Tax: \$3.59 psf
- Lease Rate: \$15.00 psf Net

Highlights and Features:

- Co-tenants: Menon Periodontics and Implants, Mendakota Pediatrics, Allergy and Asthma Center of MN, Prosthetics at Graphica Medica, Haworth & Company, LTD, EZ Payroll, and Ellie Mental Health
- Close to Robert Street corridor
- Minutes to downtown St. Paul and MSP airport
- Class A building
- Two-story building
- Stately brick exterior
- Modern interior remodel
- New planned outdoor patio
- Open space with breakout rooms
- High ceilings with skylight
- Energy-efficient LED lights throughout
- Elevator, card access, and security cameras
- Ample parking on a newly resurfaced and striped lot
- Monument signage available



Demographics and Traffic Counts:

- Average Household Population: 1 mile - 3,987, 3 miles - 46,281 and 5 miles - 90,966
- Average Household Income: 1 mile - \$65,381, 3 miles - \$74,362 and 5 miles - \$68,653
- Robert Street - 23,400 vpd, Marie Avenue - 6,100 vpd and Livingston Avenue - 3,700 vpd

Christianson & Company
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Interior Photos

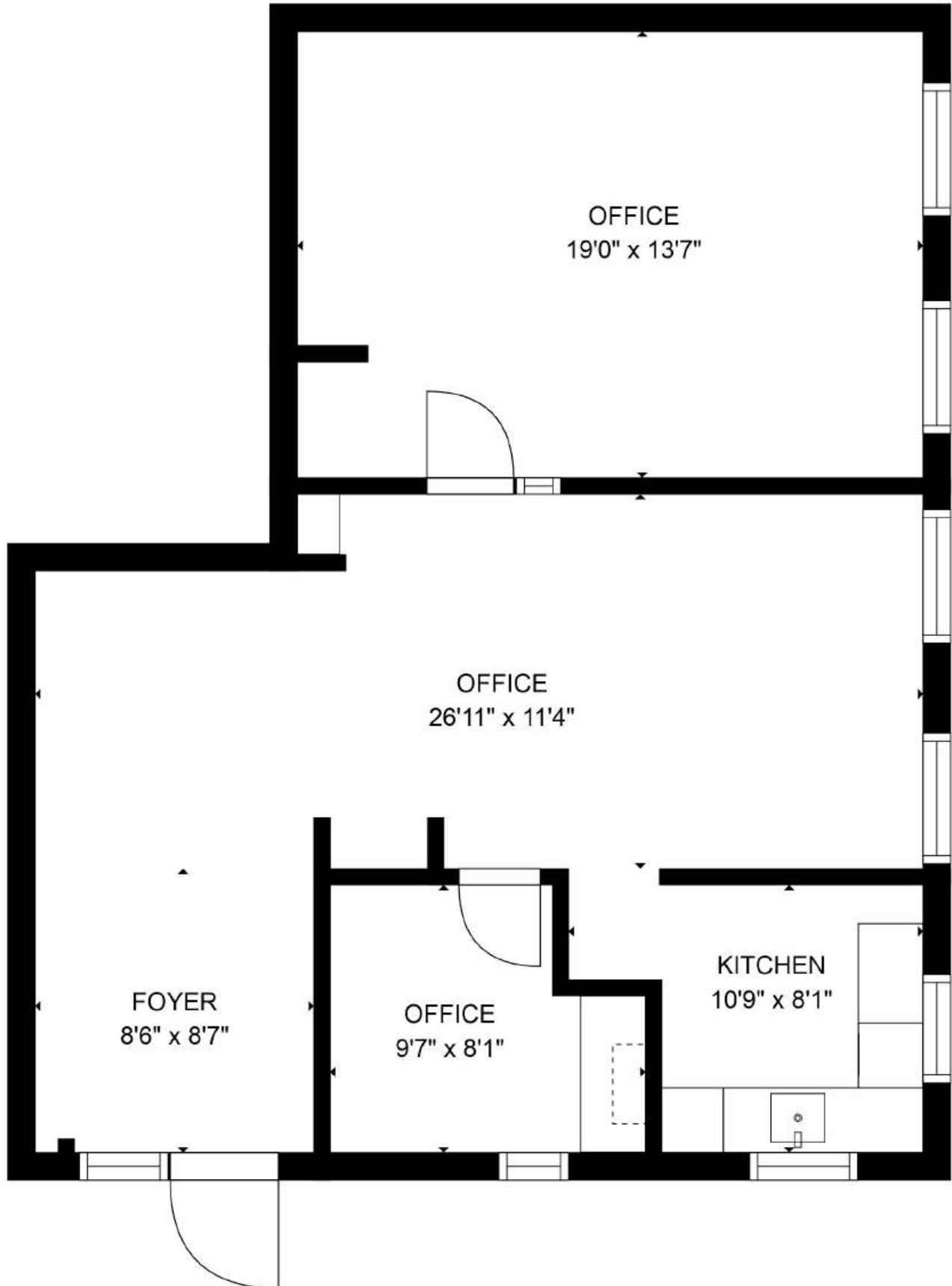


Interior Photos

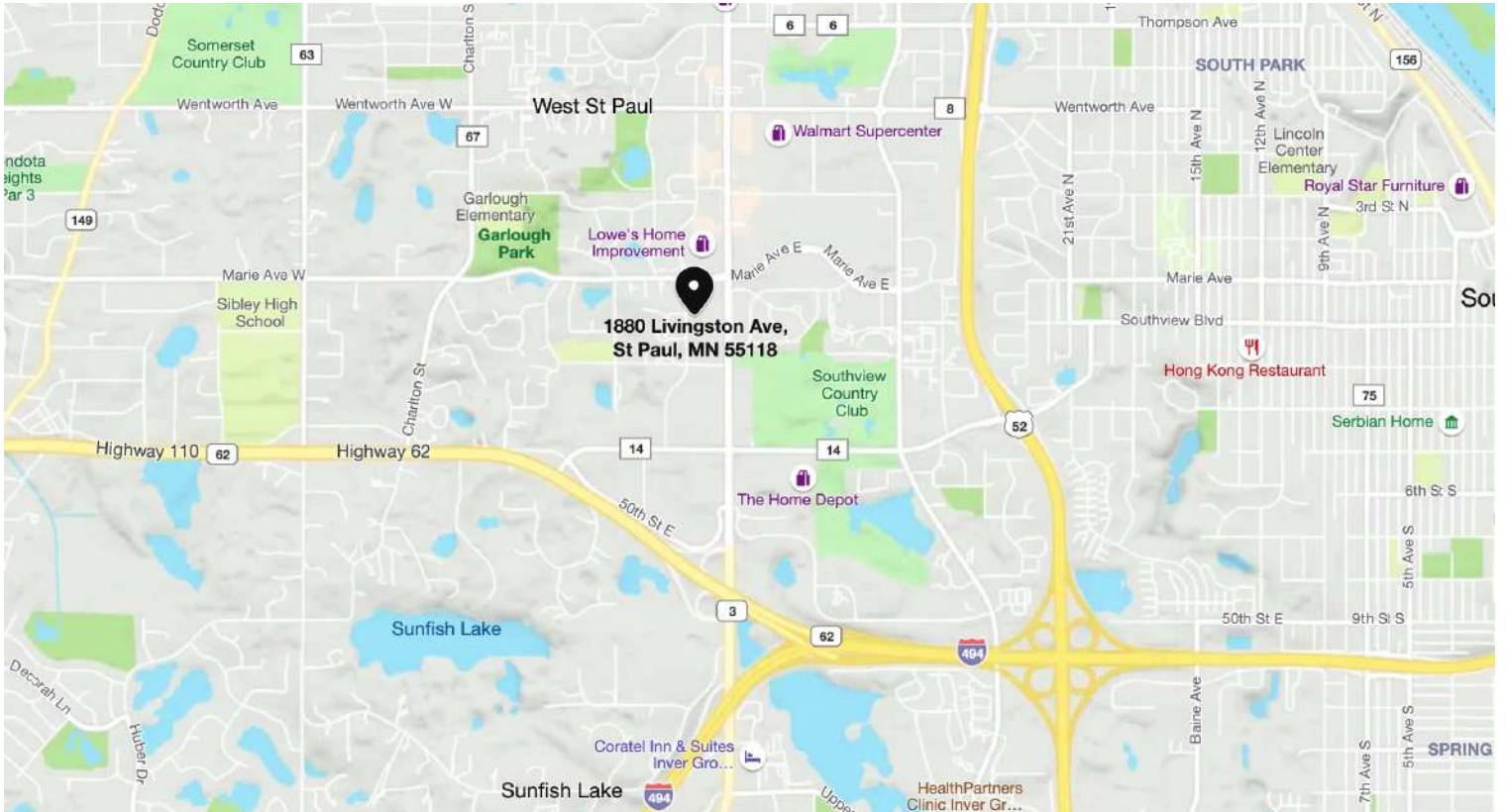


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Space Plan - Suite 203



Map



Aerial



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