



Colliers

For Lease

SPACE AVAILABLE

- Suite 200: 2,216 sf
- Lease Rate: \$12.00 psf Modified Gross

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Colliers

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colliers.com/msp

Minnesota Building

46 4th Street E | St. Paul, MN

2nd Floor Office Space Exceptional Historic Downtown Building

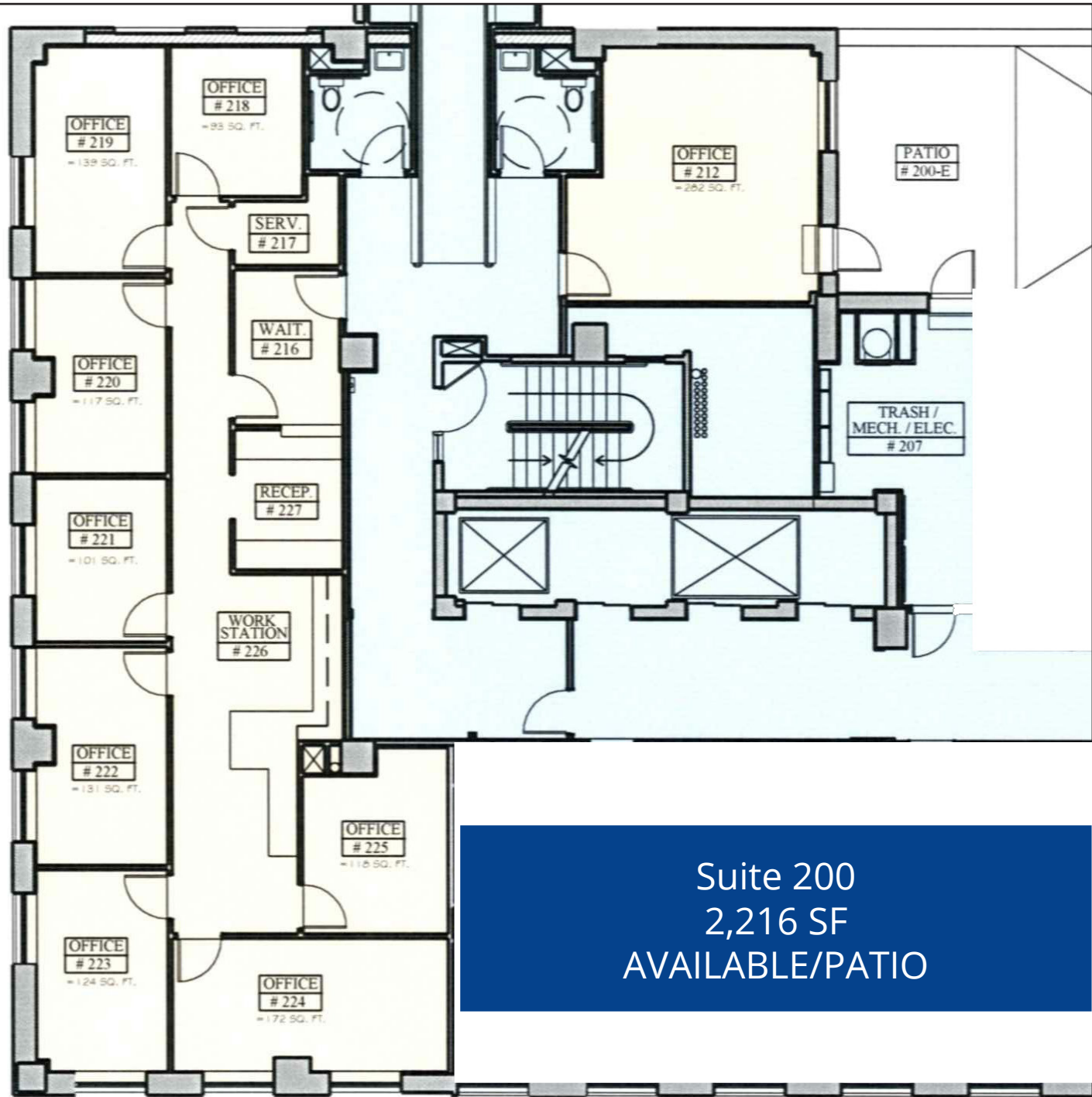
HIGHLIGHTS and FEATURES

- Prime location in the heart of downtown St. Paul
- Beautiful, historic architecture
- Proximity to major transportation arteries and public transit options
- Professional management
- Parking ramps available nearby
- Ample natural light with large windows in the office spaces
- Conference room with outdoor patio
- 8 private offices, some with built in desks
- Reception desk and waiting area

Accelerating success.

Floor Plan

4TH STREET



Suite 200
2,216 SF
AVAILABLE/PATIO

CEDAR STREET

Interior Photos



Location Overview

DEMOGRAPHICS

Average Household Population

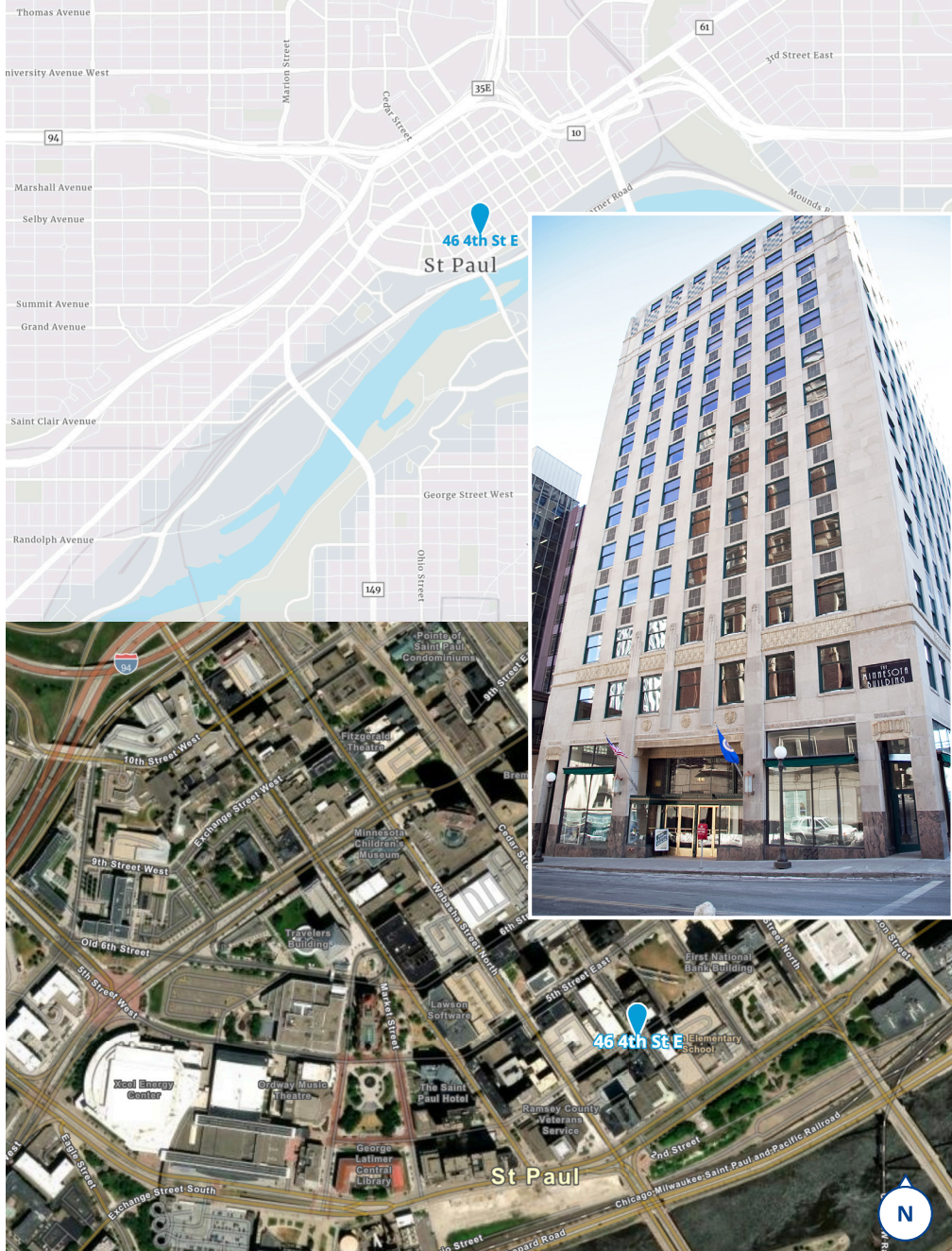
1 Mile	10,324
3 Miles	89,905
5 Miles	228,052

Average Household Income

1 Mile	\$50,861
3 Miles	\$52,625
5 Miles	\$56,914

TRAFFIC COUNTS

- 4th Street E - 1,800 vpd
- Cedar St N - 3,000 vpd
- Kellogg Blvd W - 15,653 vpd



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