



Colliers

# FOR LEASE

## SPACE AVAILABLE

- Suite 203: 978 sf
- 2025 CAM: \$9.06 psf (includes utilities) and Tax: \$3.46 psf
- Lease Rate: \$15.00 psf Net

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#### Colliers

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## The Westy

1880 Livingston Avenue, W St. Paul, MN 55118

## Professional/Medical Office Space

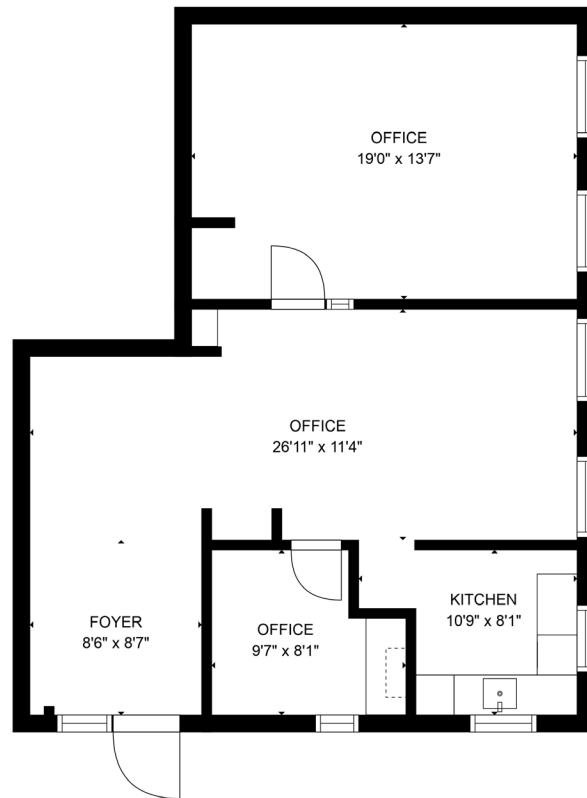
### HIGHLIGHTS and FEATURES

- Co-tenants: Menon Periodontics and Implants, Mendakota Pediatrics, Prosthetics at Graphica Medica, Haworth & Company, LTD, and Sagent Behavioral 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 of common areas and bathrooms
- Outdoor patio with picnic table
- High ceilings with skylight
- Energy-efficient LED lights throughout
- Elevator, card access, and security cameras
- Ample parking on surfaced and striped lot
- Updated monument and interior signage

Accelerating success.

# Space Plan

## Suite 203



## 2nd Floor Interior Photo





# Location Overview

## AVERAGE HOUSEHOLD POPULATION

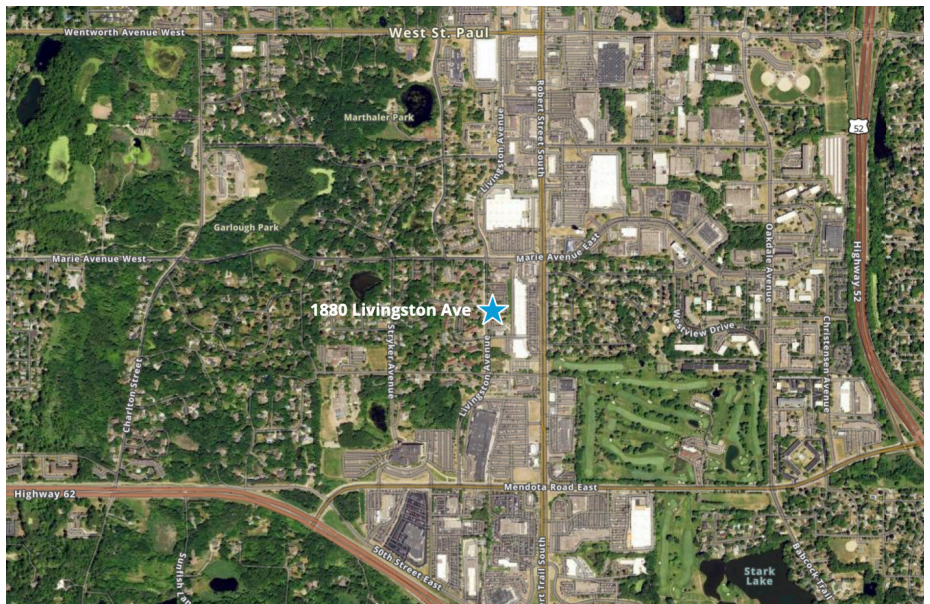
1 mile	3,987
3 miles	46,281
5 miles	90,966

## AVERAGE HOUSEHOLD INCOME

1 mile	\$65,381
3 miles	\$74,362
5 miles	\$68,653

## TRAFFIC COUNTS

- Robert Street - 23,400 vpd
- Marie Avenue - 6,100 vpd
- Livingston Avenue - 3,700 vpd



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