

800 East Minnehaha Avenue



Handicapped Accessible Office Space on the East Side

800 East Minnehaha Avenue is situated on the corner of Arcade Street and Minnehaha Avenue, this building offers free parking, many windows, handicapped accessibility east-west and north-south public transportation within steps and reasonable rentable rates this location is hard to beat!

FOR LEASE

Location: 800 East Minnehaha Avenue, St. Paul, MN 55106

Available: Up to 12,050RSF per floor. Smaller space available 1,000sf minimum.

Floor	Approx. RSF
3rd	10,719 rsf
4th	12,050 rsf
5th	12,050 rsf

Usage Type: Office

Lease Rate: \$12.00 - \$17.00/RSF Modified Gross

Parking: Surface - 201 Stalls

Highlights: Surveillance Cameras
2 Elevators
Public transportation within steps
Free parking
Close to Downtown St. Paul & the State Capitol
Easy freeway access
Loads of windows on all sides

JB REALTY CO.

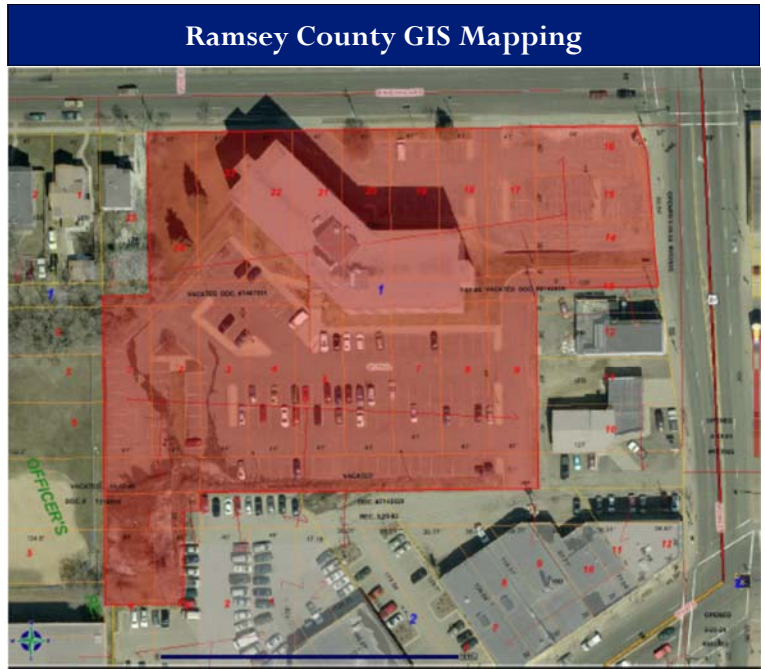
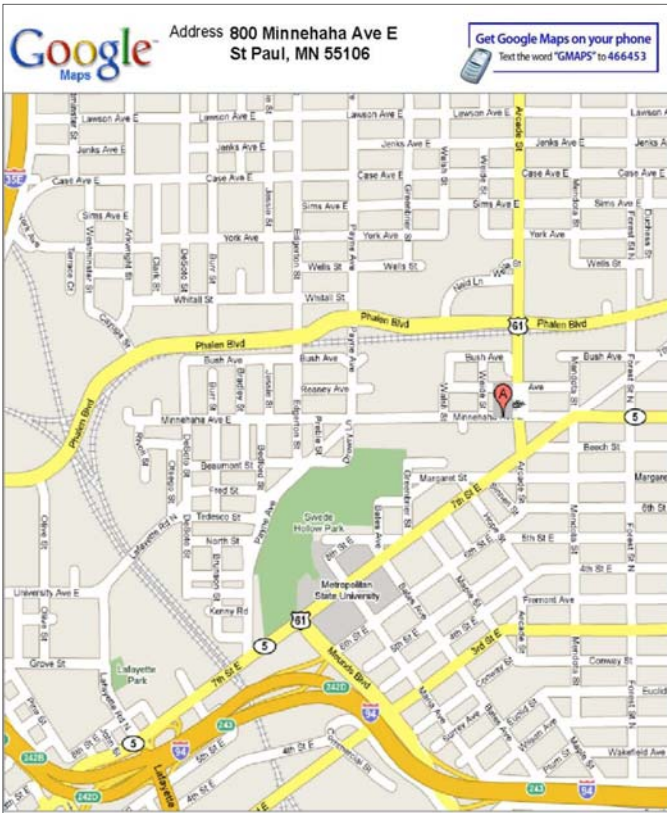
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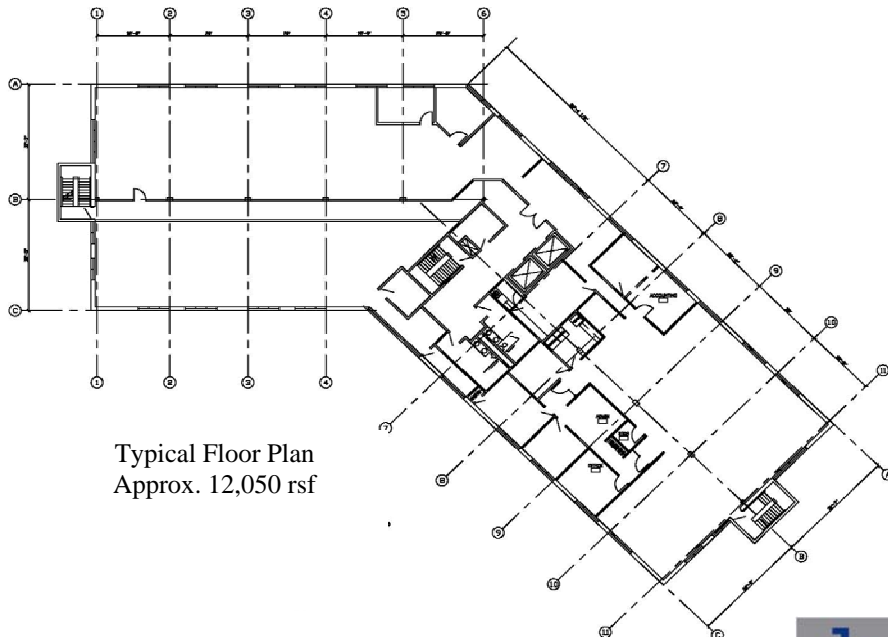
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2013 Demographics - Demographics Now			
	1 Mile	3 Miles	5 Miles
Population	25,224	158,840	333,816
Employment Population	11,118	114,968	180,653
Average HH Income	\$45,144	\$51,166	\$62,405
2008 Traffic Volumes Source: City of St. Paul	Minnehaha 7,500 - 8,000 VPD		Arcade 10,300 -14,800 VPD



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. **SOURCES:** Ramsey County (August 2, 2009. The Lawrence Group; August 3, 2009 for County parcel and property records data; August 2009 for commercial and residential data; April 2006 for color aerial imagery; All



Typical Floor Plan
Approx. 12,050 rsf