

MULTI-TENANT OFFICE BUILDING FOR LEASE



1185 N. Concord Street, South Saint Paul, MN 55075



AVAILABLE SF: 1,243 - 6,214 SF

LEASE RATE: Negotiable

LOT SIZE: 10.96 Acres

BUILDING SIZE: 110,000 SF

BUILDING CLASS: B

YEAR BUILT: 1957

ZONING: NCMU - North Concord Mixed Use

PROPERTY OVERVIEW

This office building has a variety of suites and finishes available to suit the needs of an array of tenants. The distinctive and vintage architecture, wooded landscape and Mississippi River views add to the desirability of this former Cenex headquarters location. There are three parking lots: 1 north, 1 south and 1 east that accommodate over 290 vehicles.

PROPERTY FEATURES

- Less than 3 miles to downtown St. Paul
- Deli/cafe in the spacious lobby entrance
- Building conference room and basement storage
- Originally the Cenex headquarters
- Wooded site with Mississippi River views
- TI package offered on term leases

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 424	Office	NEGOTIABLE	Full Service	1,831 SF	VACANT
Suite 410	Office	NEGOTIABLE	Full Service	1,243 SF	VACANT
Suite 304	Office	NEGOTIABLE	Full Service	6,214 SF	VACANT
Suite 230	Office	NEGOTIABLE	Full Service	2,688 SF	VACANT
Suite 224	Office	NEGOTIABLE	Full Service	1,831 SF	VACANT
Suite 201	Office	NEGOTIABLE	Full Service	3,600 SF	VACANT

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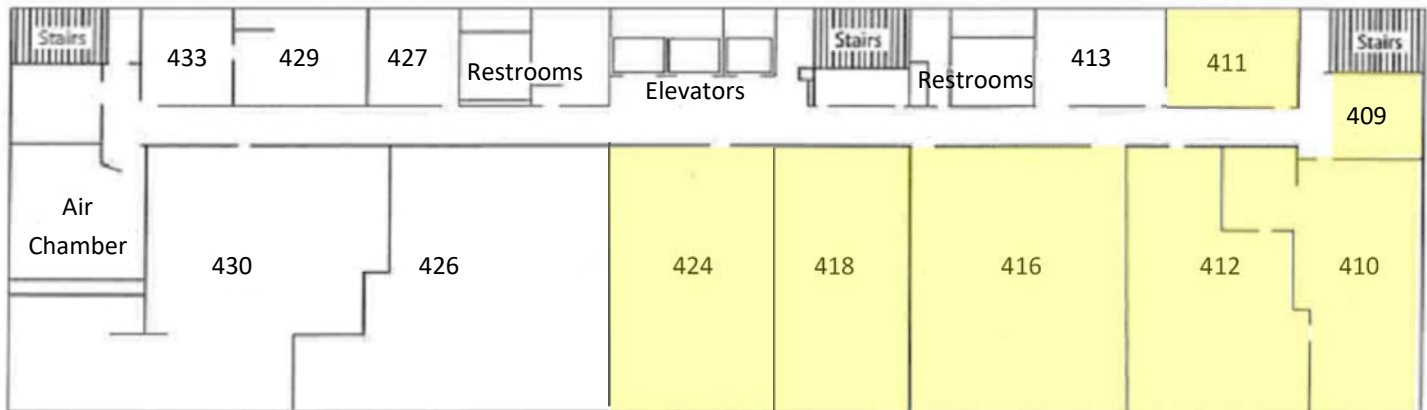
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MULTI-TENANT OFFICE BUILDING FOR LEASE

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FOURTH FLOOR PLAN



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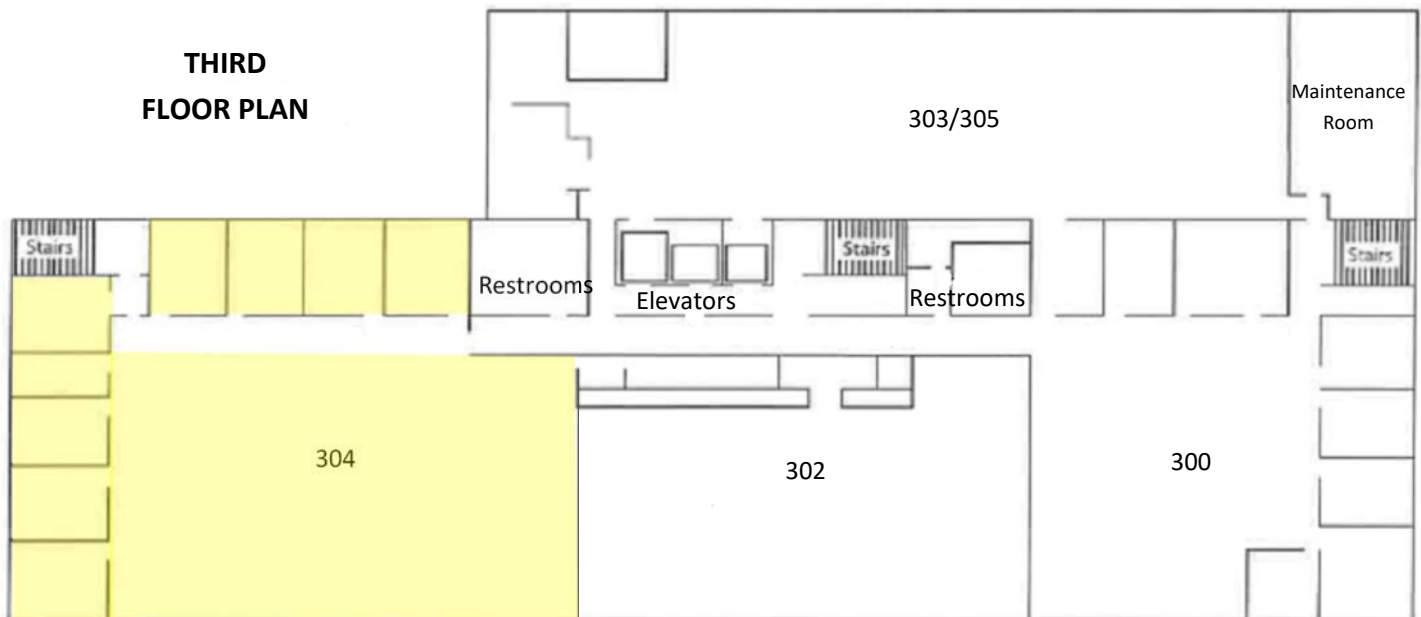
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THIRD FLOOR PLAN



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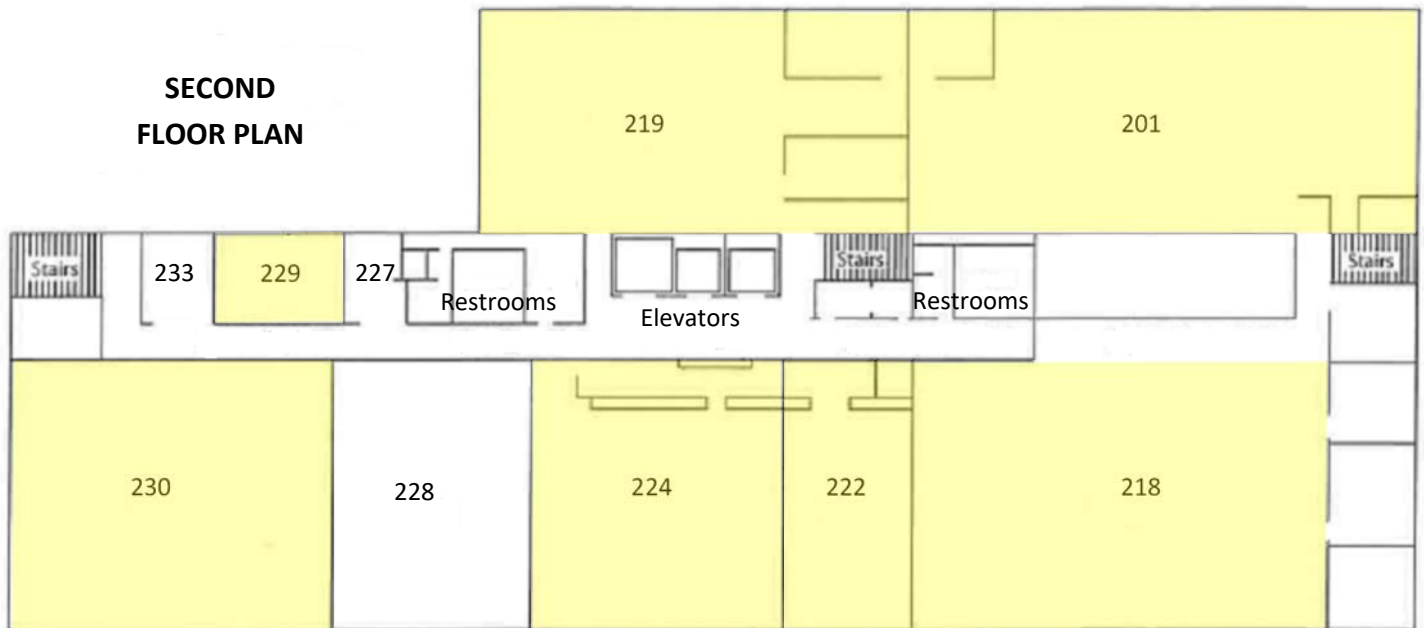
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SECOND FLOOR PLAN



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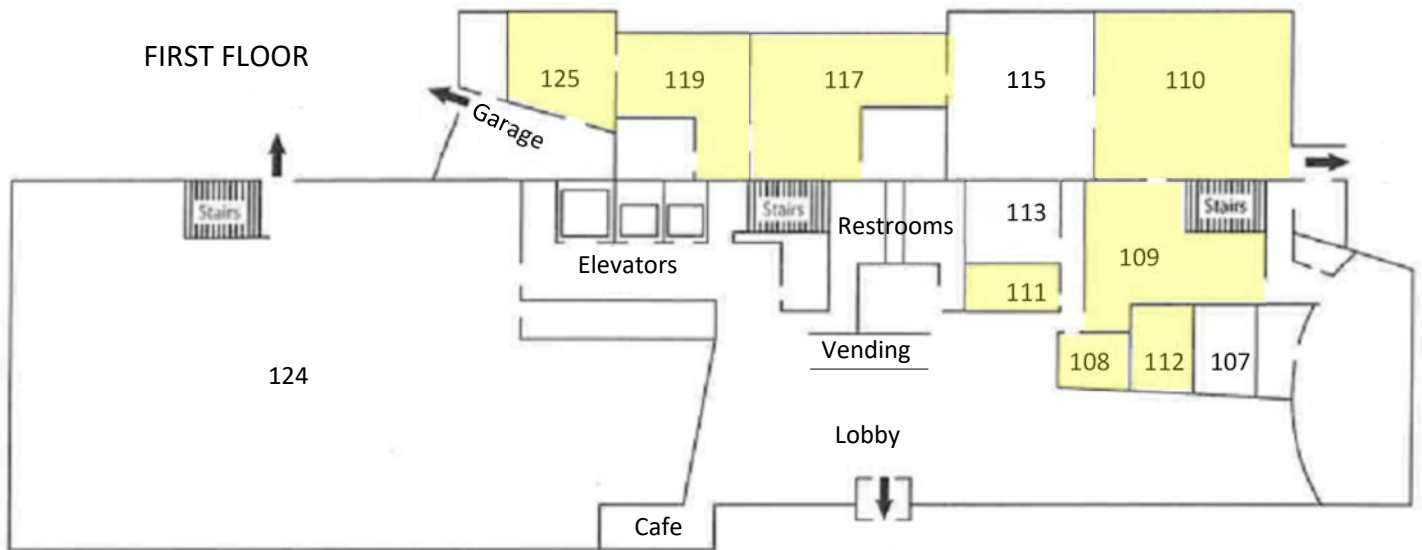
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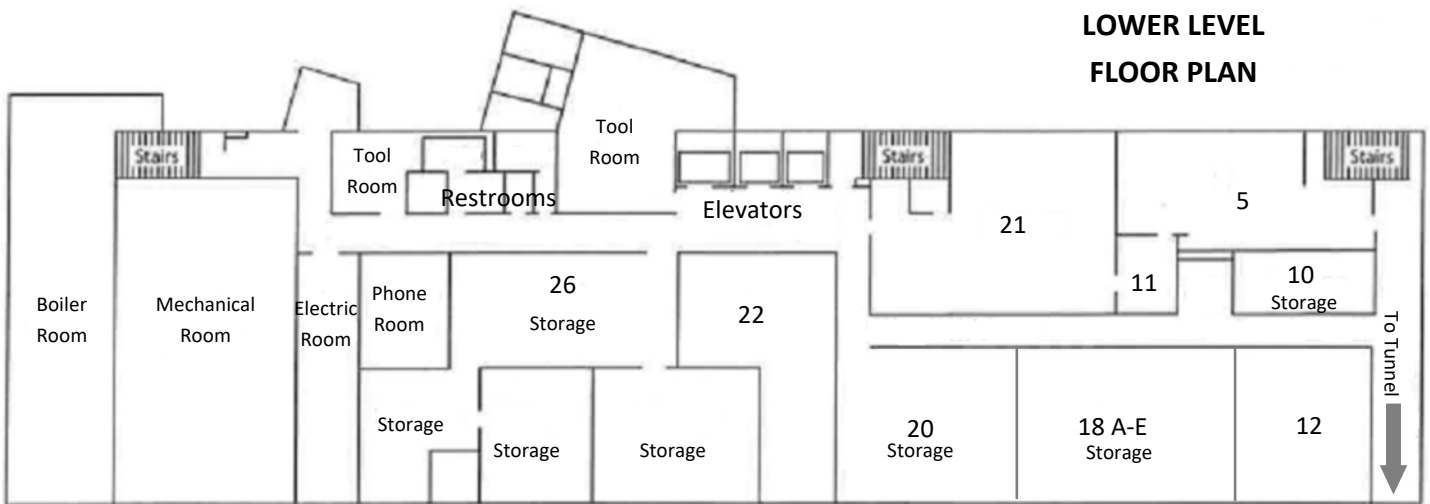
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,065	72,787	241,587
MEDIAN AGE	34.1	35.2	33.7
MEDIAN AGE (MALE)	35.4	33.8	32.3
MEDIAN AGE (FEMALE)	31.9	36.0	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,826	28,965	94,173
# OF PERSONS PER HH	2.9	2.5	2.6
AVERAGE HH INCOME	\$68,920	\$61,263	\$61,802
AVERAGE HOUSE VALUE	\$230,534	\$225,065	\$228,339

* Demographic data derived from 2010 US Census

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