

## Space For Lease Gallery Professional Building



### Gallery Professional Building

17 West Exchange Street, St. Paul, MN 55102

**Building Size:** 108,277 sq. ft.      **Space Available:** 624-108,277 sq. ft. (contiguous)

- Skyway connected to St. Joseph's Hospital (Fairview)
- Conveniently located with easy access to I-94 and I-35E
- Attached underground parking
- Second generation clinic and build-to-suit opportunities available
- Full floor options available

Net Rental Rate: \$15.00/sq. ft.  
 Operating Expenses: \$14.93/sq. ft.  
 Real Estate Taxes: \$1.84/sq. ft.

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**TRAFFIC COUNT**  
 197,000 vehicles on I-35E S A.A.D.T. (average annual daily traffic)  
 9,800 on Wabasha St  
 4,300 on St. Peter St



**2020 ESTIMATED POPULATION**  
 1 mile: 22,465  
 3 miles: 175,587  
 5 miles: 369,470



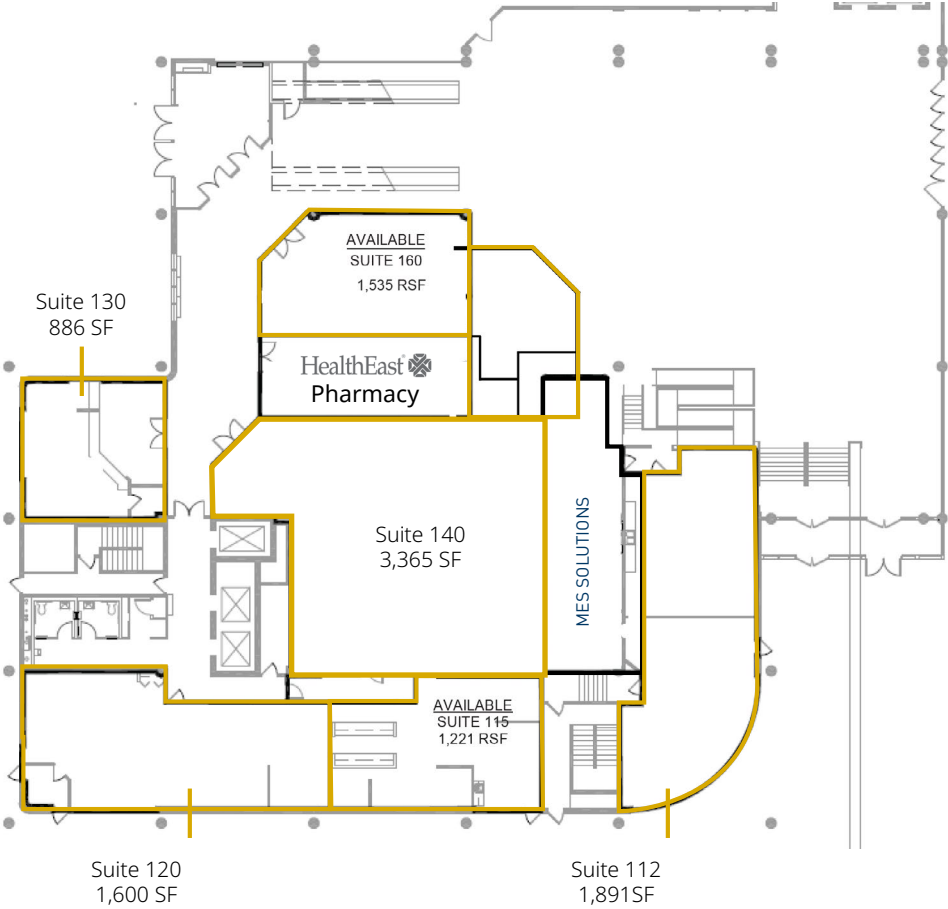
**2020 ESTIMATED AVERAGE HOUSEHOLD INCOME**  
 1 mile: \$66,931  
 3 miles: \$70,712  
 5 miles: \$80,988



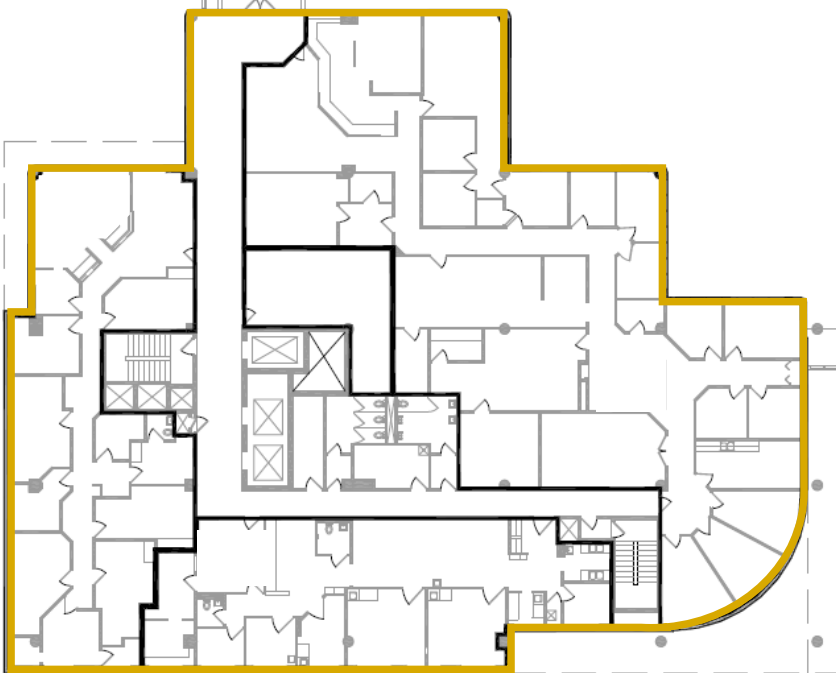
# Gallery Professional Bldg

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1st Floor  
886 – 6,186 SF



2nd Floor  
Approx. 14,000 SF



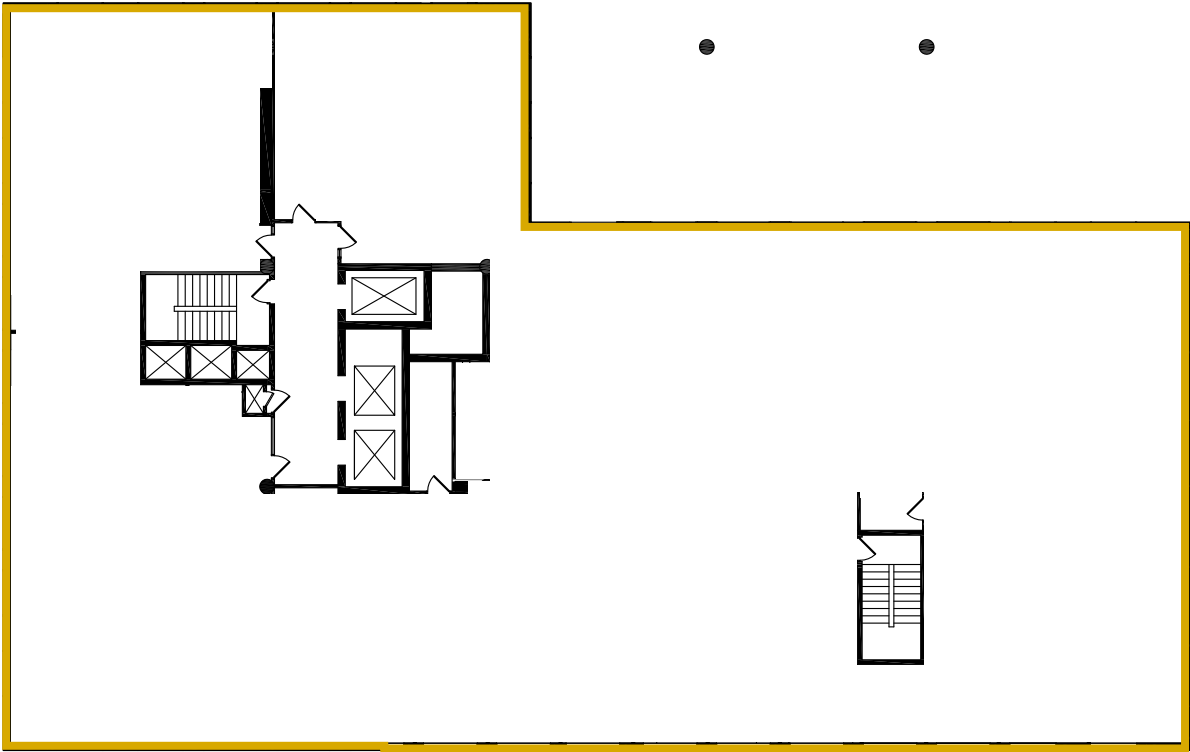


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Floors 3-8 Sample Floorplate

Approx. 14,000 SF





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