

Medical Space For Lease Fort Road Medical Center



Fort Road Medical Center

360 Sherman Street, St. Paul, MN 55102

Building Size: 50,148 sq. ft.
Space Available: 530-12,185 sq. ft.

- Medical office building—space available
- Conveniently located on the United Hospital and Children's Hospital campuses
- Build to suit or existing clinic space available
- Easy access to both hospitals by tunnel
- Adjacent ramp and surface parking
- Located in downtown St. Paul, on West 7th Street, just 3 minutes from I-35 and 5 minutes from I-94
- Adjacent ramp and surface parking
- On site cafe, bank, and pharmacy

Net Rental Rate: \$20.00 sq. ft.
Operating Expenses: \$10.86 sq. ft.
Real Estate Taxes: \$4.99 sq. ft.

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BUILDING TENANTS:

Associated Healthcare Credit Union
Walgreens
Westlake Orthotics & Prosthetics
La Fusion Cafe
Children's Healthcare
Certified Medical Evaluations
Child Neurology
Metro Urology



TRAFFIC COUNT

71,000 vehicles on 35-E A.A.D.T.
(average annual daily traffic)
17,000 vehicles on W 7th St
8,000 vehicles on Smith Ave N



2020 ESTIMATED POPULATION

1 mile: 20,940
3 miles: 165,704
5 miles: 364,517



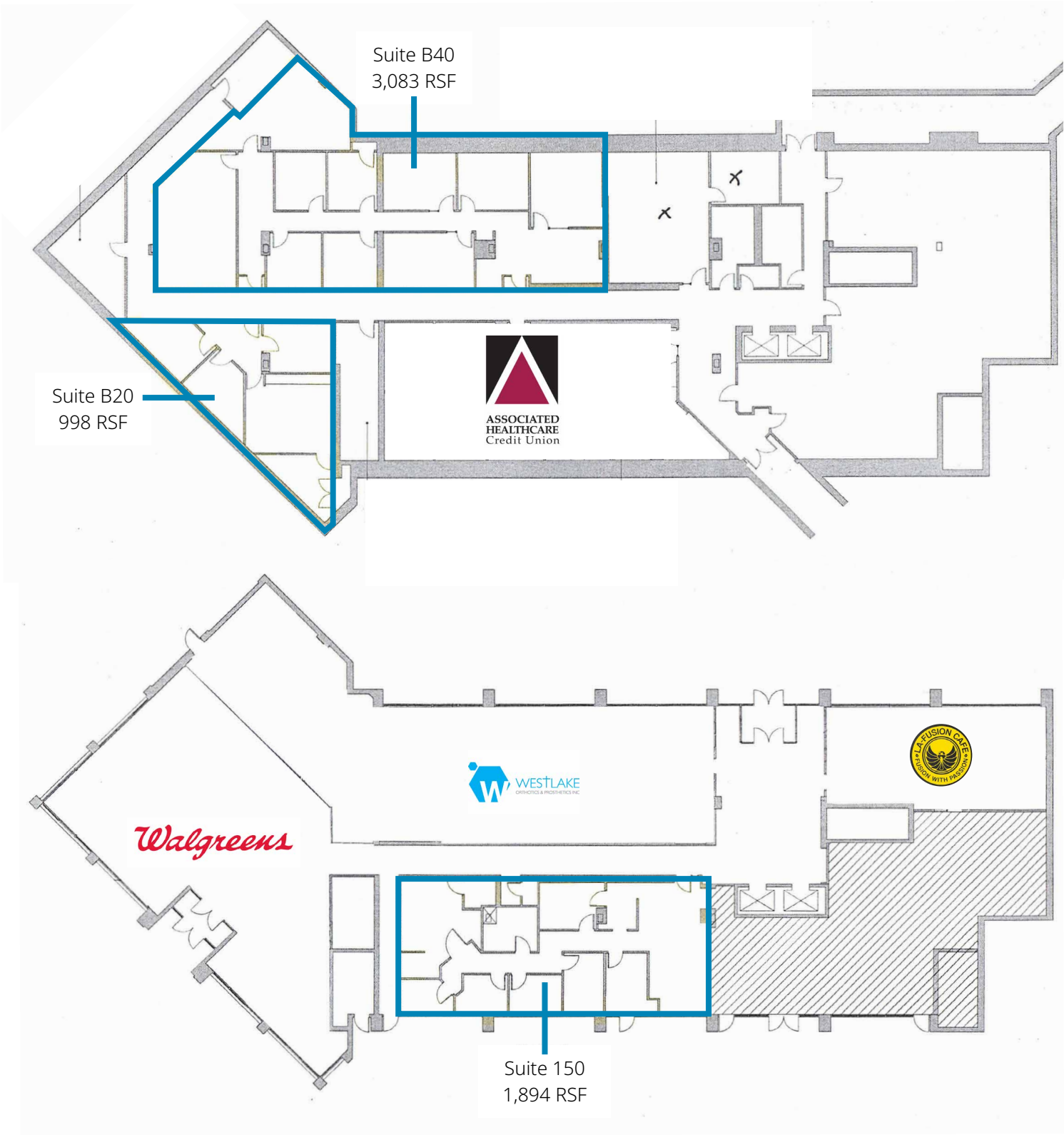
2020 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$75,043
3 miles: \$75,700
5 miles: \$82,143

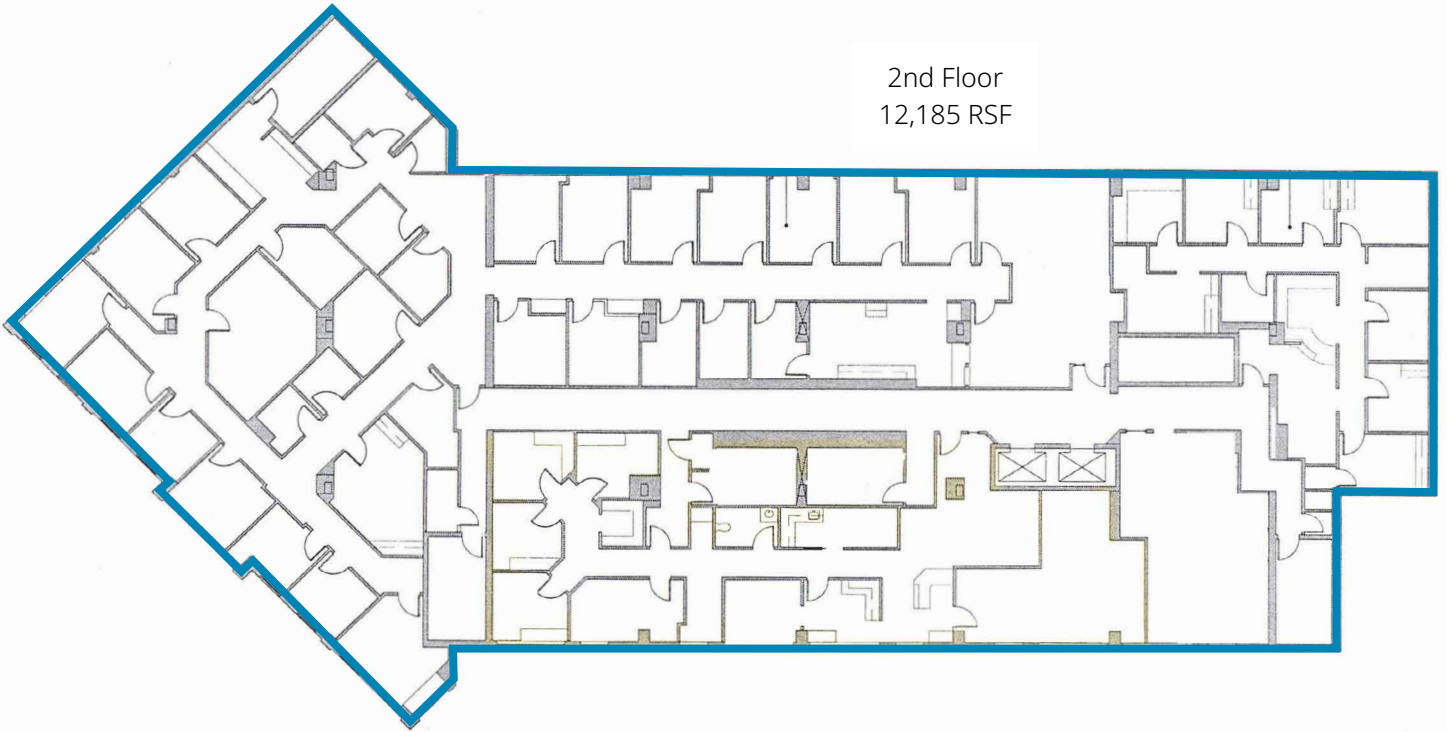


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2nd Floor
12,185 RSF



Suite 350
2,293 RSF

Suite 390
2,393 RSF

Suite 300
3,753 RSF

Suite 341
531 RSF

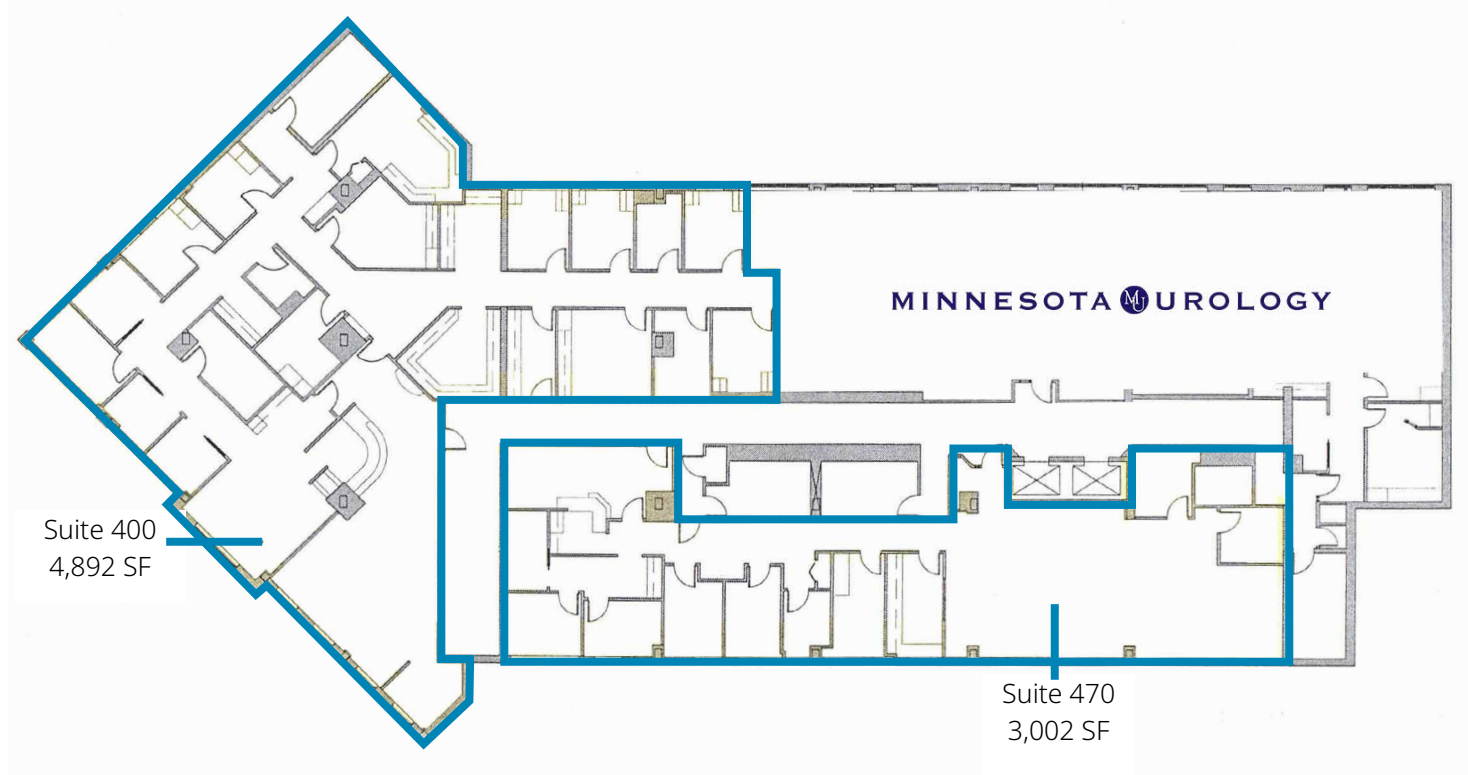
Suite 399-A
760 RSF





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