

FOR SUBLEASE

Office Space
St. Paul, MN



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1650 West 82nd St., Suite 725
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946 WEST PIERCE BUTLER ROUTE

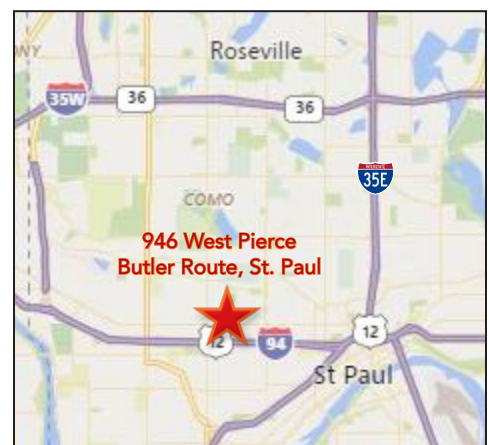
946 West Pierce Butler Route | St. Paul, MN 55104

FEATURES:

- Flexible lease term
- Convenient access to I-94 via Pierce Butler Route
- Built in 2010
- Energy efficient construction
- On-site ownership
- Many nearby amenities

BUILDING SPECIFICS:

- Beautiful patio and kitchen/break room
- Creative/fun space
- LED lighting
- Open ceiling design
- Continuous exterior glass/windows
- Storage available



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TRUSTED. DEDICATED. EXPERIENCED.



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946 WEST PIERCE BUTLER ROUTE

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BUILDING SIZE:	54,744 square feet
AVAILABLE SQ. FT.:	5,040-7,154 square feet office
NET RENTAL RATE:	\$10.00 per square foot office
2021 EST. TAX/CAM:	\$6.50 per square foot
YEAR BUILT:	2010
PARKING:	4-5/1000 square feet
AVAILABLE:	Immediately
LEASE TERMS:	Flexible
COMMENTS:	<ul style="list-style-type: none">• Beautiful 2nd floor patio, kitchen and break room• Flexible lease term• Pro-rated utilities• Open ceilings• High Merc HVAC System

For further information contact:

PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE

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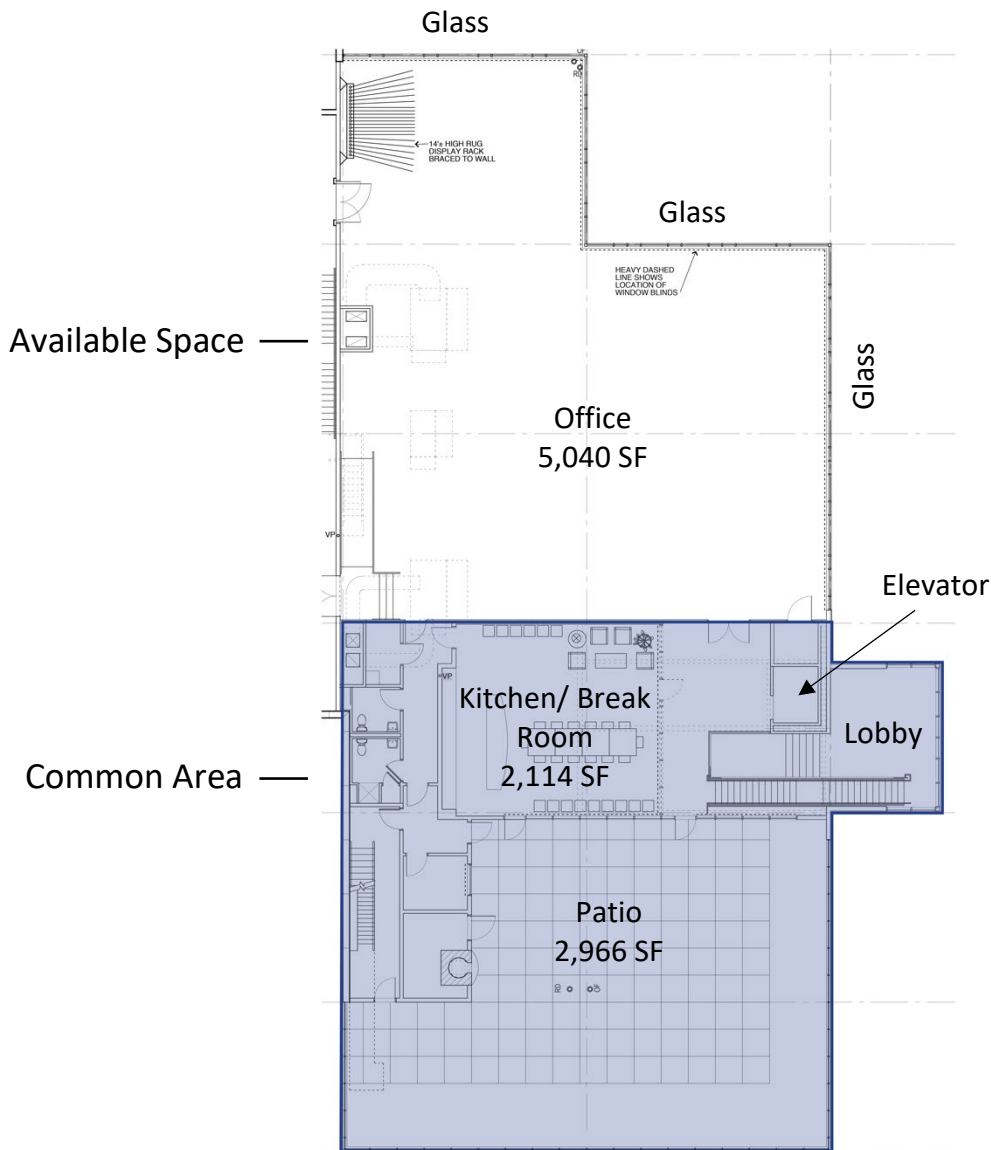


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2ND FLOOR – 7,154 SF



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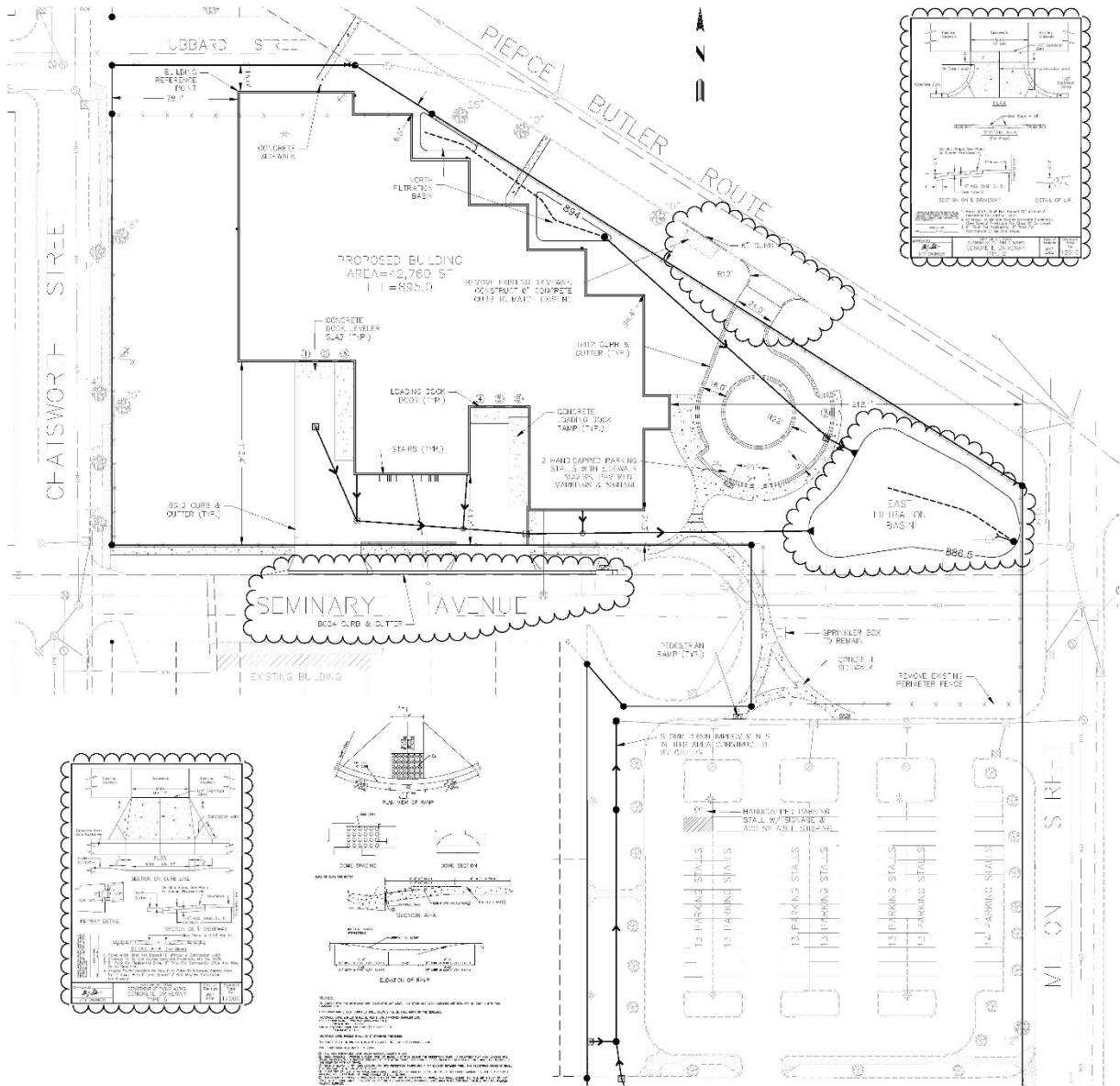


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SITE PLAN



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