

6,619 SF Retail

FOR LEASE

Straus Lofts

350 Sibley Street N
St. Paul, MN, 55101



Ben Kepple, Director of Commercial Leasing

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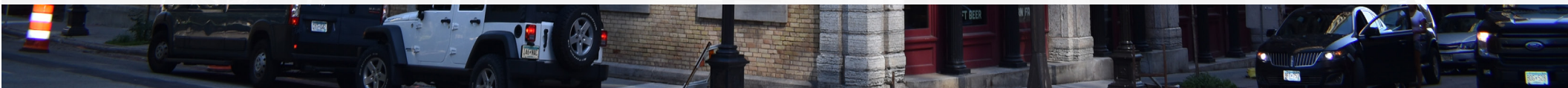
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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



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- 6,619 sf 1st floor retail sprinkled space available for lease on high-traffic Mears Park in St. Paul CBD.
- Rent: \$17.00 annual/psf, Operating Expenses: \$10.16 annual/psf (CAM \$5.08 psf, Tax \$4.81 psf, Insurance \$.27 psf)
- Co-tenants with RE/MAX on first floor retail
- Fantastic first floor storefront exposure along Mears Park In St.Paul
- Located in the center of downtown St. Paul CBD.
- Signage opportunities available
- B5 - Central Business Service

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Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	15,186	168,583	357,791
Households	7,975	63,356	140,794
Daytime Pop.	49,770	189,264	369,125
Avg. HH Inc.	\$66,067	\$71,980	\$82,802

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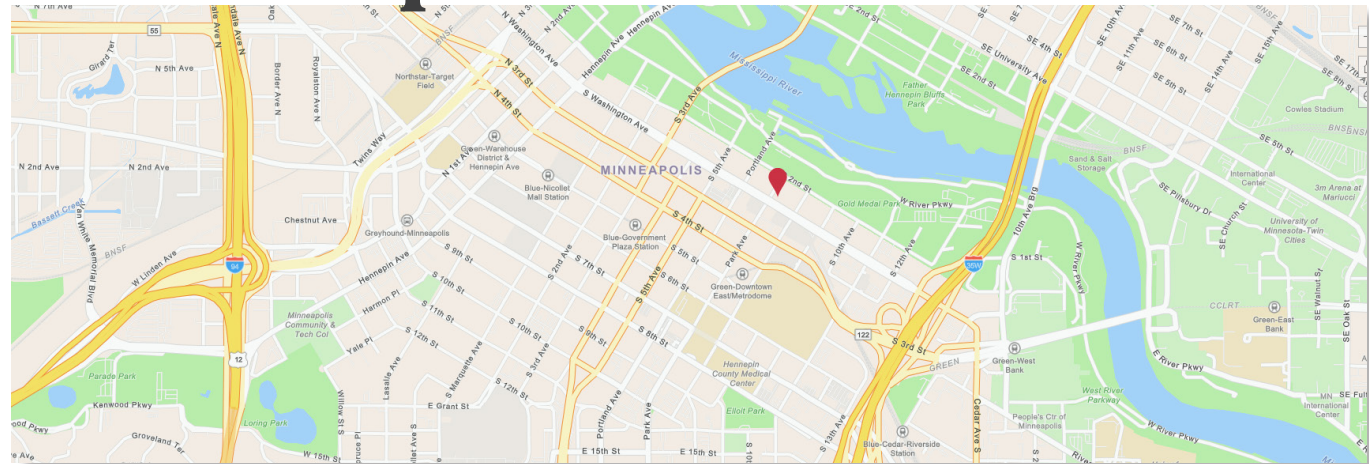
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Area Map



Trade Map



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About Mears Park

With a beautiful flowing stream carved through its landscape, Mears Park is an oasis in the center of a vibrant arts community. Located in Lowertown between Sibley and Wacouta and 6th and 5th Streets, this beautifully landscaped park is a wonderful spot to enjoy an outdoor lunch break or picnic. During the summer, a Thursday night concert series is hosted at Mears Park with great food and good old fashioned fun. Other musical festivals include the Twin Cities Jazz Fest and Concrete and Grass Music Festival. Great dining options surround the park as well.

The beating heart of Lowertown, Mears Park is bounded by 5th, 6th, Sibley and Wacouta streets. Originally the home of the First Baptist congregation, who built their church on top of a hill in the middle of a city block. In 1849 the land was donated to the city by a man named Robert Smith after the church expanded to a new location a few blocks north. The hill was leveled and the square was formally created in 1888.

Modern-day Mears Park was opened in 1992 following a major reconstruction designed by landscape architect Don Ganje and artist Brad Goldberg. The new design received rave reviews for brilliantly mixing natural and manmade elements, from the rocky stream to the metal bandshell, and has proven popular year after year. Today the park sits in the middle of a re-energized Lowertown, hosting handfuls of fairs and festivals throughout the season.

Mobility Scores



93

Walker's Paradise



96

Riders Paradise



73

Very Bikeable

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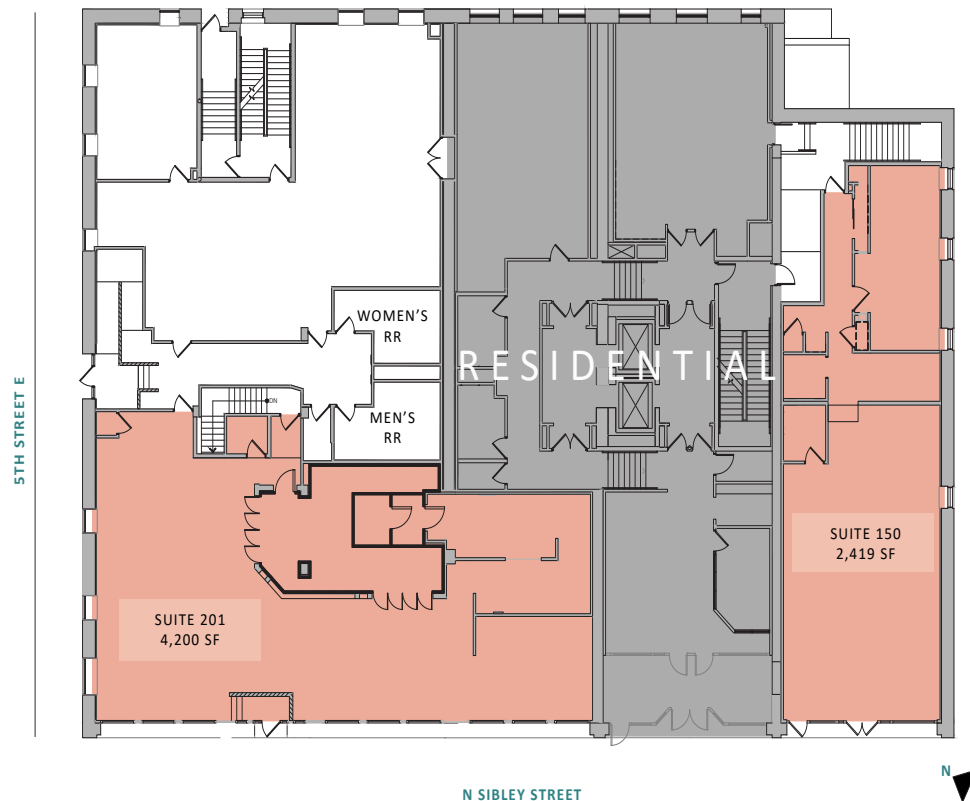
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Available Spaces



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350 N Sibley Street

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