

For Lease ~ Newly Built-Out Office 635 Fairview - Work it Building

635 Fairview Ave N, St. Paul, MN 55104



Facts

The Work it Building is newly built-out, full of natural light, and furnished with cutting edge equipment integrating health and fitness into "desk jobs" promoting the healthiest employees and environment possible.

Outstanding location on the green line with off street parking and hundreds of restaurants and 6 breweries within a one mile radius. This space has everything a growing, cutting edge firm needs to explode into their full potential.

Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

Ben Lucius
Office: 612-361-4806x3
Mobile: 952-451-3520
ben@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

Apex Commercial Properties, LLC
155 S. Wabasha Street, #115
St. Paul, MN 55107



For Lease ~ Newly Built-Out Office 635 Fairview - Work it Building

635 Fairview Ave N, St. Paul, MN 55104



Property Details

Building Size

5,000sf

Available Suites

Building

Year Built

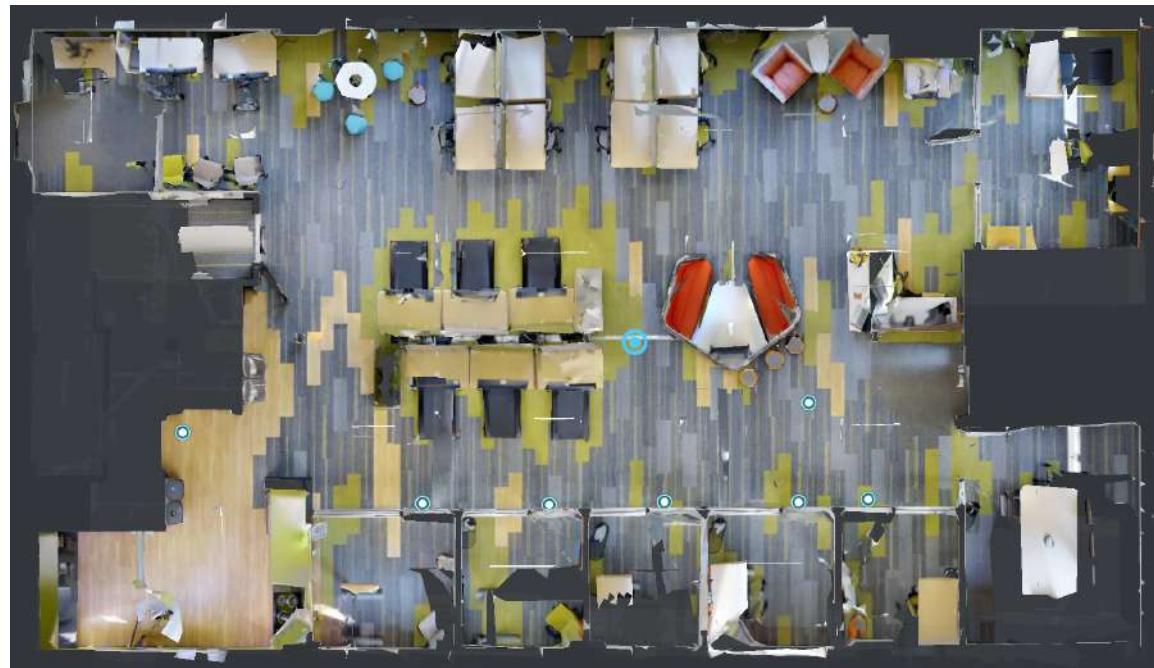
1946

Construction Type

Brick/Block

Parking

20 Stalls



Rental Rates

\$20.00 Modified Gross

(Rent to be structured as a
NNN lease)

Tax Estimate 2018

\$2.53 per square foot

CAM Estimate 2018

TBD

Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness.

Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

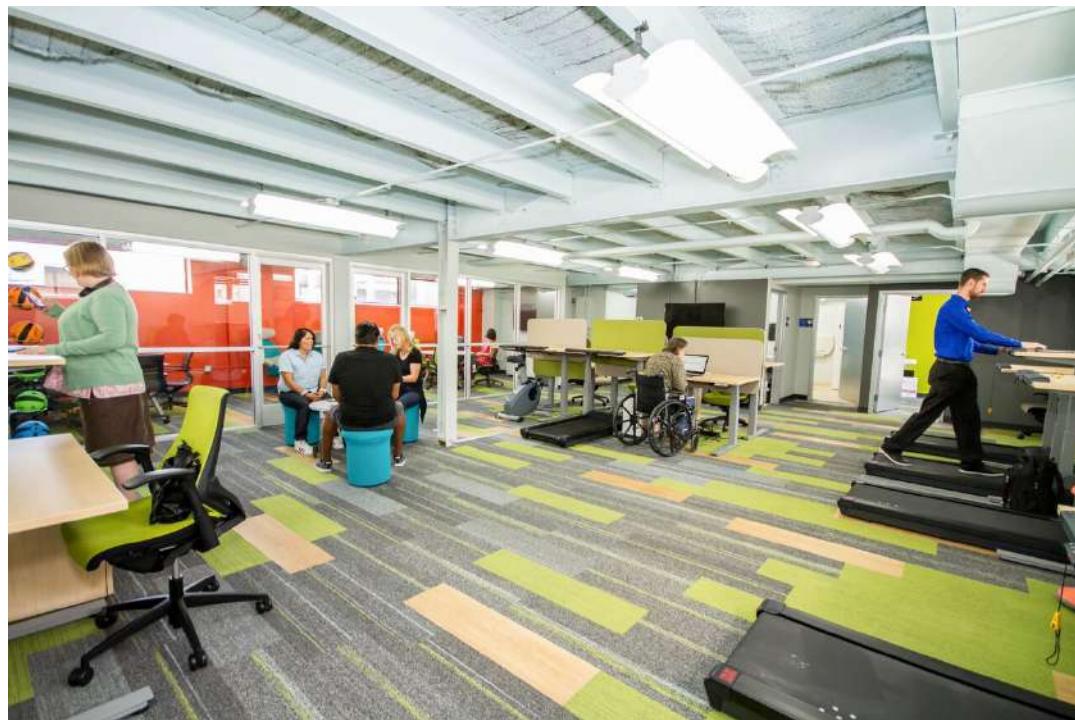
Ben Lucius
Office: 612-361-4806x3
Mobile: 952-451-3520
ben@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

Apex Commercial
Properties, LLC
155 S. Wabasha Street, #115
St. Paul, MN 55107

For Lease ~ Newly Built-Out Office 635 Fairview - Work it Building

635 Fairview Ave N, St. Paul, MN 55104



Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

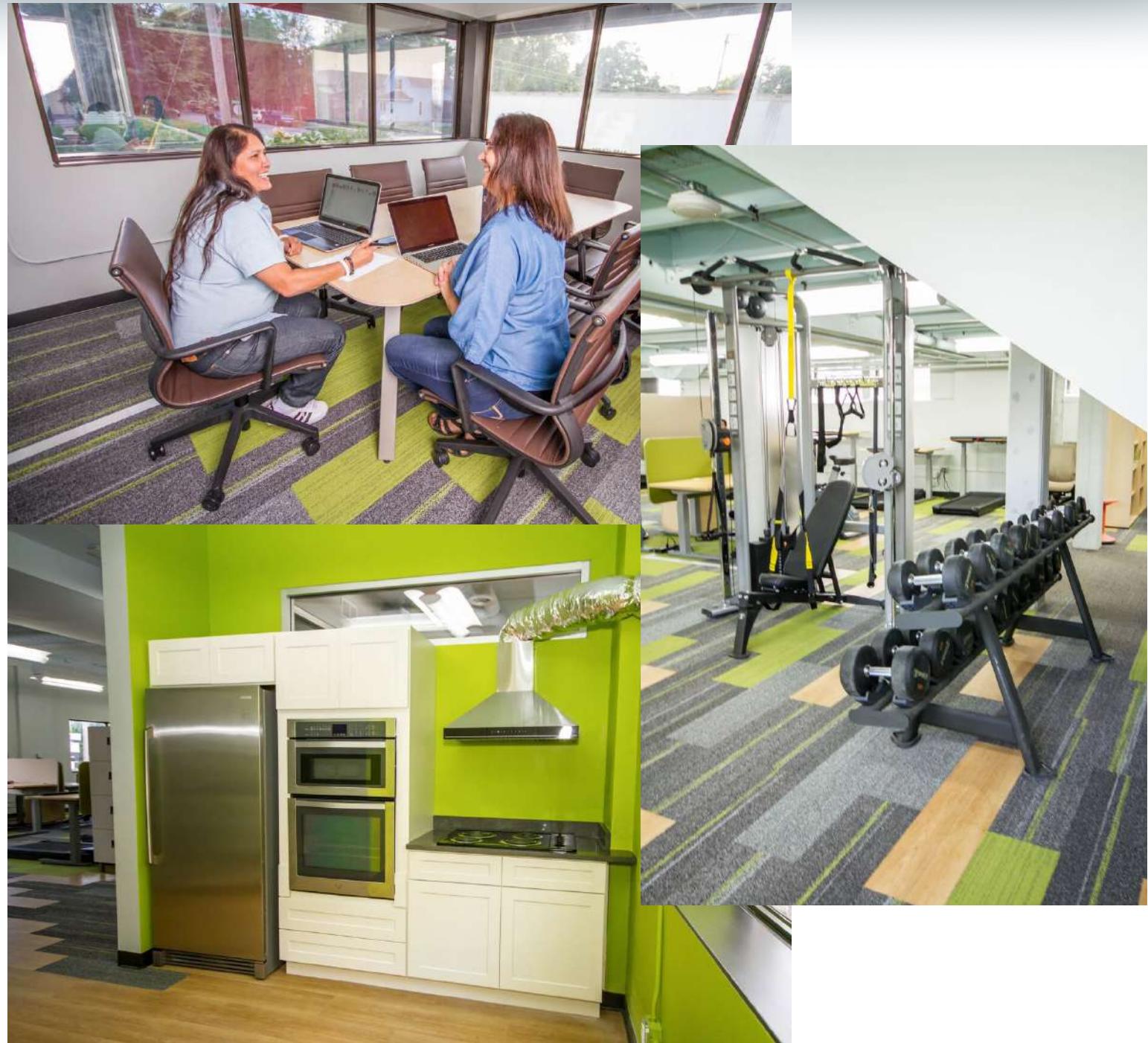
Ben Lucius
Office: 612-361-4806x3
Mobile: 952-451-3520
ben@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

Apex Commercial
Properties, LLC
155 S. Wabasha Street, #115
St. Paul, MN 55107

For Lease ~ Newly Built-out Office 635 Fairview - Work it Building

635 Fairview Ave N, St. Paul, MN 55104



Ryan Hoveland
Office: 612-361-4806
Mobile: 612-802-0988
ryan@apexcommercialproperties.com

Ben Lucius
Office: 612-361-4806x3
Mobile: 952-451-3520
ben@apexcommercialproperties.com

Diane Signorelli
Office: 612-361-4806
Mobile: 651-399-9728
diane@apexcommercialproperties.com

Apex Commercial Properties, LLC
155 S. Wabasha Street, #115
St. Paul, MN 55107

RW & Associates Building

Demographics



635 Fairview Ave N
Saint Paul, MN 55104-1709
Property Type: Office
Specific Use: General Purpose
Building Size: 5,000 SF
Year Built: 1946

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	15,571	153,442	412,575	15,268	149,774	406,335
Total Census 2010 Population	15,022	162,823	410,756	15,022	162,823	410,756
Population Change %	1.1%	-6.7%	-.5%	-.5%	-9.3%	-2.3%
Population Density (People/SQ Mile)	7,452	7,404	8,686	7,347	7,209	8,628
Median Age	39	41	40	41	43	42
Total Males	7,728	74,090	205,625	7,607	72,745	203,268
Total Females	7,843	79,352	206,950	7,661	77,029	203,067

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	1,044	10,287	29,161	950	9,524	27,440
5 – 9 Years Old	1,064	10,806	30,871	1,056	10,567	30,470
10 – 14 Years Old	884	9,524	27,048	969	9,814	28,038
15 – 19 Years Old	865	9,738	26,074	907	9,555	26,755
20 – 24 Years Old	1,144	12,035	30,246	928	10,010	26,645
25 – 29 Years Old	1,405	13,403	34,099	1,090	11,076	28,538
30 – 34 Years Old	1,443	13,001	34,614	1,197	11,473	29,815
35 – 39 Years Old	1,353	12,025	32,964	1,268	11,575	30,900
40 – 44 Years Old	1,330	11,798	32,262	1,329	11,817	31,999
45 – 49 Years Old	1,206	11,016	29,311	1,220	10,946	29,724
50 – 54 Years Old	1,061	10,055	25,965	1,098	10,037	26,686
55 – 59 Years Old	860	8,582	21,799	954	8,997	23,465
60 – 64 Years Old	584	5,998	15,499	703	6,970	18,105
65 – 69 Years Old	413	4,303	11,422	532	5,364	14,014
70 – 74 Years Old	278	3,156	8,690	373	3,908	10,459
75 – 79 Years Old	211	2,559	7,259	240	2,838	7,743

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 – 84 Years Old	165	2,035	5,977	186	2,054	5,896
85 Years Old and Older	261	3,121	9,314	268	3,249	9,643
Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	12,161	116,547	288,807	11,933	113,507	277,604
Black	2,226	20,083	69,916	2,266	20,973	76,499
Native American	135	1,341	7,987	113	1,195	7,886
Asian	524	11,253	32,720	421	9,851	30,082
Pacific Islander	2	77	304	2	120	433
2 or More Races	523	4,141	12,841	533	4,128	13,831
Hispanic	861	7,122	43,357	764	6,579	41,792
White Non-Hispanic	11,326	109,914	252,144	11,179	106,993	243,331
Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	6,845	61,341	171,241	6,681	59,416	166,931
Total Census 2010 Households	6,508	65,208	169,575	6,508	65,208	169,575
Average Household Size	2.2	2.3	2.4	.4	.8	.5
Total Housing Units	7,429	66,863	183,723	7,429	66,998	186,654
Owner	3,246	37,610	89,221	3,246	37,673	90,159
Renter	3,896	27,484	87,930	3,896	27,553	89,724
Vacant Housing Units	286	1,764	6,568	286	1,767	6,761
Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	618	4,945	19,805	601	4,799	19,608
\$10,000 – \$14,999	526	3,664	13,072	508	3,556	12,814
\$15,000 – \$19,999	506	3,896	11,971	494	3,784	11,722
\$20,000 – \$24,999	661	3,954	12,548	646	3,834	12,279
\$25,000 – \$29,999	529	4,108	11,990	521	3,997	11,699
\$30,000 – \$34,999	529	4,099	12,187	515	3,981	11,884
\$35,000 – \$39,999	370	3,451	9,920	359	3,345	9,657
\$40,000 – \$44,999	443	3,517	9,468	429	3,403	9,198
\$45,000 – \$49,999	363	2,814	7,859	355	2,724	7,637
\$50,000 – \$59,999	515	5,636	14,935	503	5,445	14,467
\$60,000 – \$74,999	711	6,407	15,559	693	6,182	15,071
\$75,000 – \$99,999	579	6,268	14,556	565	6,030	14,041
\$100,000 – \$124,999	237	3,146	6,727	229	3,038	6,500

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$125,000 - \$149,999	68	1,588	3,028	66	1,547	2,931
\$150,000 - \$199,999	44	1,406	2,518	41	1,356	2,418
Over \$200,000	42	1,316	2,430	42	1,276	2,348
Median Household Income	\$38,817	\$48,380	\$42,320	\$38,798	\$48,367	\$42,271
Aggregate Household Income	\$308,615,271	\$3,464,425,284	\$8,272,585,864	\$32,654	\$355,252,596	\$017,533,720
Average Household Income	\$47,812	\$59,606	\$51,719	\$47,839	\$59,645	\$51,696
Per Capita Household Income	\$19,986	\$24,621	\$21,793	\$19,992	\$24,623	\$21,680

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$262,956,913	\$2,639,078,719	\$6,740,324,806	\$257,751,453	\$2,569,603,311	\$6,585,439,066
Average Annual Household	\$39,670	\$44,185	\$40,803	\$39,796	\$44,445	\$41,015
Food	\$5,206	\$5,671	\$5,334	\$5,152	\$5,648	\$5,297
Cereals & Bakery Products	\$398	\$415	\$402	\$392	\$411	\$397
Cereals & Cereal Products	\$141	\$151	\$145	\$140	\$151	\$145
Bakery Products	\$283	\$298	\$286	\$274	\$288	\$277
Meats, Poultry, Fish & Eggs	\$837	\$892	\$850	\$847	\$905	\$861
Dairy Products	\$334	\$358	\$340	\$338	\$367	\$346
Housing	\$13,113	\$14,376	\$13,422	\$13,205	\$14,530	\$13,547
Owned Dwellings	\$4,856	\$5,651	\$5,069	\$4,898	\$5,743	\$5,135
Mortgage Interest & Charges	\$2,459	\$2,896	\$2,577	\$2,340	\$2,740	\$2,448
Property Taxes	\$1,400	\$1,609	\$1,456	\$1,370	\$1,565	\$1,423
Rented Dwellings	\$2,470	\$2,323	\$2,416	\$2,391	\$2,244	\$2,339
Utilities, Fuels & Public Services	\$3,029	\$3,219	\$3,056	\$3,059	\$3,241	\$3,084
Natural Gas	\$454	\$480	\$457	\$434	\$459	\$438
Electricity	\$1,109	\$1,169	\$1,117	\$1,120	\$1,176	\$1,128
Fuel Oil or Other Fuels	\$116	\$122	\$117	\$117	\$123	\$117
Telephone Services	\$1,003	\$1,065	\$1,011	\$1,037	\$1,111	\$1,049
Water & Other Public Services	\$324	\$344	\$326	\$332	\$354	\$335
Household Operations	\$640	\$736	\$667	\$630	\$726	\$658
Personal Services	\$243	\$277	\$252	\$245	\$280	\$254
Other Household Expenses	\$436	\$497	\$451	\$440	\$510	\$460
Housekeeping Supplies	\$556	\$599	\$566	\$537	\$580	\$549
Household Furnishings & Equipment	\$1,338	\$1,536	\$1,393	\$1,290	\$1,466	\$1,339
Furniture	\$350	\$410	\$366	\$341	\$397	\$356
Floor Coverings	\$36	\$41	\$37	\$35	\$41	\$37
Major Appliances	\$198	\$221	\$203	\$196	\$220	\$202

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Sm. Appliances & Misc Housewares	\$91	\$100	\$93	\$91	\$100	\$93
Apparel & Services	\$1,437	\$1,596	\$1,484	\$1,451	\$1,611	\$1,500
Transportation	\$7,227	\$8,063	\$7,404	\$7,377	\$8,245	\$7,570
Maintenance & Repairs	\$565	\$618	\$576	\$564	\$616	\$576
Vehicle Insurance	\$1,034	\$1,127	\$1,050	\$1,056	\$1,137	\$1,067
Public Transportation	\$344	\$406	\$363	\$342	\$402	\$360
Health Care	\$2,794	\$2,943	\$2,800	\$2,743	\$2,891	\$2,752
Entertainment	\$2,067	\$2,349	\$2,138	\$2,100	\$2,416	\$2,187
Tobacco & Smoking Related	\$272	\$277	\$271	\$281	\$286	\$280
Cash Contributions	\$1,261	\$1,454	\$1,311	\$1,252	\$1,449	\$1,307
Personal Insurance & Pensions	\$3,893	\$4,719	\$4,123	\$3,831	\$4,619	\$4,052
Life & Other Personal Insurance	\$319	\$367	\$332	\$321	\$370	\$335
Pensions & Social Security	\$3,585	\$4,361	\$3,804	\$3,523	\$4,269	\$3,734