

# FOR LEASE

## 150,000 SF of BRICK and TIMBER AVAILABILITY

### 755 North Prior Avenue - St. Paul, MN 55104



## PROPERTY HIGHLIGHTS

<b>Available Building Areas:</b>	±150,000 SF (4 levels) of brick and timber space
<b>Land:</b>	±8.78 acres
<b>Construction:</b>	Concrete and wood beam
<b>Roof:</b>	Pitch and gravel, EPDM (rubber membrane) with ballast
<b>Year Built:</b>	Older; under renovation
<b>Loading:</b>	Interior truck dock
<b>Zoning:</b>	I-1 (Industrial)
<b>Lease Rate:</b>	\$12.00 - \$17.00 PSF, NET
<b>Taxes/CAM/ Operating Expenses:</b>	\$1.20 PSF
<b>PID #:</b>	28-29-23-33-0001

- Multi-purpose facility located in the Midway!
- 2 blocks north of University Ave and central corridor light rail line
- **DIVISIBLE AND READY FOR MULTI TENANCIES**
- Excellent access to I-94, I-35W and Highway 36 via Highway 280
- Multi-use office, tech, production, manufacturing space
- Fully sprinklered, 3-phase, 480 volt electrical service
- Walk to Green Line rail corridor



## CONTACT US

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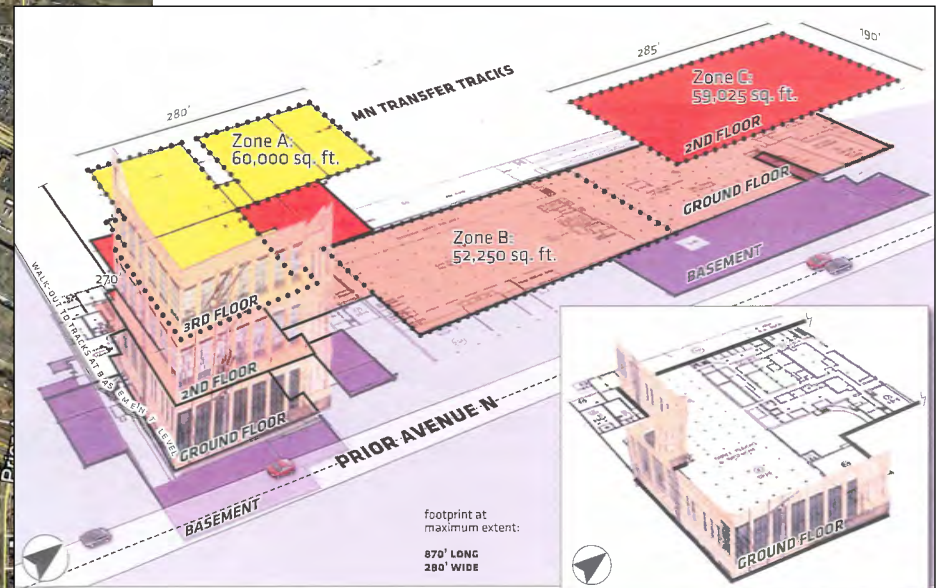
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St. Paul, MN 55104



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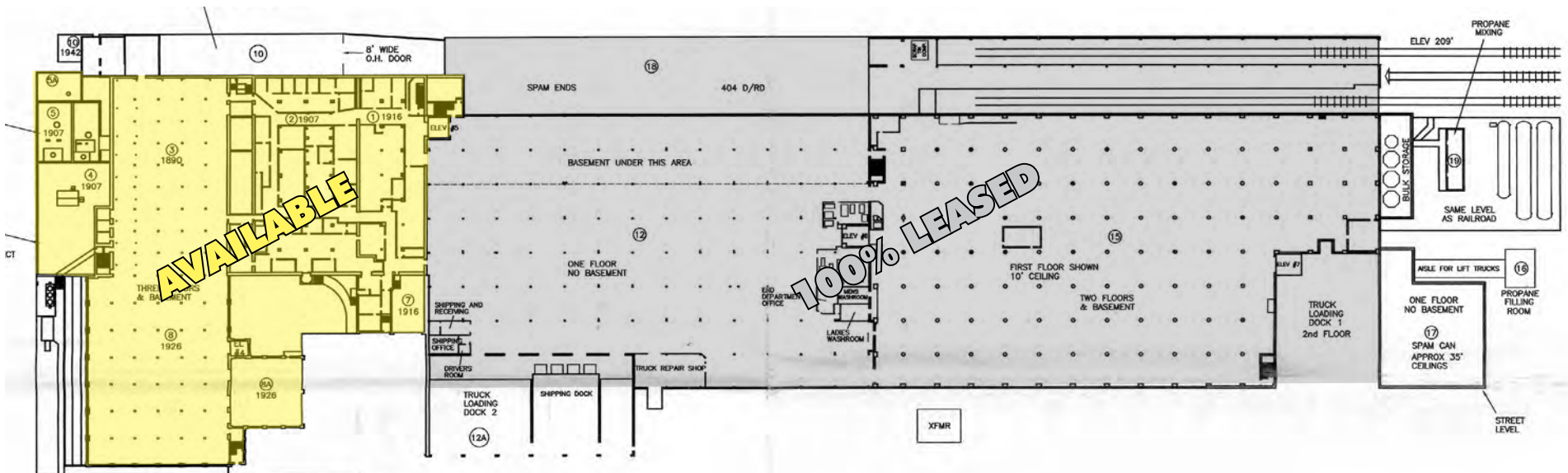
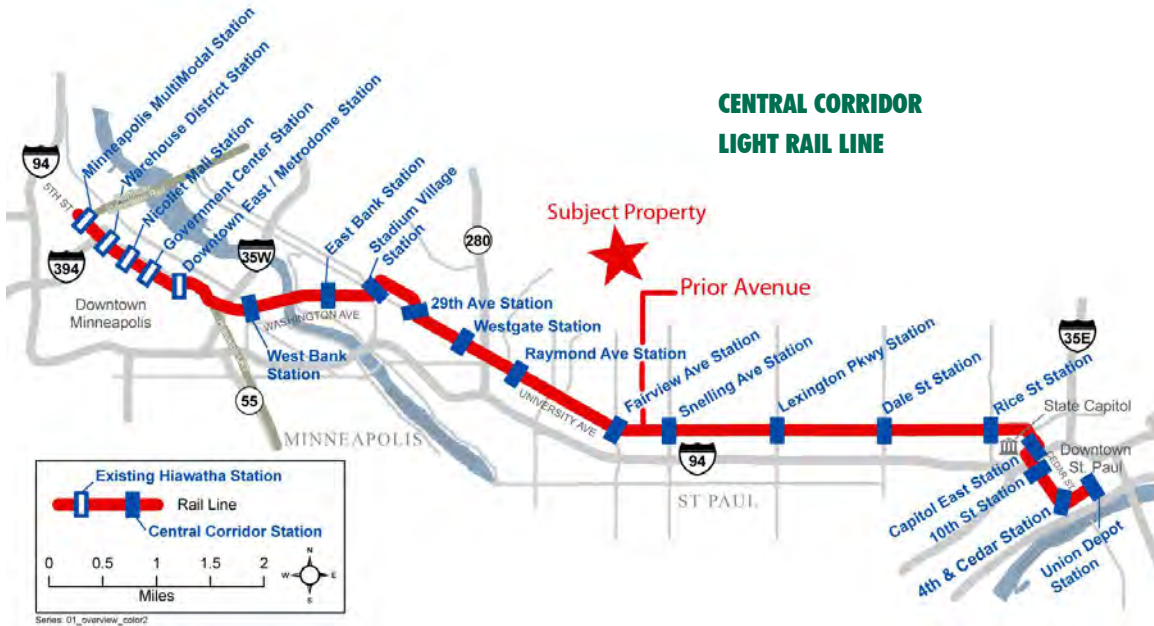


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## CBRE

### DEMOGRAPHIC BRIEF

#### 755 PRIOR AVE N

POPULATION	1 Mile	3 Miles	5 Miles	10 Miles
2016 Population	12,394	167,450	470,993	1,220,991
2021 Population	12,997	174,835	494,927	1,276,006
2010 Population	11,617	158,312	440,061	1,153,298
2000 Population	11,025	155,991	432,704	1,147,935
Percent Pop Change: 2010 to 2016	6.7%	5.8%	7.0%	5.9%
Percent Pop Change: 2016 to 2021	4.9%	4.4%	5.1%	4.5%

AGE	1 Mile	3 Miles	5 Miles	10 Miles
2016 Median Age	32.0	30.8	33.3	35.1
2016 Average Age	35.4	35.4	36.4	37.5

HOUSEHOLDS	1 Mile	3 Miles	5 Miles	10 Miles
2016 Households	5,403	66,403	201,502	512,959
2021 Households	5,694	69,616	213,010	539,028
2010 Households	5,043	62,411	186,217	479,676
2000 Households	4,617	62,111	181,862	476,352
Percent HH Change: 2010 to 2016	7.1%	6.4%	8.2%	6.9%
Percent HH Change: 2016 to 2021	5.4%	4.8%	5.7%	5.1%
Average Household Size	2.1	2.3	2.2	2.3

INCOME	1 Mile	3 Miles	5 Miles	10 Miles
2016 Median Household Income	\$41,644	\$54,608	\$50,146	\$56,477
2016 Average Household Income	\$57,599	\$77,046	\$71,626	\$77,939
2016 Per Capita Income	\$25,109	\$30,553	\$30,643	\$32,743

HOUSING UNITS	1 Mile	3 Miles	5 Miles	10 Miles
2016 Housing Units	5,781	70,356	217,551	551,077
2016 Occupied Housing Units	5,403	66,403	201,502	512,959
2016 Vacant Housing Units	378	3,953	16,049	38,118
2016 Owner-Occupied Housing Units	1,851	34,785	95,227	291,223
2016 Renter-Occupied Housing Units	3,552	31,618	106,275	221,736

EDUCATION	1 Mile	3 Miles	5 Miles	10 Miles
2016 Population Age 25 and Over	8,137	101,859	313,767	826,199
High School thru Associates	3,740 46.0%	39,475 38.8%	135,455 43.2%	397,418 48.1%
Bachelor's Degree	2,120 26.1%	29,922 29.4%	84,860 27.0%	215,865 26.1%
Graduate Degree	1,741 21.4%	25,147 24.7%	58,446 18.6%	130,805 15.8%

PLACE OF WORK	1 Mile	3 Miles	5 Miles	10 Miles
Total Businesses	1,619	9,971	35,257	71,520
Daytime Employment (Total Employees)	25,631	165,664	566,550	1,094,227

