

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

\$1.50 PSF/YR Co-Broker Incentive for 5+ Year Term



Location

Highly visible location on the corner of Minnesota Street and 7th Street in the heart of Downtown Saint Paul.

Year Built

1907 and Fully Renovated

Building Size/Floors

47,086 SF - Four Floors (Excluding Lower Level)

Space Available

Suite 100	4,650 RSF
Suite 150	4,550 RSF
Suite 200	13,062 RSF
Suite 300	13,101 RSF
Suite 400	6,066 RSF (Plug & Play)
Suite 450	4,875 RSF
Suite LL1	5,749 RSF
Suite LL2	4,061 RSF

Lease Rate

\$11.00 - \$13.00 Per SF

2021 CAM/Taxes

\$ 2.86 PSF Taxes

\$ 8.19 PSF CAM

\$11.05 PSF Total



Amenities/Features

- Douglas fir columns, high tin stamped ceilings, and wood floors.
- New energy-efficient copper trimmed showroom windows.
- Great visibility and accessibility in the heart of the Central Business District of Downtown Saint Paul, Minnesota.
- Less than 3 blocks from the Green Line Central Station and on major bus routes.
- Near CHS Field and the growing Lowertown neighborhood.
- District Energy Cooling and Heating



COMMERCIAL REAL ESTATE SERVICES, INC.

85 EAST SEVENTH PLACE, SUITE 200, ST. PAUL, MN 55101-2106

Pat Wolf
(651) 290-8892
patwolf@cres-inc.com

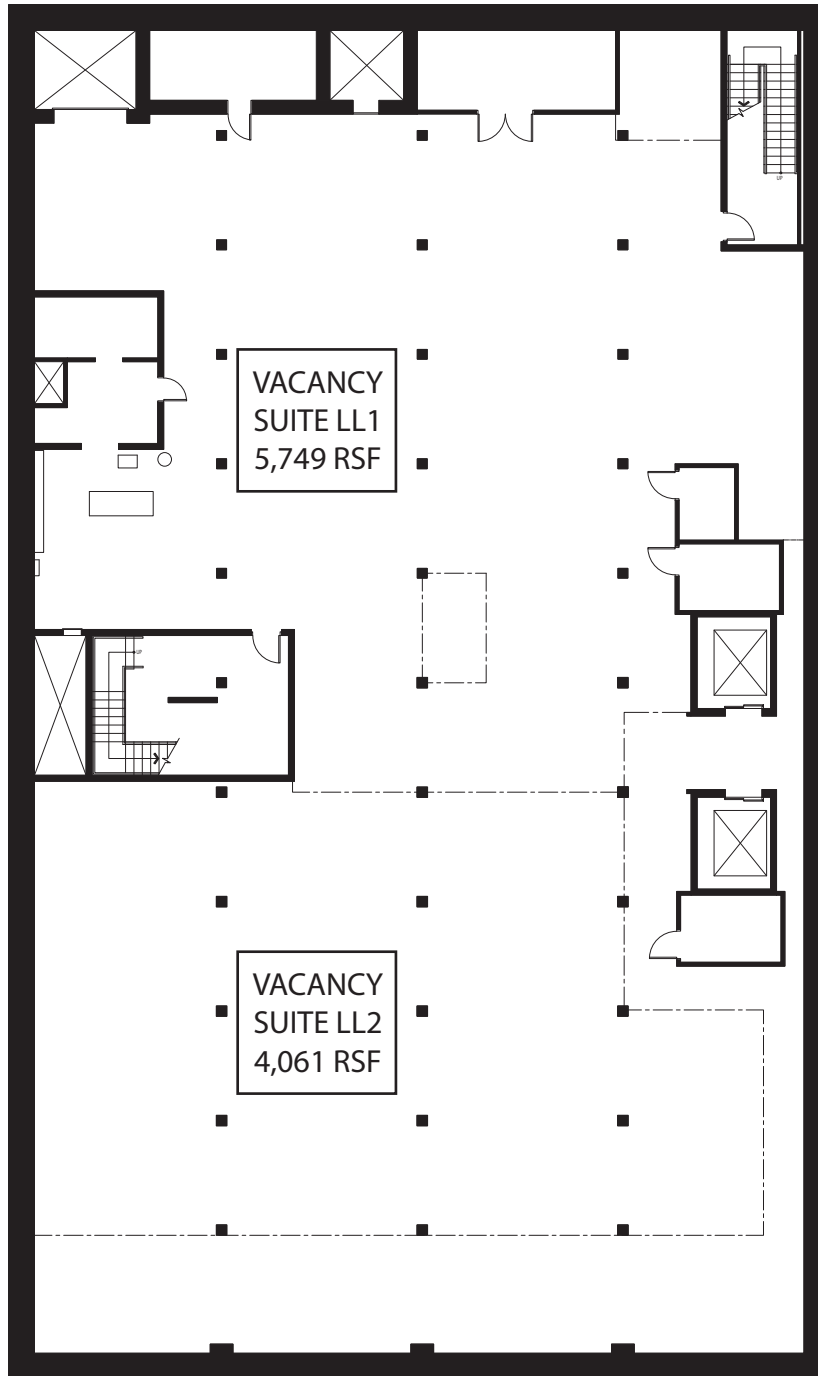
Sherry Hastings
(651) 290-8893
shastings@cres-inc.com

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Lower Level



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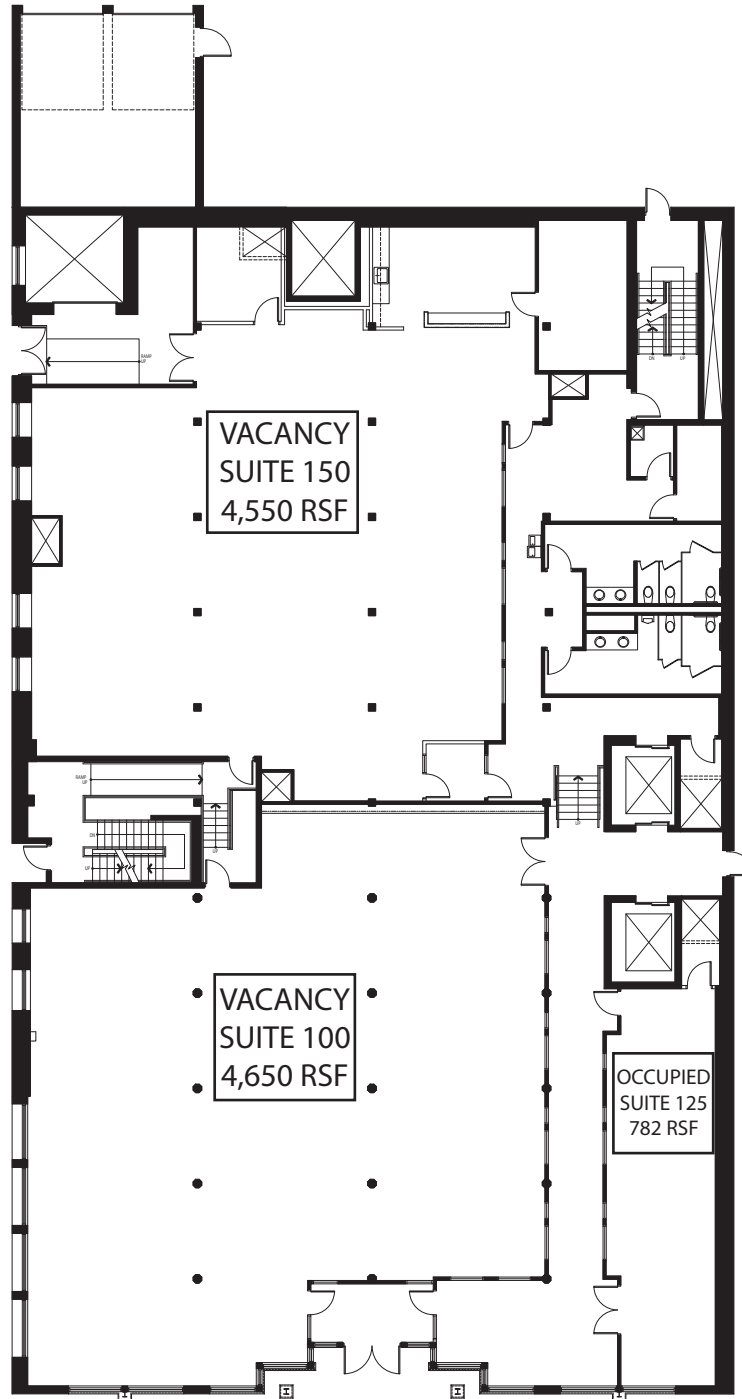
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1st Floor



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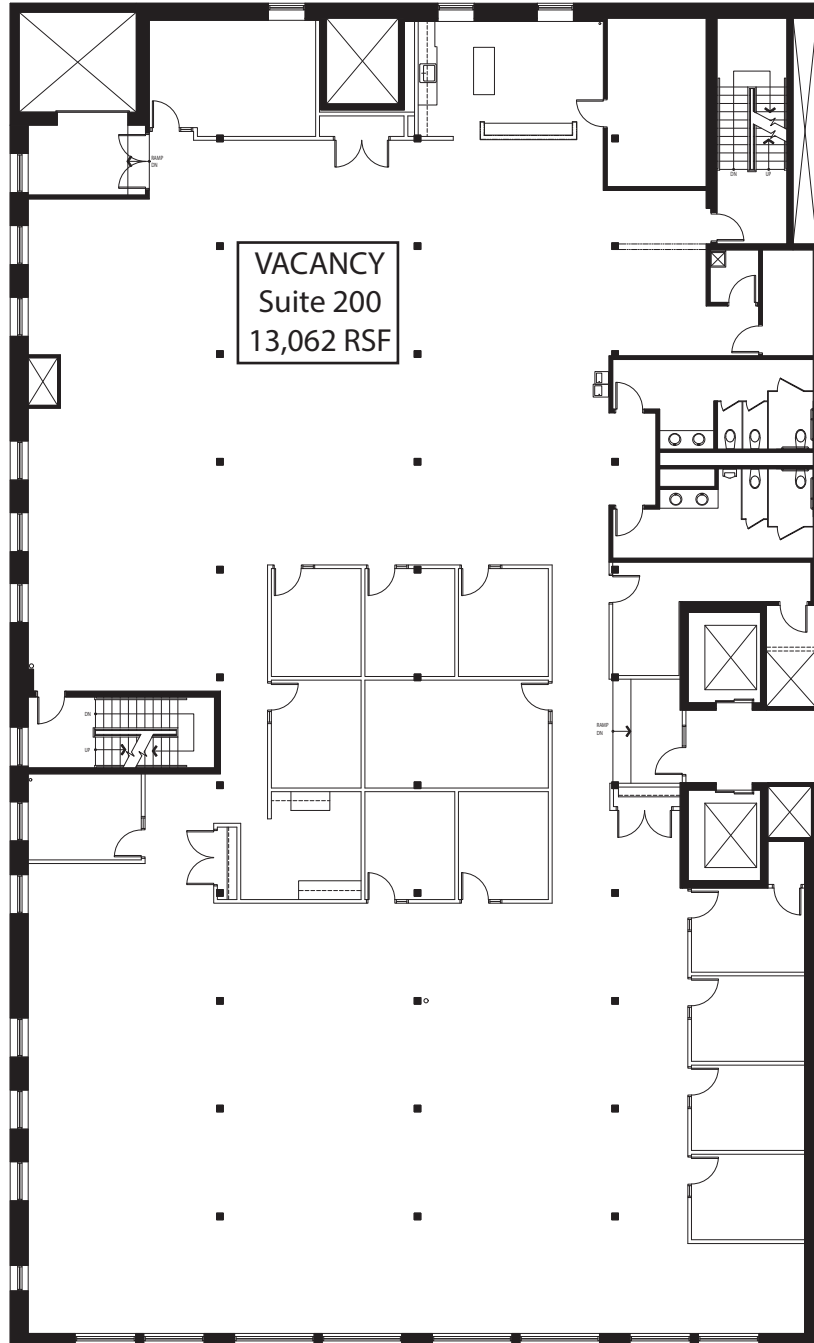
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2nd Floor



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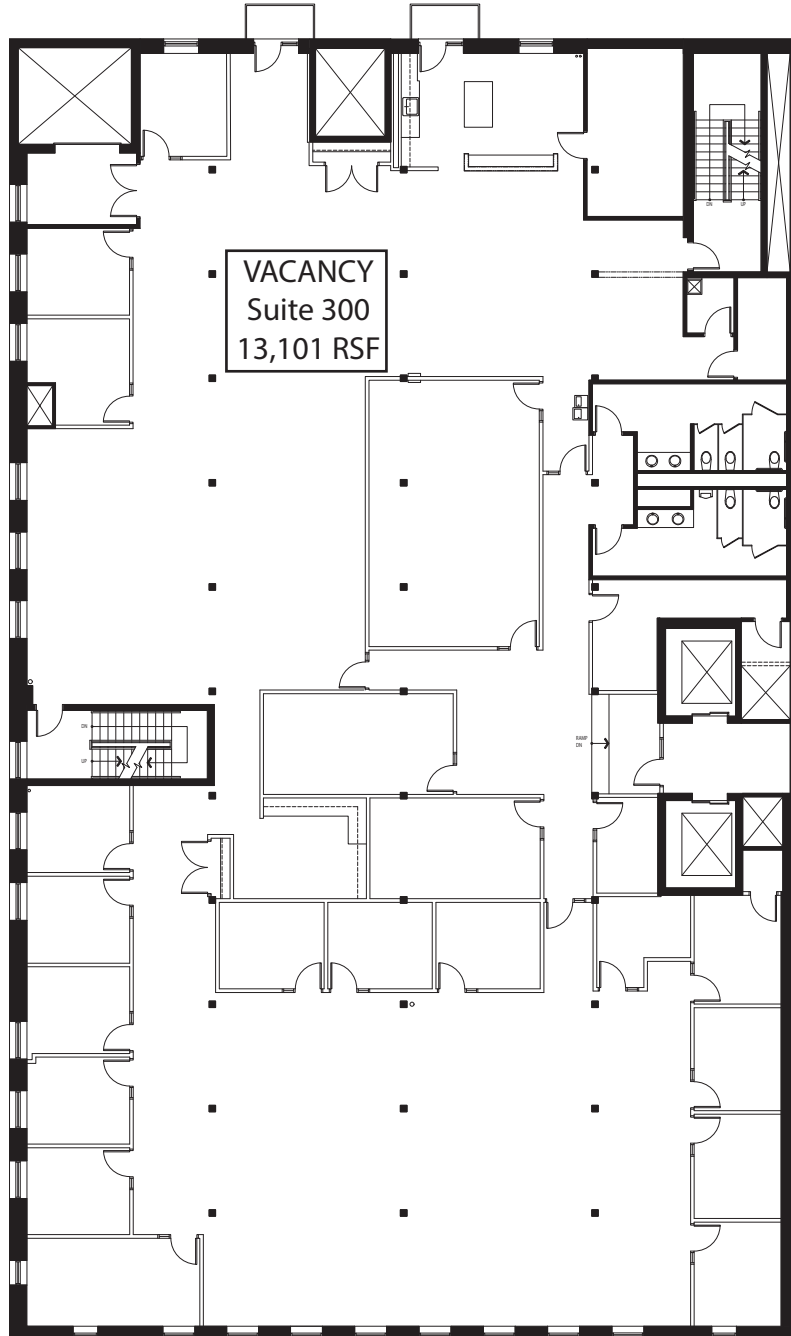
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3rd Floor



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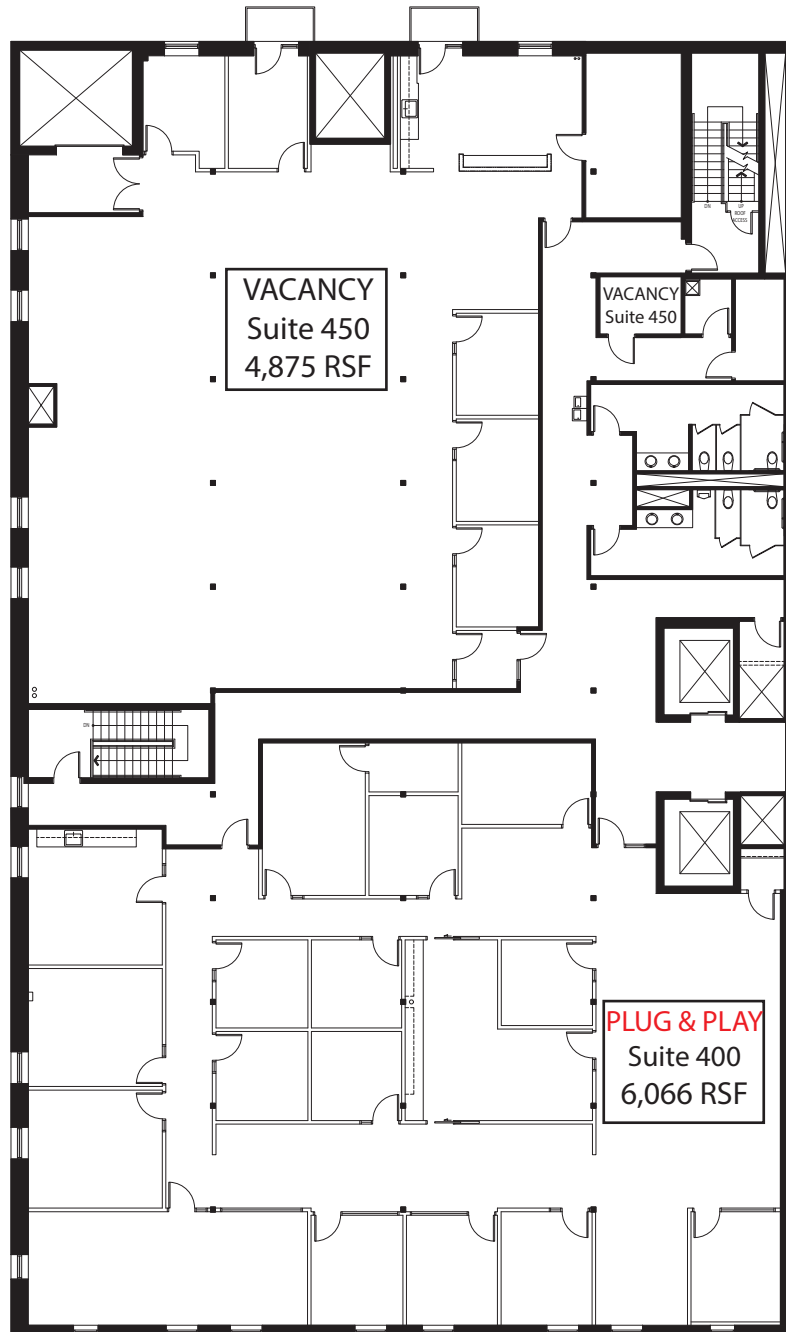
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4th Floor



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