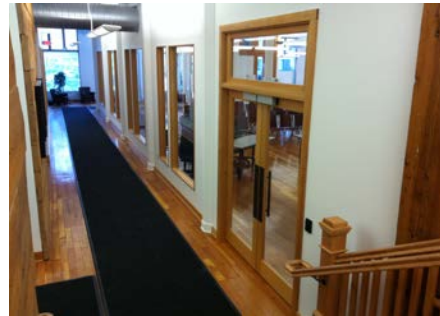


MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101



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
Suite 450	4,875 RSF
Suite LL1	5,749 RSF
Suite LL2	4,061 RSF

Lease Rate:

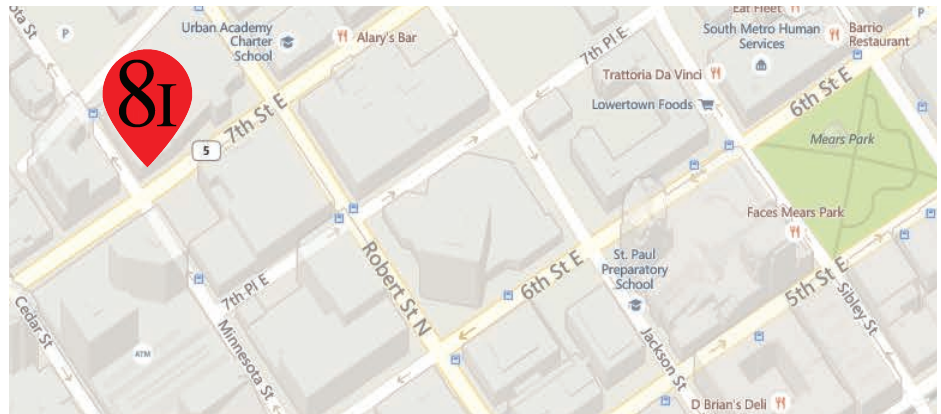
\$11.00 - \$13.00 Per SF

2023 Estimated Taxes and Operating:

\$ 1.95 PRSF Taxes
\$10.05 PRSF Operating
\$12.00 PRSF 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

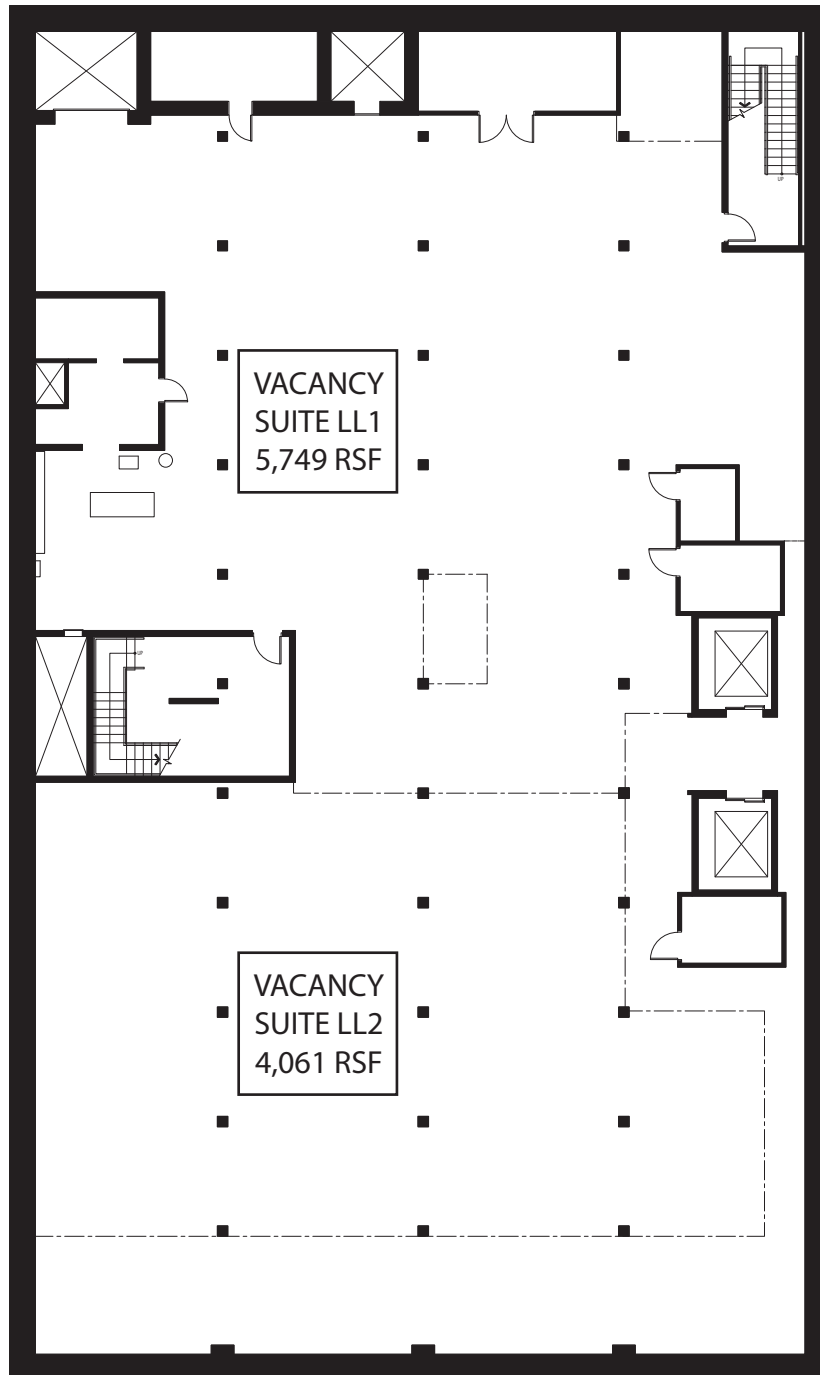
Sherry Hastings
(651) 290-8893
shastings@cres-inc.com

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

Lower Level



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

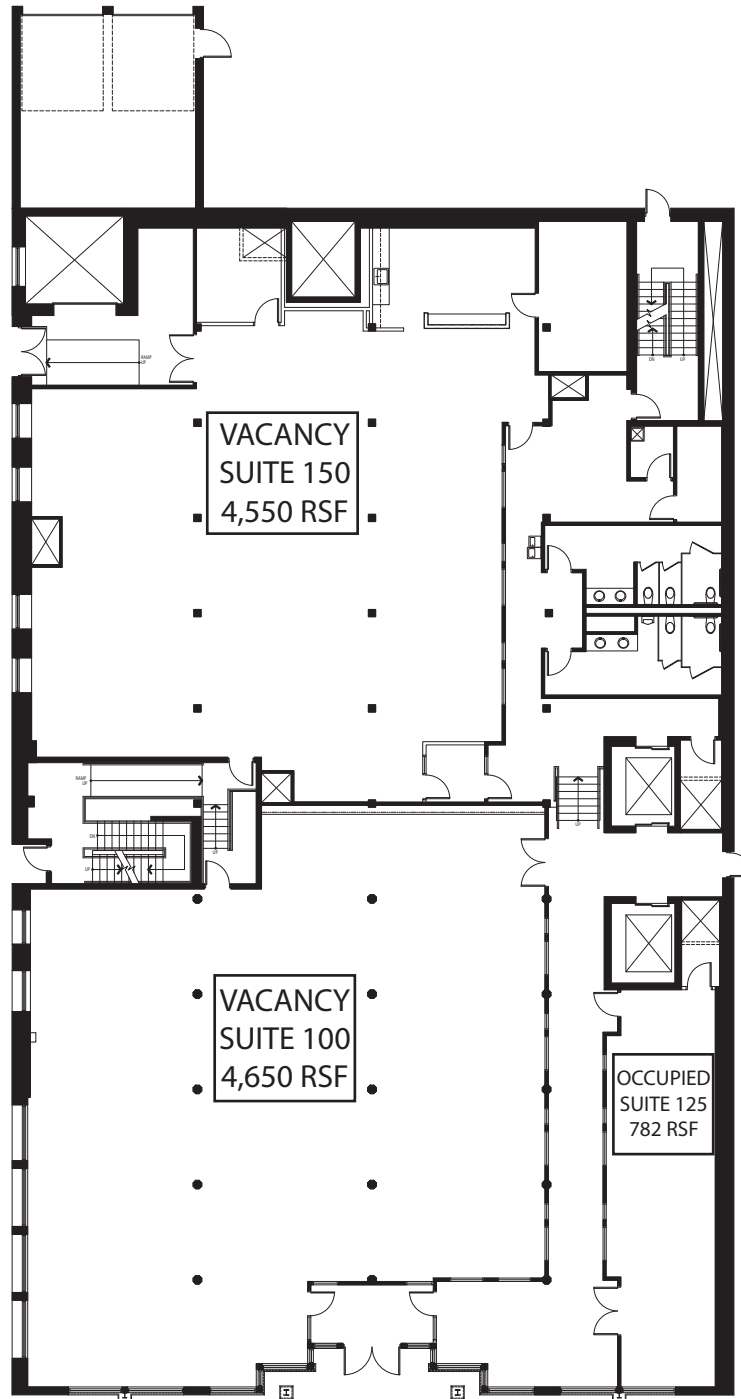
shastings@cres-inc.com

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

1st Floor



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

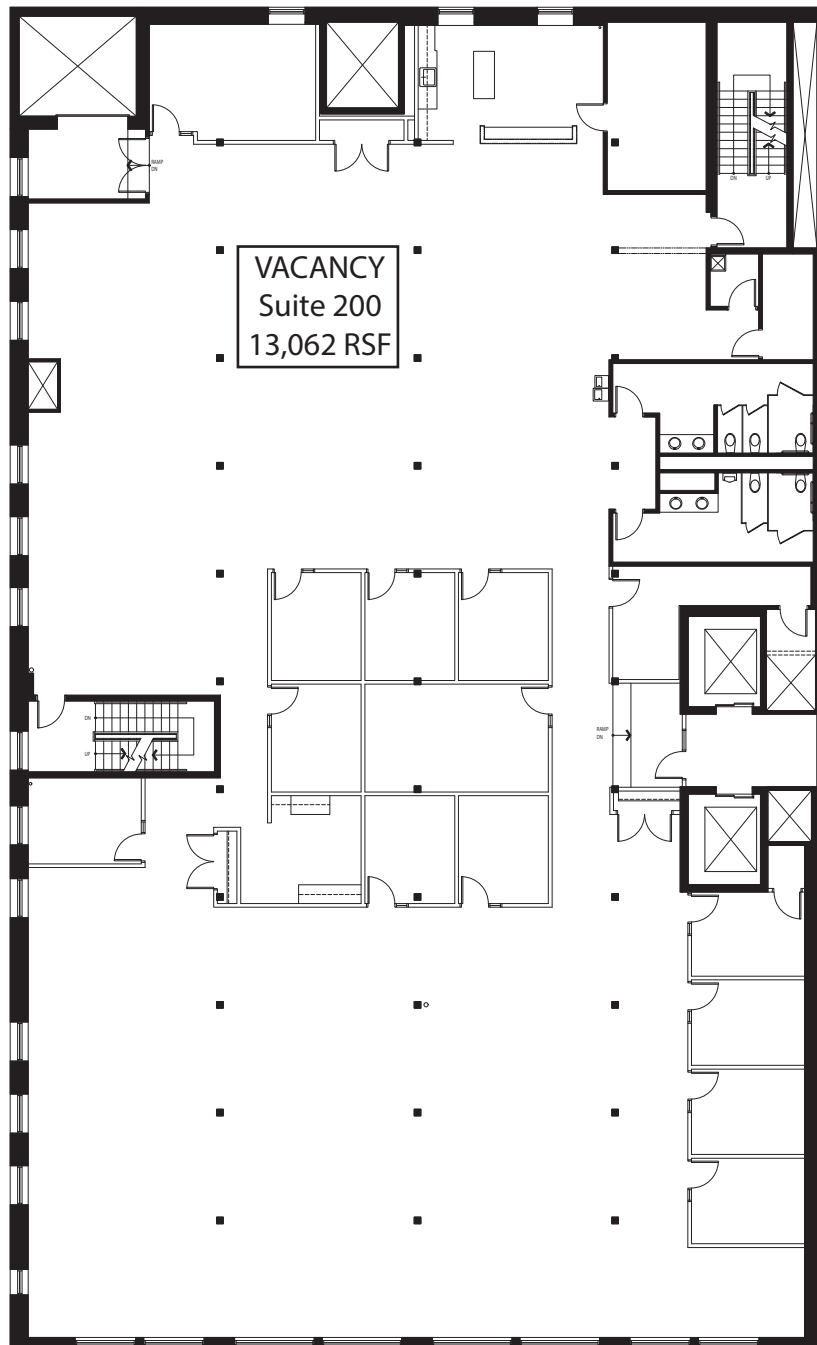
shastings@cres-inc.com

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

2nd Floor



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

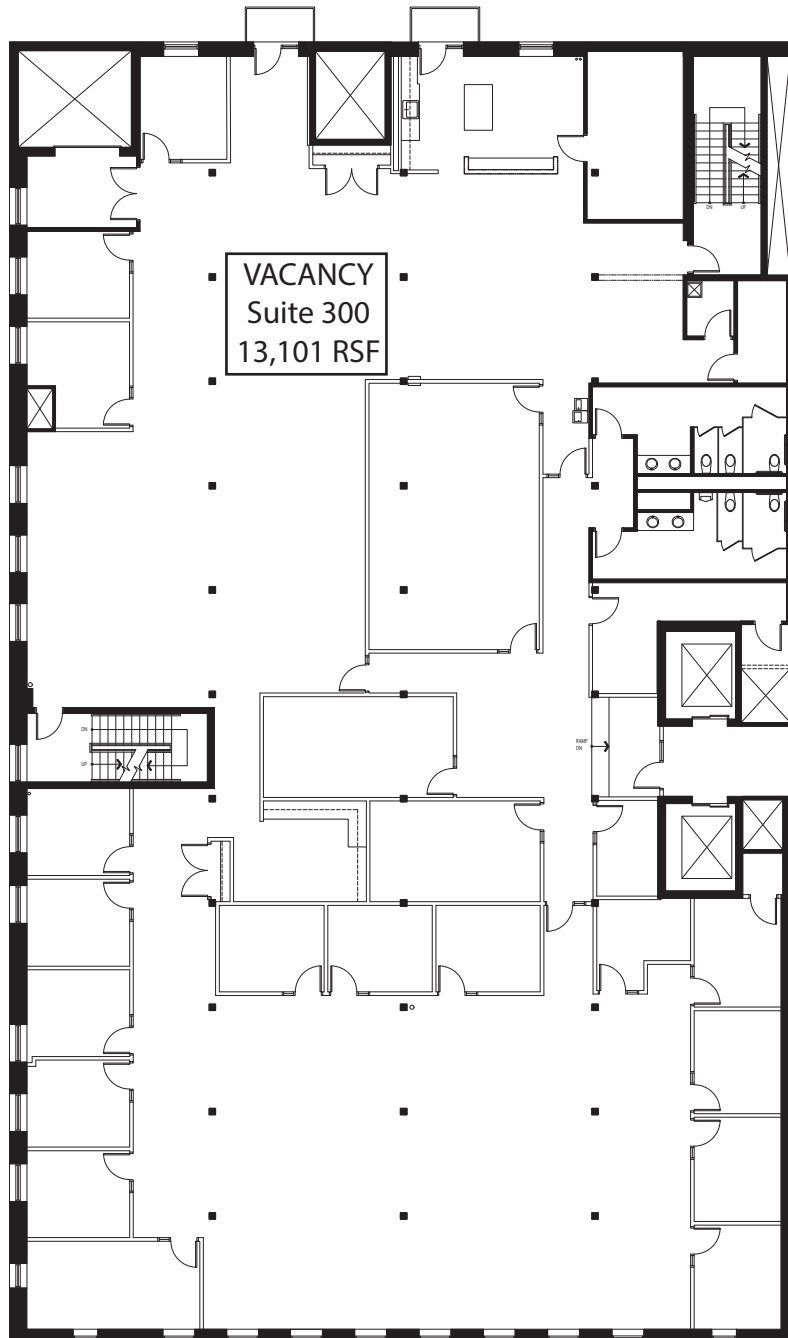
Sherry Hastings
(651) 290-8893
shastings@cres-inc.com

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

3rd Floor



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

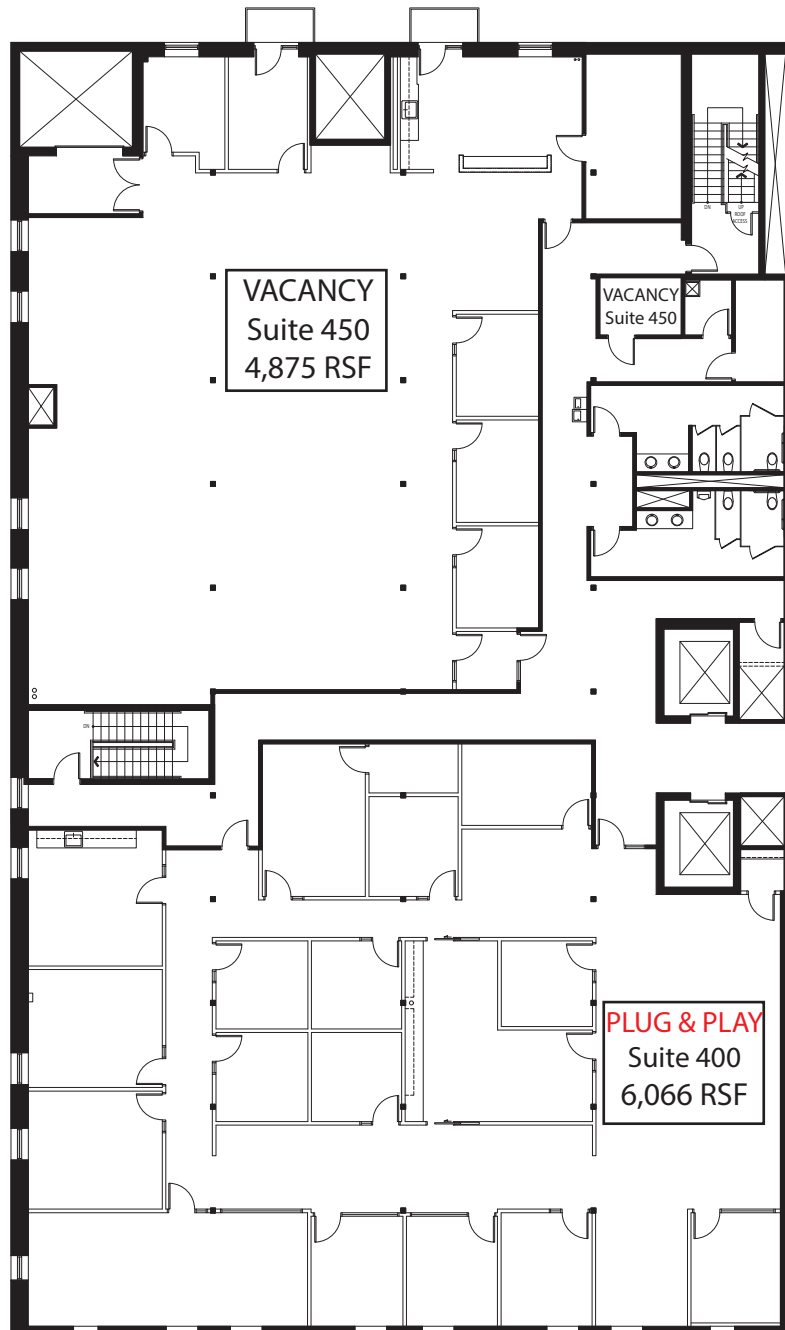
shastings@cres-inc.com

MOVE IN READY SUITES

81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

4th Floor



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