

FOR LEASE > OFFICE & RETAIL SPACE

# Stillwater Armory

107 Chestnut Street East  
STILLWATER, MN



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## HISTORIC DOWNTOWN STILLWATER

As one of Minnesota's oldest towns, Stillwater is often referred to as the birthplace of Minnesota, preceding Minneapolis by years. At time of incorporation as a city in 1854, Stillwater was the largest in the State.

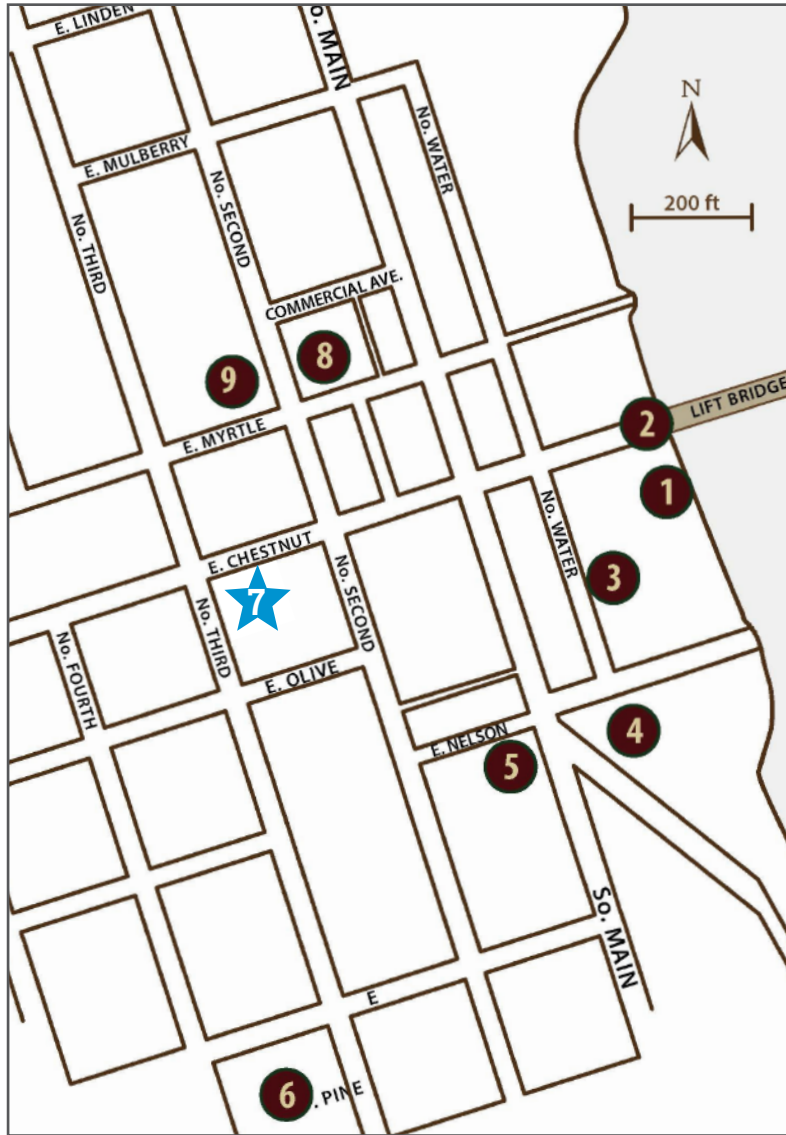
A popular destination for vacationers and events, it's no wonder Stillwater has been voted as: America's Most Picturesque Small Towns, Best U.S. Towns for Antiquing, Best Twin Cities Day Trips, Best Minnesota Weekend Getaway, and Most Romantic Cities.

Development in the Area- In the fall of 2017 the Hwy 36 Stillwater Lift Bridge will be converted into a bicycle/pedestrian bridge as part of the St. Croix Crossing Project. The converted bridge will include features such as pedestrian ramps, gate arms, audio and visual systems that allow access throughout the lift bridge, and trails leading into Wisconsin. In addition, developments have been approved for two downtown hotels and other major area renovations are in the planning stage.

\*View from the Armory looking down Chestnut Street







1. Lowell Park  
Chestnut Street
2. Lift Bridge  
Chestnut Street
3. Freight House  
233 Water Street
4. Commander Mill  
413 Nelson Street
5. Joseph Wolf Brewery  
402 Main Street South
6. Washington County  
Courthouse  
101 Pine Street West
7. National Guard Armory  
107 Chestnut Street
8. Post Office  
220 Myrtle Street
9. Lowell Inn  
102 2nd Street N.



## HISTORIC SITES

The Armory is only one of several notable historic buildings in Stillwater. Today, its rich and vibrant history is evident everywhere you look and is mixed with over 100 owner-operated shops and restaurants in the downtown area alone by Historic Main Street. These sites can be toured throughout Stillwater and include breweries, museums, parks, restaurants, hotels, and restored mansions.





## THE OPPORTUNITY

- › 30,857 available square feet
- › Located in historic Stillwater within walking distance to abundant main street retailers
- › Available spaces on three floors
- › Build-to-suit and potential for multiple commercial uses
- › A historical and nationally significant commercial property

## YEAR BUILT

- › 1922

## PARKING

- › 12-15 Spaces
- › Additional public ramp, lot, and free street parking

## BUILDING AMENITIES

- › Outstanding location in downtown Stillwater
- › High ceilings with abundant brick and other creative and historical features
- › Potential for rooftop deck overlooking the St. Croix River
- › Large use warehouse area and gym

## RENTAL RATES

- › \$18-\$23 PSF modified gross
- \*lease will be in NNN form

## AREA RESTAURANTS & RETAILERS

- |                             |                                |
|-----------------------------|--------------------------------|
| › Freight House             | › Midtown Antique Mall         |
| › Dock Cafe                 | › Cooks of Crocus Hill         |
| › The Green Room            | › Tremblay's Sweet Shop        |
| › Pub 112                   | › The Wedge & Wheel            |
| › Lion's Tavern             | › Modern Roots                 |
| › Leo's Grill & Malt Shop   | › River Market Community Co-op |
| › Northern Vineyards Winery |                                |



# FLOOR PLANS

Contact listing agent.

## RENTABLE AREAS (APX)

LOWER LEVEL	15,127 SF	Functional and convertible lower level and creative warehouse space
MAIN LEVEL	10,996 SF	Open event space, commercial kitchen, and street level office or retail space
SECOND LEVEL	4,734 SF	Office and meeting space overlooking the drill hall area







Stillwater Lift Bridge



Metro Transit



Property Address



Parking



Restaurant



Lodging



## NATIONAL GUARD IN STILLWATER

- › The Stillwater Armory was constructed in 1922 in response to the city's urging for a new building during World War I.
- › Oscar Lang, a well-known Minneapolis architect, designed the hall and it was used not just for military training, but also for public events, sports, and concerts.
- › The armory remained in use by the National Guard throughout World War II, Korea, Vietnam, the Iraq Wars, and Afghanistan.
- › It has served as headquarters for the National Guard's 34th Military Police Company, a unit of about 180 soldiers trained and ready during both peacetime and war.

### Pictured:

**A.** The Armory in December 1922 before it officially opened on Chestnut Street in January 1923. **B.** Stillwater c. 1860s. **C.** A photo depicting members of Howitzer Company conducting target practice by firing into the levee south of Stillwater, December 1923. **D.** The nearby Stillwater Lift bridge on opening day in July 1931, replaces the old wooden Stillwater-Houlton bridge. **E.** Stillwater's 34th MP Company returning home after its tour in Iraq, January 2010.





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\*View from the rooftop deck opportunity, overlooking the St. Croix River and Lift Bridge

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