

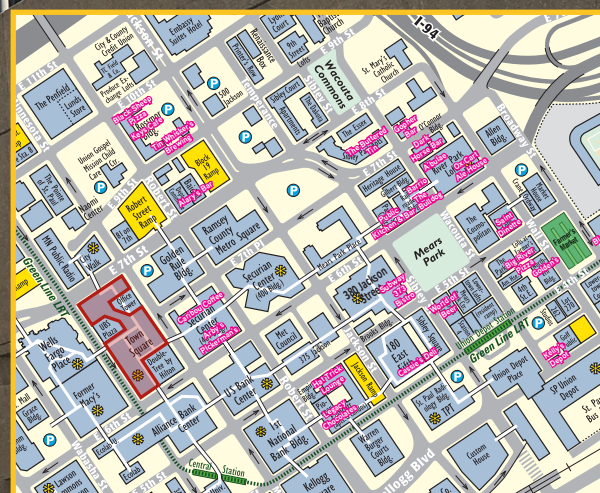
For Lease > Prime Skyway Space

# TOWN SQUARE DOWNTOWN SKYWAY RETAIL

444 Cedar Street | St. Paul, MN



Accelerating success.



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# TOWN SQUARE

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## SITE INFORMATION

Location	Cedar Street & East 7th Street, St. Paul
Description	Mixed-use retail/office
Building GLA	248,140 PSF
Retail GLA	23,307 PSF
Space Available	250 - 2,663 SF

## AVAILABLE

Suite 213:	974 SF	Suite 217:	580 SF
Suite 214:	446 SF	Suite 218:	267 SF
Suite 215:	1,800 SF		
Suite 216:	635 SF		

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,580	168,683	359,118
Daytime Population	92,068	220,407	386,620
Median HH Income	\$33,515	\$43,156	\$50,706

\*Source: PCensus 2015

## PEDESTRIAN COUNTS

Town Square Atrium by Cassies Deli ..... 3,599

\*Source: MN Dept. of Transportation 2014 study verges are per day total cars

## 2018 EST. EXPENSES

CAM/Tax: \$11.35 psf

## MAJOR TENANTS

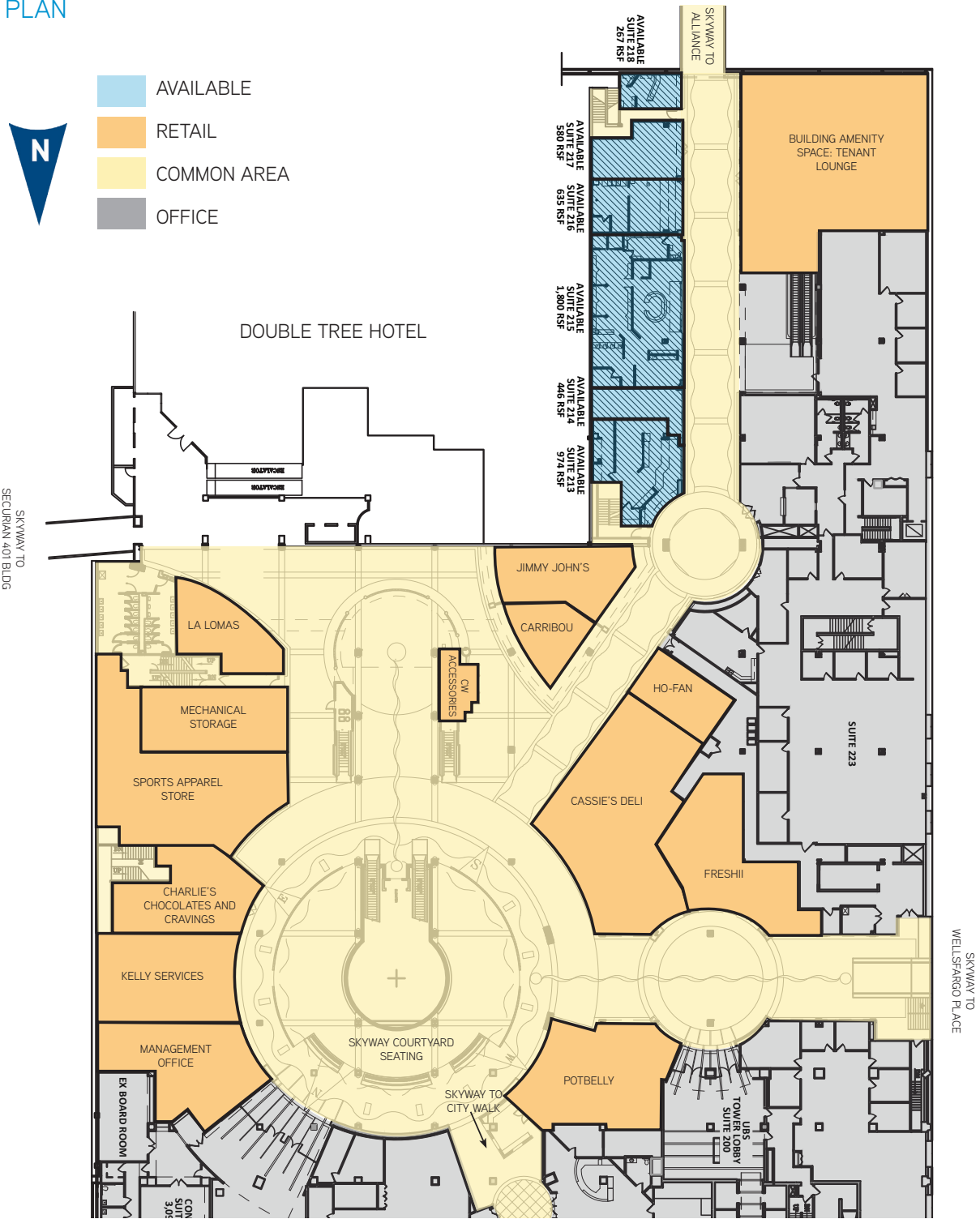
- > Cassie's Deli
- > Carribou Coffee
- > Ho Fan
- > Jimmy John's
- > Potbelly
- > Freshii
- > Charlie's Convenience Store

## PROPERTY HIGHLIGHTS

- > Dynamic location in the heart of downtown St. Paul Skyway
- > Strong daytime population
- > Second generation restaurant space available
- > Located in Class "A" office tower
- > Adjacent to former Macy's redevelopment and practice rink for MN Wild
- > Interior access to the adjacent Double Tree Hotel
- > Situated near the LRT stop
- > Building amenities: tenant lounge and courtyard seating



## SITE PLAN



For Lease > Prime Skyway Space

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## Major Downtown St. Paul Employers

- > Travelers Insurance: 2,500 employees
- > Securian Financial: 2,400 employees
- > U. S. Bancorp Information Services: 2,112 employees
- > Ecolab Headquarters: 1,300 employees
- > Alina Health: 1,200 employees

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