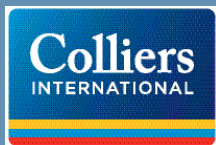


# Office Space For Lease

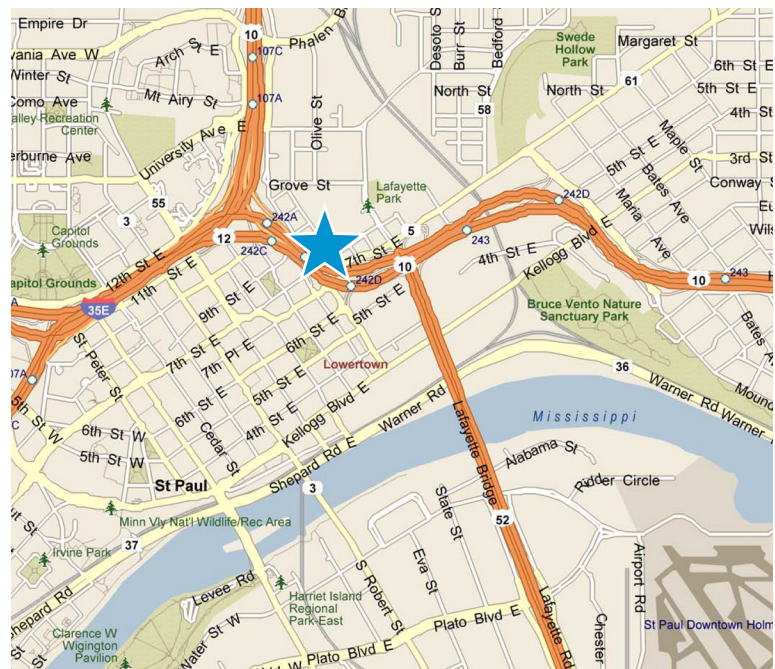
444 Pine Street  
St. Paul, MN 55101

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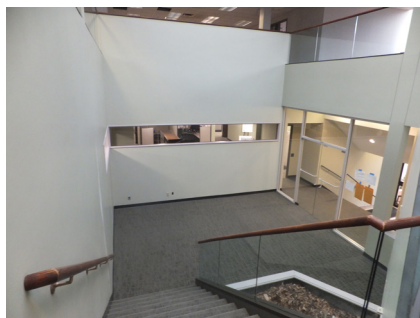


## FOR LEASE > Office Space

|                      |                                                                |
|----------------------|----------------------------------------------------------------|
| Address:             | 444 Pine Street<br>St. Paul, MN 55101                          |
| Currently Available: | 1,600 SF: 1st Floor                                            |
| Year Built:          | 1917                                                           |
| Year Renovated:      | 1986/2016                                                      |
| Date Available:      | Immediate                                                      |
| Rental Rates:        | \$17.00 PSF modified gross<br>includes \$8.50 PSF expense stop |

### BUILDING AMENITIES/FEATURES

- > Freestanding building with large floor plates
- > Great access to freeways and downtown St. Paul
- > Exterior building signage available
- > Attractive atrium entrance
- > Locally owned and managed by Meritex
- > Sprinklered
- > Walking distance to downtown St. Paul
- > Ample surface parking
- > ADA Compliant
- > Common area kitchenette and meeting area

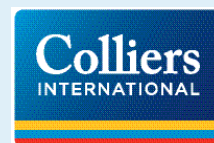


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# 444 PINE STREET 1ST FLOOR PLAN

ST. PAUL, MN 55114

