



Stand-Alone Commercial Office/ Industrial Space For Lease

MSP INDUSTRIAL PARK #3
1876 MINNEHAHA AVENUE WEST
ST. PAUL, MN 55104

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com



COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

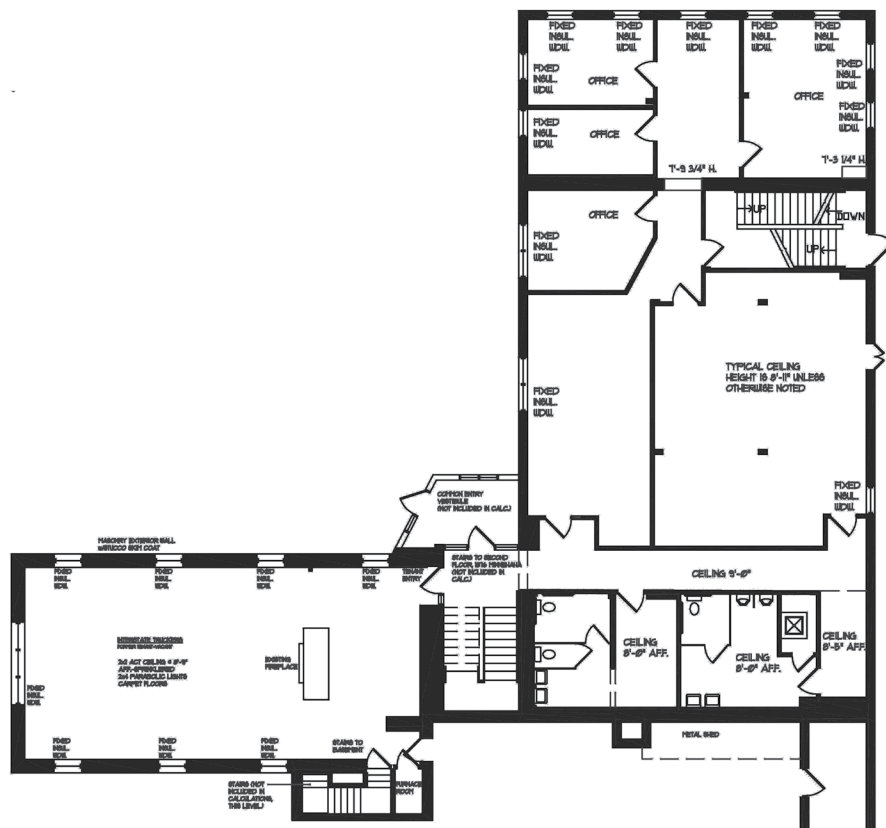
AMENITIES

- › 8,071 SF stand-alone building
- › Building signage available
- › Historically significant, birth place of the MN computer industry
- › Large amount of off-street parking
- › 1,350 SF of lower level storage space available at no cost
- › 3 blocks to Metro Green Line, Fairview Avenue light rail station
- › Large Men's and Women's Restrooms
- › On-site management and maintenance
- › Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- › Located in the heart of the Twin Cities metro, just a 6 minute drive time from downtown Minneapolis and St. Paul

Owned by:

 CLARION PARTNERS

1876 MINNEHAHA AVENUE WEST, ST. PAUL MN



Floor plan of the second floor. The plan shows a central corridor with a staircase labeled "DOWN" and "UP". There are several offices, a breakroom, and a kitchen area. The plan includes dimensions for walls and doors, and a note about wall heights.

Dimensions and notes:

- 8'-0" HIGH (multiple locations)
- 7'-0" HIGH
- 7'-0" 1/4" H.
- 7'-0" 1/2" H.
- 7'-0" 3/4" H.
- 8'-0" 3/4" H.
- 8'-0" 1/2" H.
- 8'-0" 1/4" H.
- 8'-0" 1/8" H.
- 8'-0" 1/16" H.
- 8'-0" 1/32" H.
- 8'-0" 1/64" H.
- 8'-0" 1/128" H.
- 8'-0" 1/256" H.
- 8'-0" 1/512" H.
- 8'-0" 1/1024" H.
- 8'-0" 1/2048" H.
- 8'-0" 1/4096" H.
- 8'-0" 1/8192" H.
- 8'-0" 1/16384" H.
- 8'-0" 1/32768" H.
- 8'-0" 1/65536" H.
- 8'-0" 1/131072" H.
- 8'-0" 1/262144" H.
- 8'-0" 1/524288" H.
- 8'-0" 1/1048576" H.
- 8'-0" 1/2097152" H.
- 8'-0" 1/4194304" H.
- 8'-0" 1/8388608" H.
- 8'-0" 1/16777216" H.
- 8'-0" 1/33554432" H.
- 8'-0" 1/67108864" H.
- 8'-0" 1/134217728" H.
- 8'-0" 1/268435456" H.
- 8'-0" 1/536870912" H.
- 8'-0" 1/1073741824" H.
- 8'-0" 1/2147483648" H.
- 8'-0" 1/4294967296" H.
- 8'-0" 1/8589934592" H.
- 8'-0" 1/17179869184" H.
- 8'-0" 1/34359738368" H.
- 8'-0" 1/68719476736" H.
- 8'-0" 1/137438953472" H.
- 8'-0" 1/274877906944" H.
- 8'-0" 1/549755813888" H.
- 8'-0" 1/1099511627776" H.
- 8'-0" 1/2199023255552" H.
- 8'-0" 1/4398046511104" H.
- 8'-0" 1/8796093022208" H.
- 8'-0" 1/17592186044416" H.
- 8'-0" 1/35184372088832" H.
- 8'-0" 1/70368744177664" H.
- 8'-0" 1/140737488355328" H.
- 8'-0" 1/281474976710656" H.
- 8'-0" 1/562949953421312" H.
- 8'-0" 1/1125899906842624" H.
- 8'-0" 1/2251799813685248" H.
- 8'-0" 1/4503599627370496" H.
- 8'-0" 1/9007199254740992" H.
- 8'-0" 1/18014398509481984" H.
- 8'-0" 1/36028797018963968" H.
- 8'-0" 1/72057594037927936" H.
- 8'-0" 1/144115188075855872" H.
- 8'-0" 1/288230376151711744" H.
- 8'-0" 1/576460752303423488" H.
- 8'-0" 1/1152921504606846976" H.
- 8'-0" 1/2305843009213693952" H.
- 8'-0" 1/4611686018427387904" H.
- 8'-0" 1/9223372036854775808" H.
- 8'-0" 1/18446744073709551616" H.
- 8'-0" 1/36893488147419103232" H.
- 8'-0" 1/73786976294838206464" H.
- 8'-0" 1/147573952589676412928" H.
- 8'-0" 1/295147905179352825856" H.
- 8'-0" 1/590295810358705651712" H.
- 8'-0" 1/1180591620717411303424" H.
- 8'-0" 1/2361183241434822606848" H.
- 8'-0" 1/4722366482869645213696" H.
- 8'-0" 1/9444732965739290427392" H.
- 8'-0" 1/18889465931478580854784" H.
- 8'-0" 1/37778931862957161709568" H.
- 8'-0" 1/75557863725914323419136" H.
- 8'-0" 1/151115727451828646838272" H.
- 8'-0" 1/302231454903657293676544" H.
- 8'-0" 1/604462909807314587353088" H.
- 8'-0" 1/1208925819614629174706176" H.
- 8'-0" 1/2417851639229258349412352" H.
- 8'-0" 1/4835703278458516698824704" H.
- 8'-0" 1/9671406556917033397649408" H.
- 8'-0" 1/19342813113834066795298816" H.
- 8'-0" 1/38685626227668133590597632" H.
- 8'-0" 1/77371252455336267181195264" H.
- 8'-0" 1/154742504910672534362390528" H.
- 8'-0" 1/309485009821345068724781056" H.
- 8'-0" 1/618970019642690137449562112" H.
- 8'-0" 1/1237940039285380274899124224" H.
- 8'-0" 1/2475880078570760549798248448" H.
- 8'-0" 1/4951760157141521099596496896" H.
- 8'-0" 1/9903520314283042199192993792" H.
- 8'-0" 1/19807040628566084398385987584" H.
- 8'-0" 1/39614081257132168796771975168" H.
- 8'-0" 1/79228162514264337593543950336" H.
- 8'-0" 1/158456325028528675187087900672" H.
- 8'-0" 1/316912650057057350374175801344" H.
- 8'-0" 1/633825300114114700748351602688" H.
- 8'-0" 1/1267650600228229401496703205376" H.
- 8'-0" 1/2535301200456458802993406410752" H.
- 8'-0" 1/5070602400912917605986812821504" H.
- 8'-0" 1/10141204801825835211973625643008" H.
- 8'-0" 1/20282409603651670423947251286016" H.
- 8'-0" 1/40564819207303340847894502572032" H.
- 8'-0" 1/81129638414606681695789005144064" H.
- 8'-0" 1/162259276829213363391578010288128" H.
- 8'-0" 1/324518553658426726783156020576256" H.
- 8'-0" 1/649037107316853453566312041152512" H.
- 8'-0" 1/1298074214633706907132624082305024" H.
- 8'-0" 1/2596148429267413814265248164610048" H.
- 8'-0" 1/5192296858534827628530496329220096" H.
- 8'-0" 1/10384593717069655257060992658440192" H.
- 8'-0" 1/20769187434139310514121985316880384" H.
- 8'-0" 1/41538374868278621028243970633760768" H.
- 8'-0" 1/83076749736557242056487941267521536" H.
- 8'-0" 1/166153499473114484112975

BUILDING KEY

FIRST FLOOR

OFFICE: 4,889 GROSS SF.

SECOND FLOOR

OFFICE: 3,182 GROSS SF.



Owned by:



MSP Midway Industrial Park #3

ST. PAUL, MN 55114

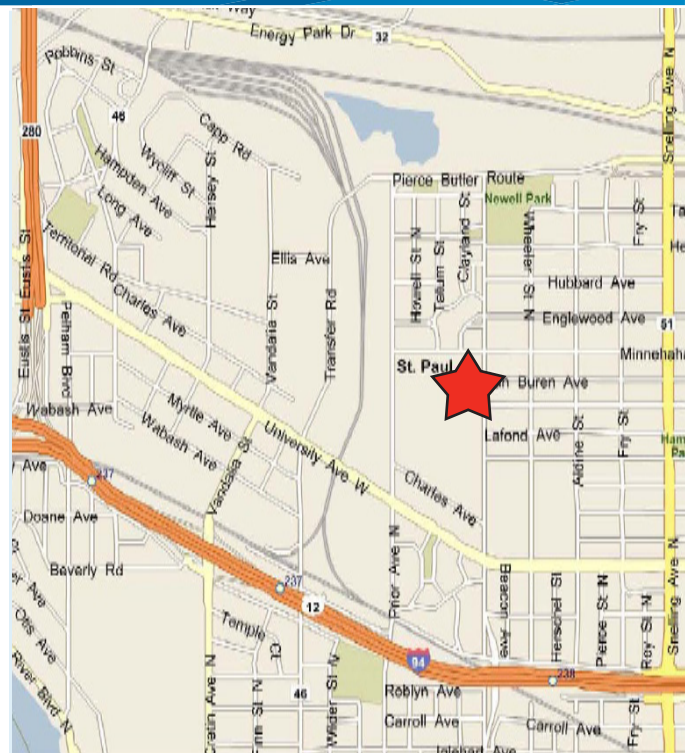


BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

FOR LEASE > Stand Alone Commercial/Office Building Space

Address:	1876 Minnehaha Avenue West St. Paul, MN
Building Size:	8,071 total SF office space
Currently Available:	8,071 SF total office space with common area
Year Built:	1923
Net Rental Rates:	\$9.00 per square foot
2018 CAM & RET:	\$4.09 PSF
Lower Level Storage:	Available



CONTACT US

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and for its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp