

An aerial photograph of Saint Paul, Minnesota, in winter. The foreground shows a large, flat-roofed industrial or commercial building with a snow-covered roof. To the left is a parking lot with several cars. In the middle ground, there are several multi-story residential or commercial buildings, some with balconies. The background features a dense urban skyline with various skyscrapers, including one with a distinctive pointed top. A large plume of white smoke or steam rises from a building in the background. The ground is covered in snow, and bare trees are visible throughout the scene.

LEASE BROCHURE
292 Walnut Street

292 WALNUT STREET

Saint Paul, MN 55102

PRESENTED BY:

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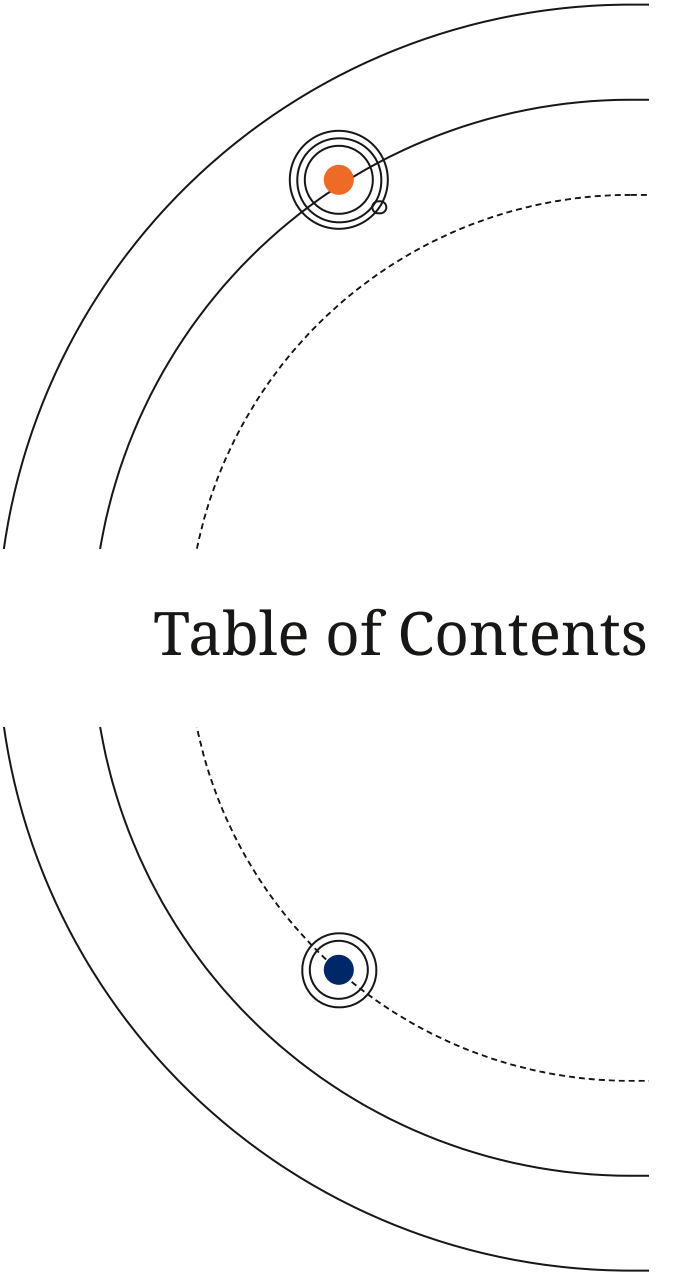


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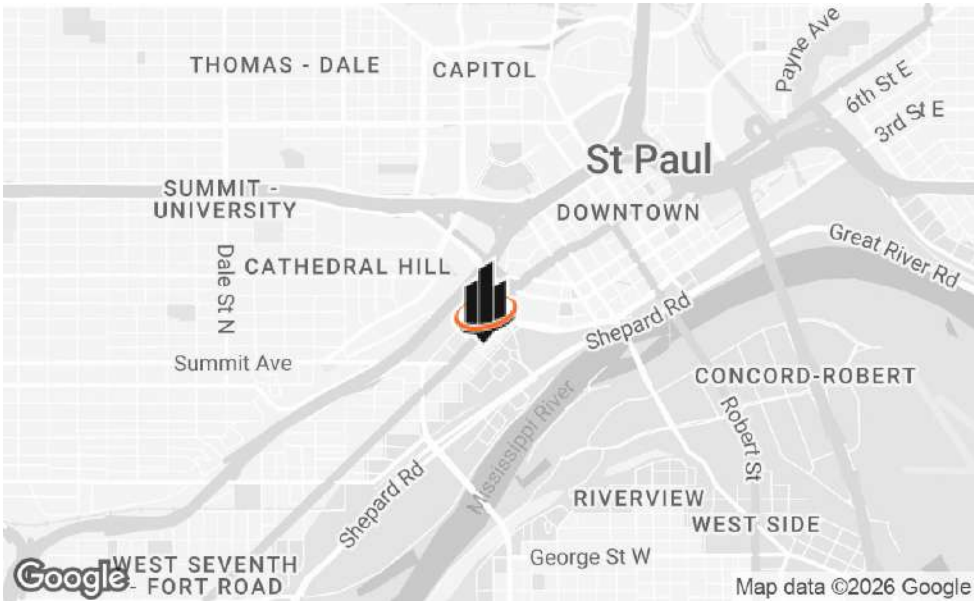
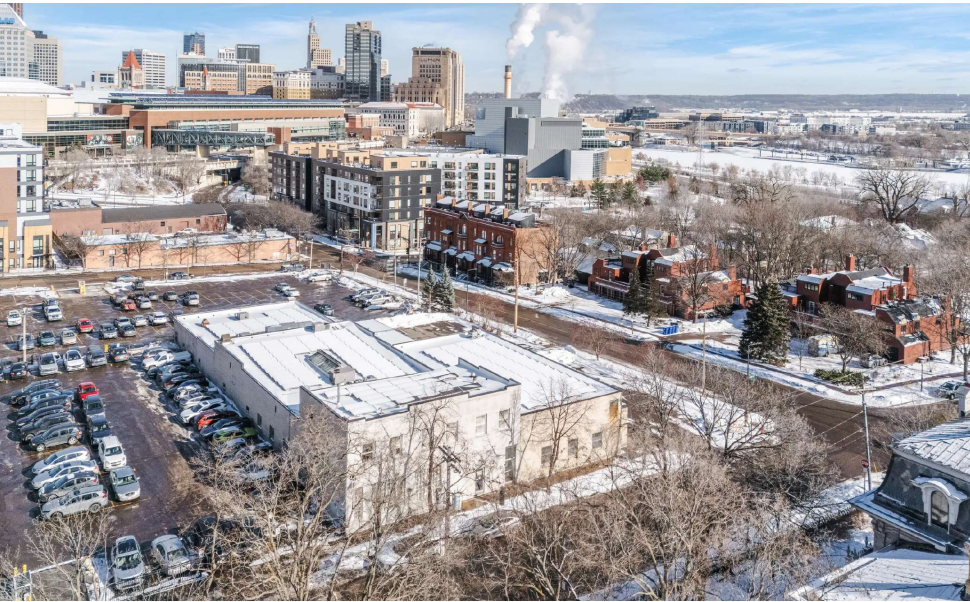
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SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
CAM/TAX:	\$6.19/SF
AVAILABLE SF:	±13,830 SF
LOT SIZE:	0.62 AC / 27,007 SF
BUILDING SIZE:	±14,480 SF
ZONING:	RM-2 (with legally nonconforming use)
PARKING:	35 Stalls (Surface Lot)
APN:	062822230036
LISTING SITE:	northco.com

PROPERTY DESCRIPTION

SVN | Northco is pleased to present, as exclusive advisor to ownership, a premiere leasing opportunity at 292 Walnut Street in Saint Paul, Minnesota ("Property"). The Property offers a functional and well-situated leasing opportunity in Saint Paul's most vibrant downtown entertainment district, suitable for a range of commercial uses. The Property features a practical layout designed to support efficient operations, with flexible interior space that can be configured for a wide variety of uses. Its location provides convenient access to West 7th Street and Interstate 94. On-site and nearby street parking support daily operations, while the surrounding mix of residential and commercial uses provides a stable tenant environment. Finished office spaces on the main and second level compliment the large usable warehouse space, ready for its next user. Competitive lease rates relative to core downtown submarkets make this an attractive option for businesses seeking affordability without sacrificing accessibility.

LEASE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Floorplans are available upon request.**
- Unprecedented warehouse space in the West 7th entertainment district of Saint Paul
- Flexible commercial / light industrial space suitable for a variety of uses
- This would be a premiere location for an indoor recreation concept, brewery, distillery, etc., however the owner is open to all uses
- The owner of the building currently has a legally non-conforming use for light industrial, and is open to applying to change the non-conforming use. The Property is located in an RM-2 zoning district.
- Ample electrical available: 3-phase, 600 Amps
- 2 loading docks
- 35 off-street parking spaces (30 lined stalls) and off-street parking is readily available
- Convenient access to West 7th Street, I-94, and I-35E for regional connectivity
- In the heart of Saint Paul's biggest entertainment district, and one block from Grand Casino Arena (Home of the Minnesota Wild)
- Close proximity to public transit, neighborhood retail, and services
- Kiddy corner from Forepaugh's Restaurant, and across the street from the Alexander Ramsey House, a popular tourist attraction. Other nearby businesses include Cossetta's, McGovern's, Insomnia Cookies, DP Dough, and more.
- The roof is newer (2022), and is fully equipped with solar panels, significantly decreasing utility costs.

BUILDING SPECIFICATIONS

- **Year Built:** 1917
- **Total Building SF:** 15,750 SF
- **Total Land Area:** 27,007.2 SF / .62 AC
- **Number of Buildings:** 1
- **Current Occupancy:** 10.47% (owner-occupied upstairs office)
- **Zoning:** RM-2 (see following page for approved uses; the building is grandfathered in for "industrial uses")
- **Clear Height (Warehouse):** 9' - 13'10"
- **Dock-High Doors:** 2
- **Dock Shelters:** 1
- **Shared Docks:** No
- **Drive-in Doors:** 0
- **Electrical - Service Size:** 600 Amps
- **Electrical - Voltage:** 600V
- **Electrical - Phase 3 Power:** Yes
- **Gas - Natural Gas?:** Yes
- **Municipal Water/Sewer?:** Yes
- **Data - Fiber Available?:** Yes
- **Warehouse Heat Type:** Radiant Tube Heaters
- **Warehouse Cooling:** Forced Air
- **Sprinklers?:** No
- **Roof Type/Age?:** EPDM / 5 Years
- **Exterior Walls:** Masonry / Brick
- **Solar?:** Yes



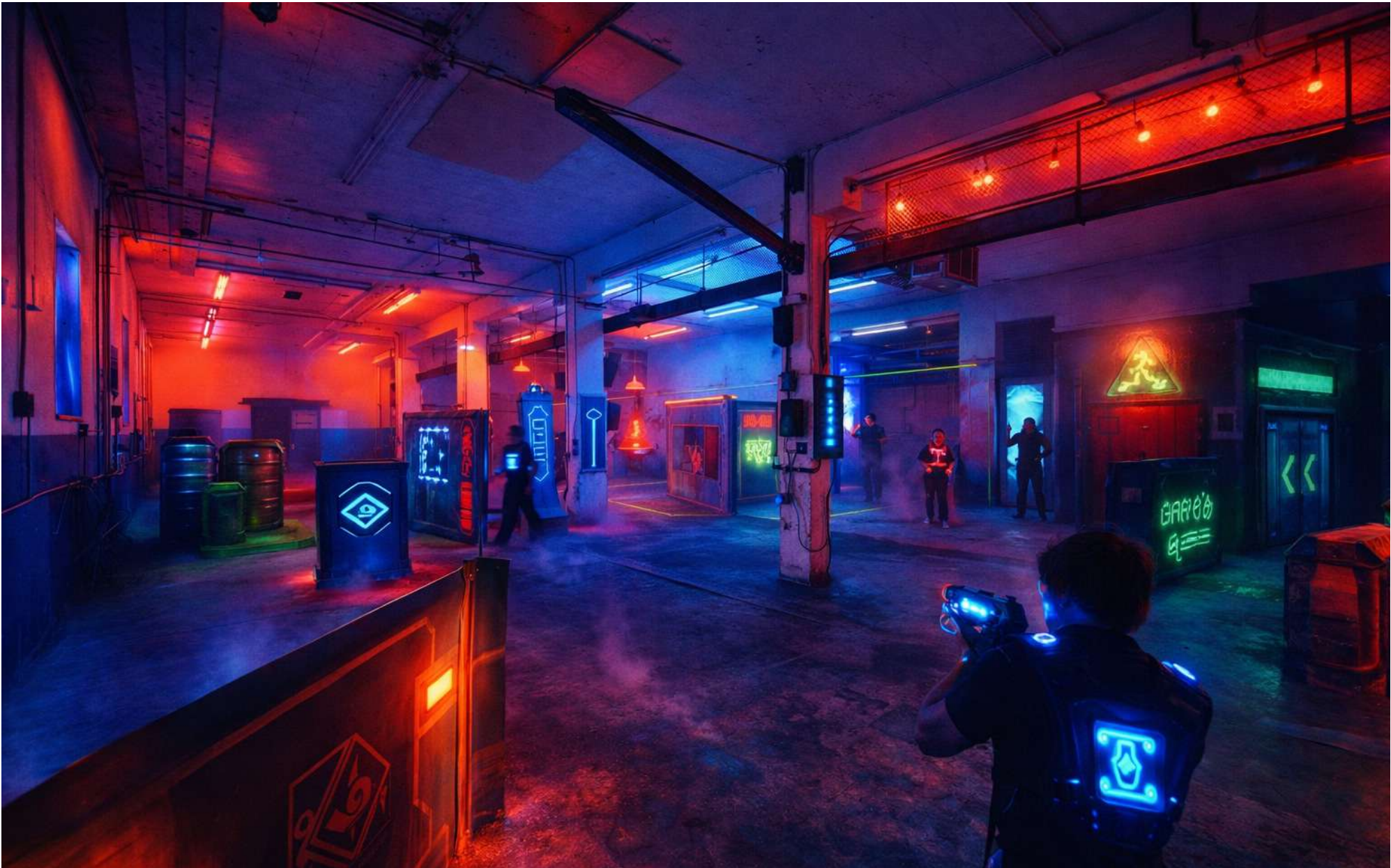
ADDITIONAL PHOTOS



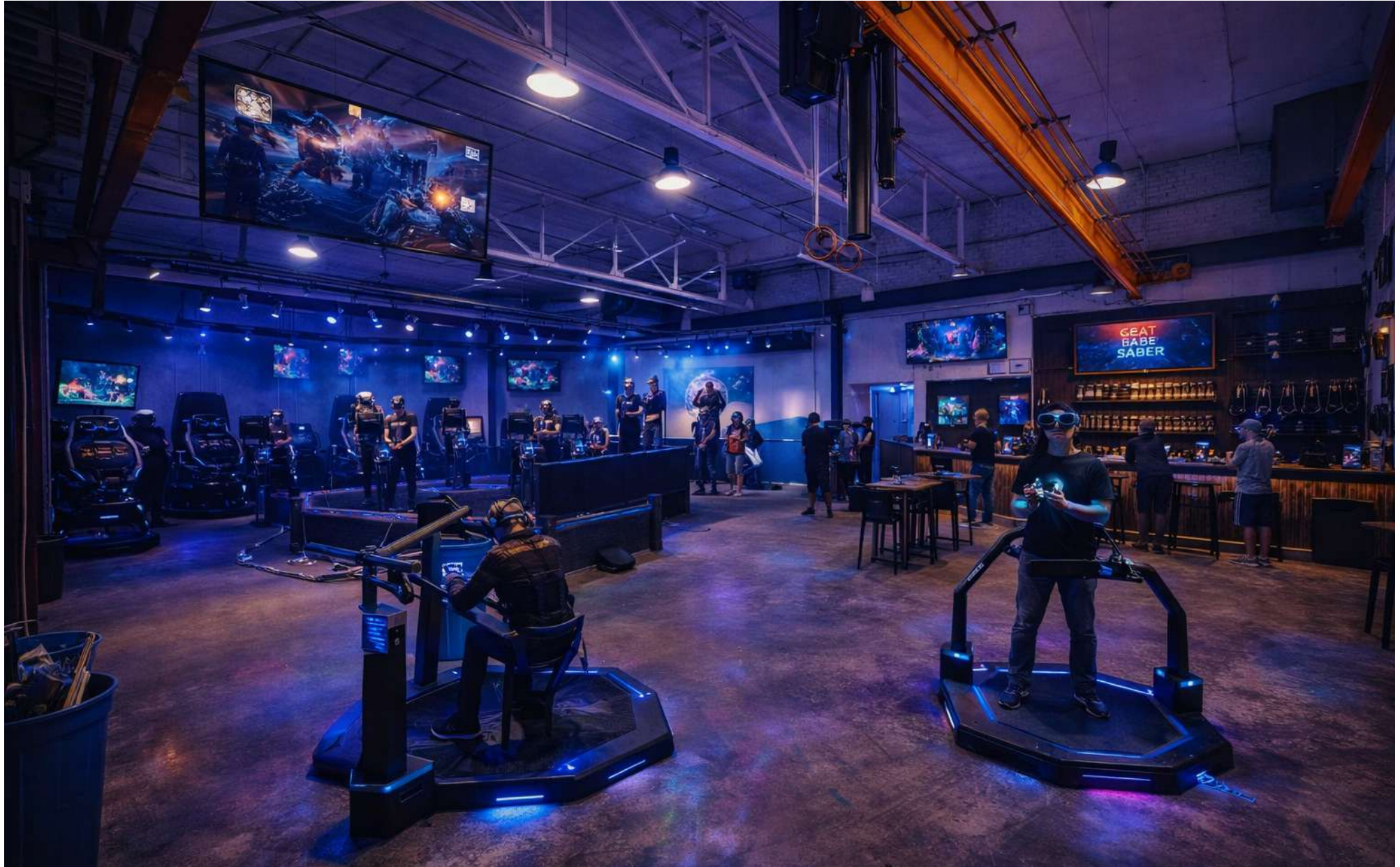
RE-USE IDEA: ENTERTAINMENT (MINI GOLF)



RE-USE IDEA: ENTERTAINMENT (LASER TAG)



RE-USE IDEA: ENTERTAINMENT (VR ARCADE)



RE-USE IDEA: ENTERTAINMENT (BARCADE)



RE-USE IDEA: GOLF SIMULATOR BUSINESS



RE-USE IDEA: DISTILLERY



RE-USE IDEA: BREWERY



SECTION 2
Location
Information

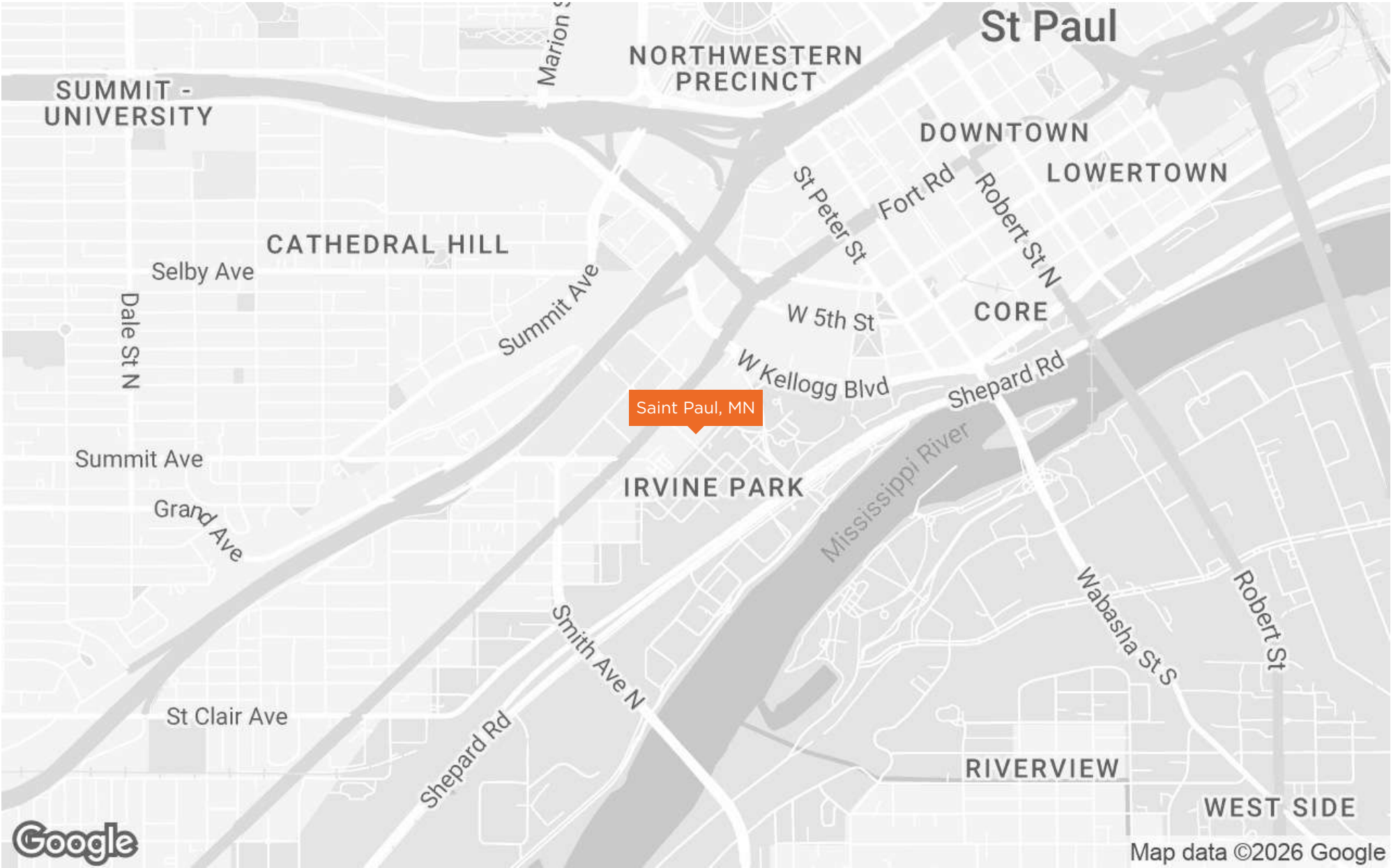
LOCATION DESCRIPTION



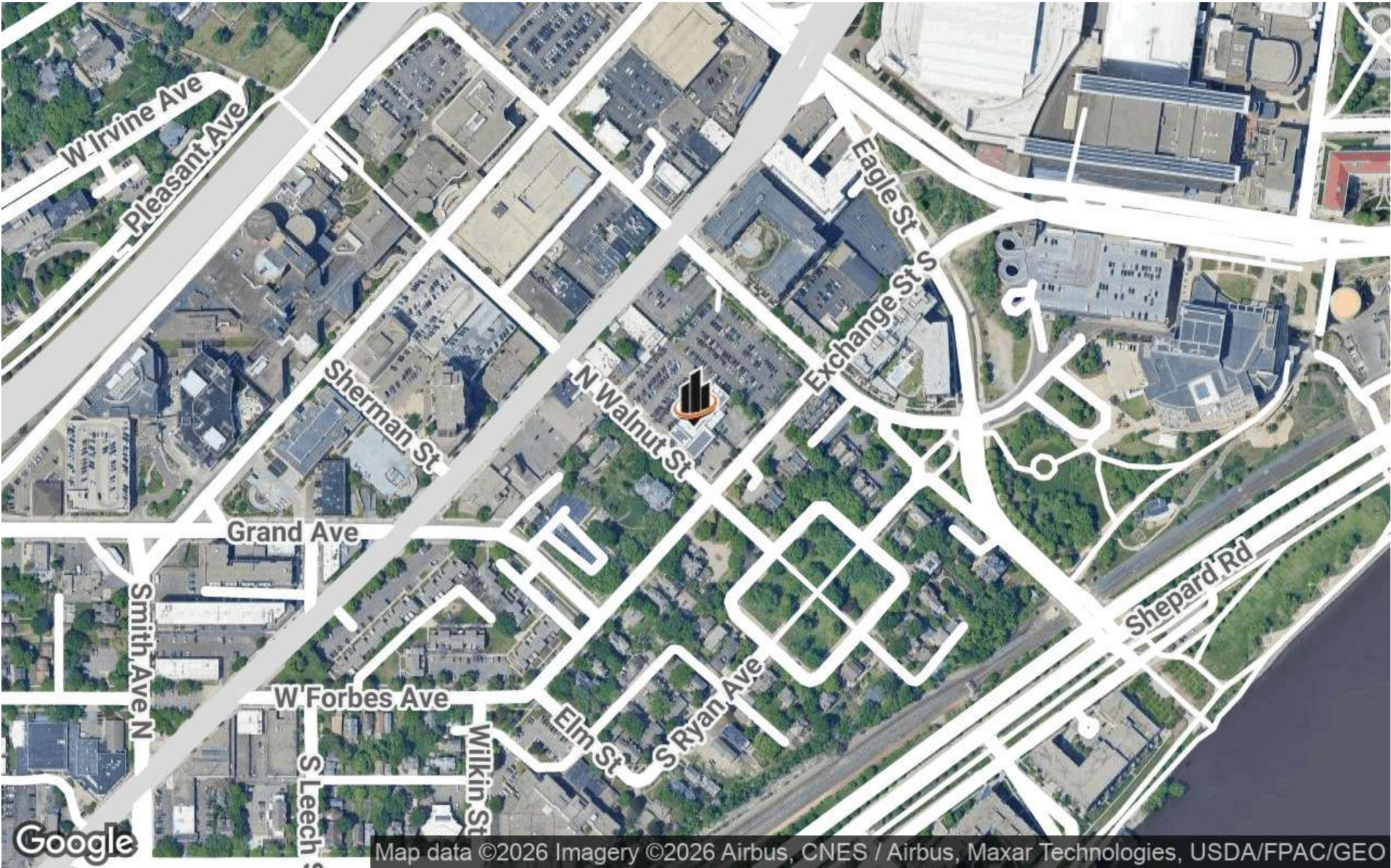
LOCATION DESCRIPTION

292 N Walnut Street is strategically located in Saint Paul's West 7th, an area experiencing steady reinvestment and long-term growth driven by its proximity to downtown Saint Paul, Grand Casino Arena (formerly the Xcel Energy Center), the State Capitol, and major transportation corridors. The property sits just minutes from Rice Street and Interstate 94, providing efficient east-west access across the Twin Cities metro and convenient connectivity to Minneapolis, downtown Saint Paul, and key employment centers. The surrounding area features a mix of residential, light industrial, and neighborhood-serving commercial uses, creating a stable and functional urban environment. Nearby amenities include local restaurants, retail services, schools, and public transit options, supporting both workforce and community needs. The location benefits from strong regional accessibility while maintaining a lower-cost basis relative to core downtown submarkets, making it attractive for a variety of owner-user or investment strategies.

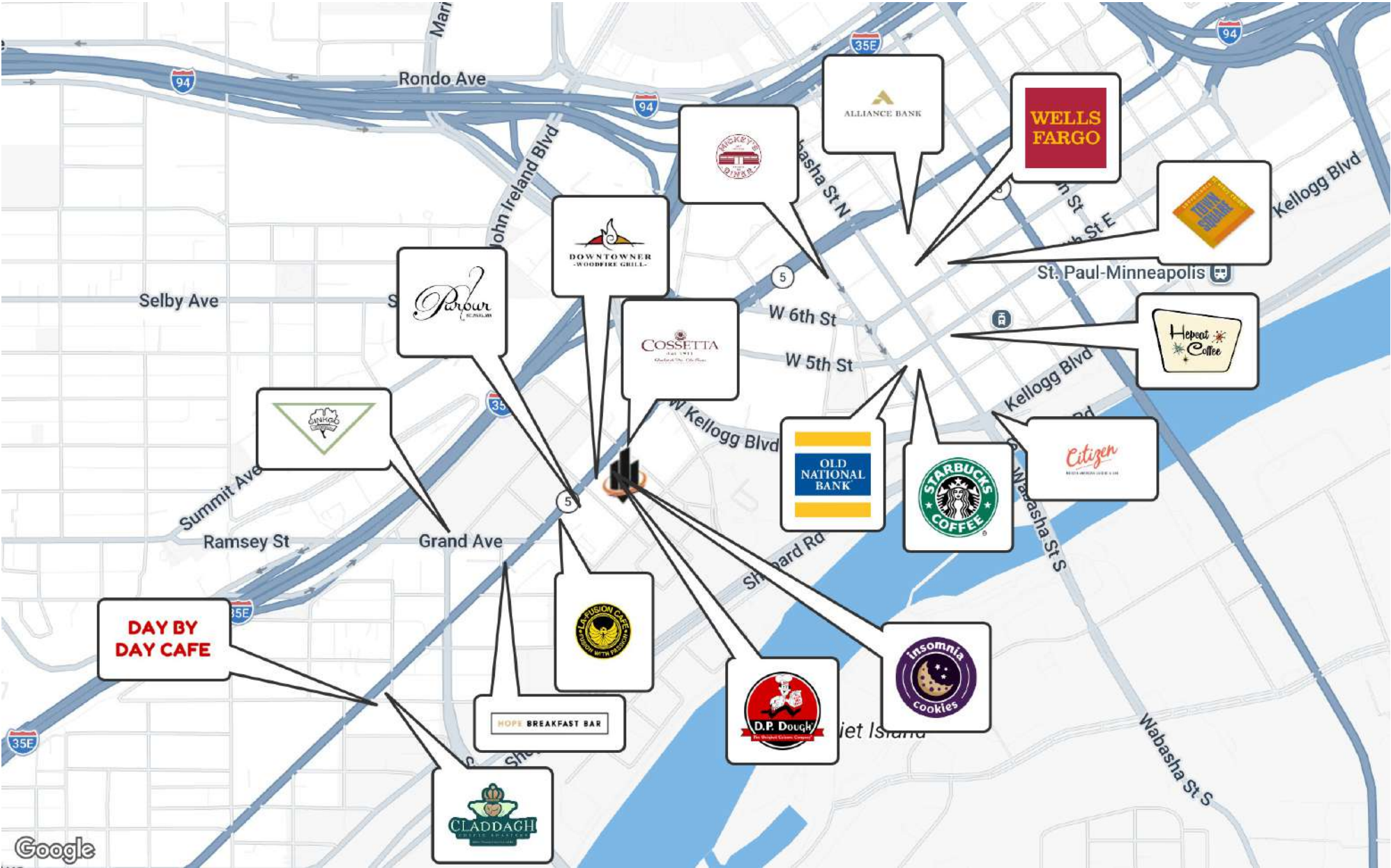
REGIONAL MAP



LOCATION MAP

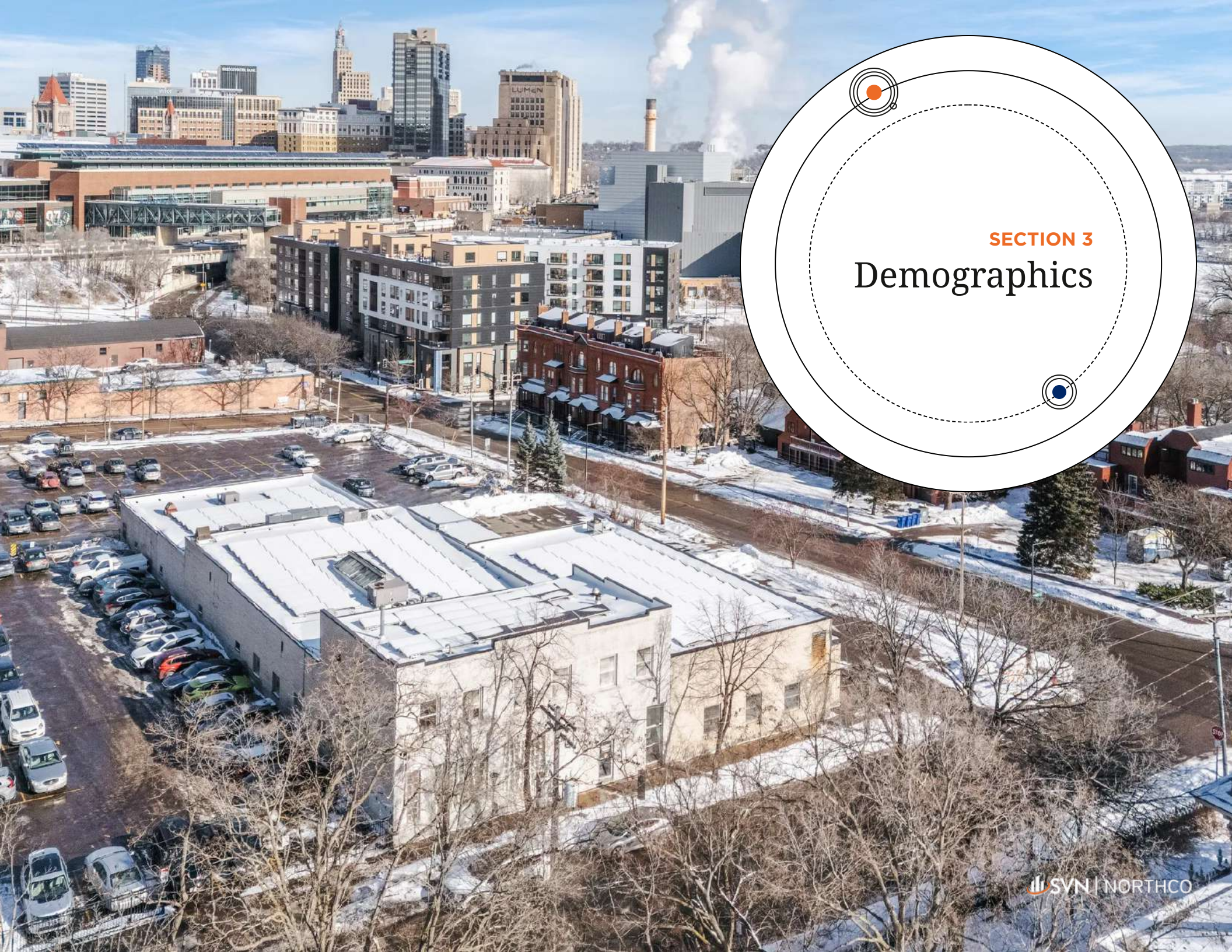


RETAILER MAP



AERIAL MAP





SECTION 3

Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

5 MILES 10 MILES 25 MILES

TOTAL POPULATION	357,901	1,128,992	3,006,636
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	38	39	40

HOUSEHOLDS & INCOME

5 MILES 10 MILES 25 MILES

TOTAL HOUSEHOLDS	141,255	460,622	1,185,441
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$98,085	\$108,798	\$130,395
AVERAGE HOUSE VALUE	\$353,539	\$387,758	\$431,941

2020 American Community Survey (ACS)

