

LEASE BROCHURE

Former Grey Duck Tavern (Second Generation Restaurant Space)

345 WABASHA ST N
Saint Paul, MN 55102

PRESENTED BY:

EDWARD RUPP

Phone: 952.820.1634
edward.rupp@svn.com



OFFERING SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable Percentage Rent
BUILDING SIZE:	162,799 SF
AVAILABLE SF:	3,958 SF
YEAR BUILT/RENOVATED:	1926 / 2024
ZONING:	B4
APN:	062822120062

PROPERTY OVERVIEW

SVN | Northco is pleased to present for lease, as exclusive advisor to ownership, a premiere second-generation restaurant leasing opportunity at 345 Wabasha Street North, a landmark mixed-use property in the heart of Downtown Saint Paul ("Property"). Formerly the renowned Lowry Hotel, the Property has been thoughtfully repositioned as a multifamily community while preserving premier street-level restaurant and second floor office opportunities along one of downtown's most recognizable commercial corridors.

Situated at the intersection of Wabasha Street and 4th Street, the Property is surrounded by many of Saint Paul's most prominent destinations, including Rice Park, Grand Casino Arena, the Ordway Center for the Performing Arts, the Saint Paul RiverCentre, Landmark Center, and numerous hotels, office buildings, and government institutions. The Property benefits from a built-in customer base of downtown employees, residents, visitors, event-goers, and in-building residents, while offering convenient access to Interstate 94, Interstate 35E, Metro Transit, the Metro Green Line, and multiple public parking facilities.

Originally constructed in 1911, the historic Lowry Hotel has played a significant role in Saint Paul's

EDWARD RUPP
O: 952.820.1634
edward.rupp@svn.com

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Percentage Rent is Possible
- Prime Downtown Saint Paul Location: Highly visible corner location along Wabasha Street in the heart of the CBD with exceptional pedestrian and vehicular exposure.
- ±3,958 SF Second-Generation Restaurant Opportunity: Former home of the Grey Duck Tavern (closed in 2024), offering an opportunity to reposition an established restaurant space with existing infrastructure. Also includes lower level storage and prep space which is not factored in to the overall square footage.
- Historic Landmark Property: Located within the iconic former Lowry Hotel, blending timeless architectural character with modern residential and commercial uses.
- Built-In Customer Base: Benefit from an on-site multifamily community, nearby office workers, downtown residents, hotel guests, government employees, and year-round visitors.
- Surrounded by Major Demand Drivers: Within walking distance of Rice Park, Grand Casino Arena, the Ordway Center for the Performing Arts, Saint Paul RiverCentre, Landmark Center, and numerous hotels and office buildings.
- Excellent Accessibility: Convenient access to Interstate 94, Interstate 35E, Metro Transit, the Metro Green Line, and multiple public parking ramps and surface lots.
- Prominent Signage & Storefront Presence: Excellent branding opportunities with large storefront windows and prominent exposure along one of downtown Saint Paul's busiest commercial corridors.



EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com

DIMENSIONS OF SPACE



EDWARD RUPP
O: 952.820.1634
edward.rupp@svn.com

ROOM	DIMENSIONS
Dining Room	65' x 33' 5"
Main Kitchen	33' x 29' 6"
Prep Area	24' x 33' 10" Plus a small pantry
Office	93' x 87'

KITCHEN EQUIPMENT



- **Cooking equipment:** commercial six-burner gas range with oven, commercial radiant charbroiler with oven/base, large flat-top griddle, smaller griddle or hot plate, approximately two commercial deep fryers with multiple fryer baskets, double-deck gas salamander/broiler, Vulcan tilting skillet/braising pan, commercial combi/convection oven, Alto-Shaam cook-and-hold or heated holding oven, commercial countertop microwave oven, and additional hot-holding or warming equipment beneath the cookline and service counters.
- **Refrigeration and cold storage:** two Norlake walk-in refrigeration units, including one walk-in cooler with extensive interior shelving and one separate walk-in refrigeration room equipped with beverage and draft-line infrastructure, at least two two-door reach-in refrigerators, multiple refrigerated sandwich/prep tables with hinged ingredient-pan covers, several undercounter refrigerators or refrigerated chef bases, Continental-brand three-door refrigerated worktop/prep table, and refrigerated service-line equipment along the open kitchen/pass.
- **Preparation and service equipment:** long stainless-steel chef's tables and worktables, multiple mobile stainless-steel worktables and carts, extensive stainless-steel wall shelving, multiple sheet-pan racks, stainless-steel speed racks, large open-kitchen service/pass counter, heated pendant lamps over the pass, stainless-steel food wells, hotel pans, sheet pans and fryer baskets, countertop food slicer, coffee brewing equipment, and beverage dispensing equipment.
- **Sinks and sanitation:** several stainless-steel prep and utility sinks, multiple dedicated handwashing sinks, drainboards and stainless-steel sanitation work surfaces, wall-mounted soap and paper-towel dispensers, and floor drains throughout the back-of-house kitchen.

EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com

KITCHEN EQUIPMENT (CONTINUED)

- **Kitchen infrastructure:** large Type I commercial exhaust hood system, hood-mounted fire-suppression system, stainless-steel backsplash and wall protection, hood lighting, make-up air and exhaust infrastructure, walk-in refrigeration evaporators and associated refrigeration equipment, and extensive beverage-gas and draft-line distribution.
-



EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com

ADDITIONAL PHOTOS



EDWARD RUPP
O: 952.820.1634
edward.rupp@svn.com

NEIGHBORHOOD (CENTRAL BUSINESS DISTRICT)



EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com

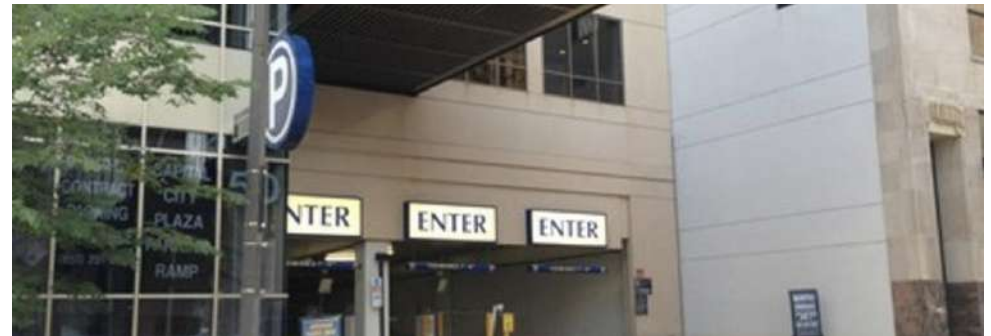
NEIGHBORHOOD (CENTRAL ENTERTAINMENT/BUSINESS DISTRICT)

- **LRT Central Station:** The Central Station of the LRT Green Line is one block from the property. The Metro Green Line, which connects the Union Depot in Saint Paul to Target Field in Minneapolis, has five stations in downtown Saint Paul and had ridership of 12.4 million in 2015. The line provides easy access to University Avenue, Dinkytown (the campus of the University of Minnesota), and Downtown Minneapolis.
- **Treasure Island Center:** The Treasure Island Center was completed in early 2018 and features a variety of retail and office tenants including Walgreen's, Afro Deli, and more. Pictured to the left.
- **Osborn 370:** St. Paul's newest business hub that features state-of-the-art amenities. The property features co-working spaces, a dedicated floor for group meetings, grab n' go food options, and recreational games/outlets accessible to all. In addition, a public plaza greets tenants and visitors and provides a gateway between the property and the city and food trucks that are often parked outside. Distance from Property: 1 block. Pictured to the left.
- **First National Bank Building:** A 32-floor, 417-foot-tall high-rise building in downtown Saint Paul, Minnesota that is listed on the National Register of Historic Places. The first building on the property, the Merchants Bank Building, was built in 1915 and completed in 1916. Currently the building houses office space. Distance from Property: 3 blocks. Pictured to the left.
- **The 428:** A 5-floor, 60,000 square foot creative office property located on Minnesota Street and 7th Place East. The wellness and sustainability focused property has begun leasing. The property features a coffee house on the first floor, co-working space on the sunny top floor, and lots of light on every floor. Distance from Property: 3 blocks.

NEIGHBORHOOD (CENTRAL BUSINESS DISTRICT) - CONTINUED

NEIGHBORHOOD (CENTRAL BUSINESS DISTRICT) - CONTINUED

- **Intercontinental Hotel:** City convention hotel that is located one block away.
- **Kellogg Mall Park:** Kellogg Mall Park is located along the Mississippi River on Kellogg Boulevard. This park overlooks the Mississippi River, and is adjacent to the Wabasha Street Bridge. Distance from Property: 2 blocks. Pictured to the right.
- **Victory Ramp:** The Victory Ramp is a parking ramp that is located on Wabasha Street between 4th Street and 5th Street. Distance: 1/2 block.

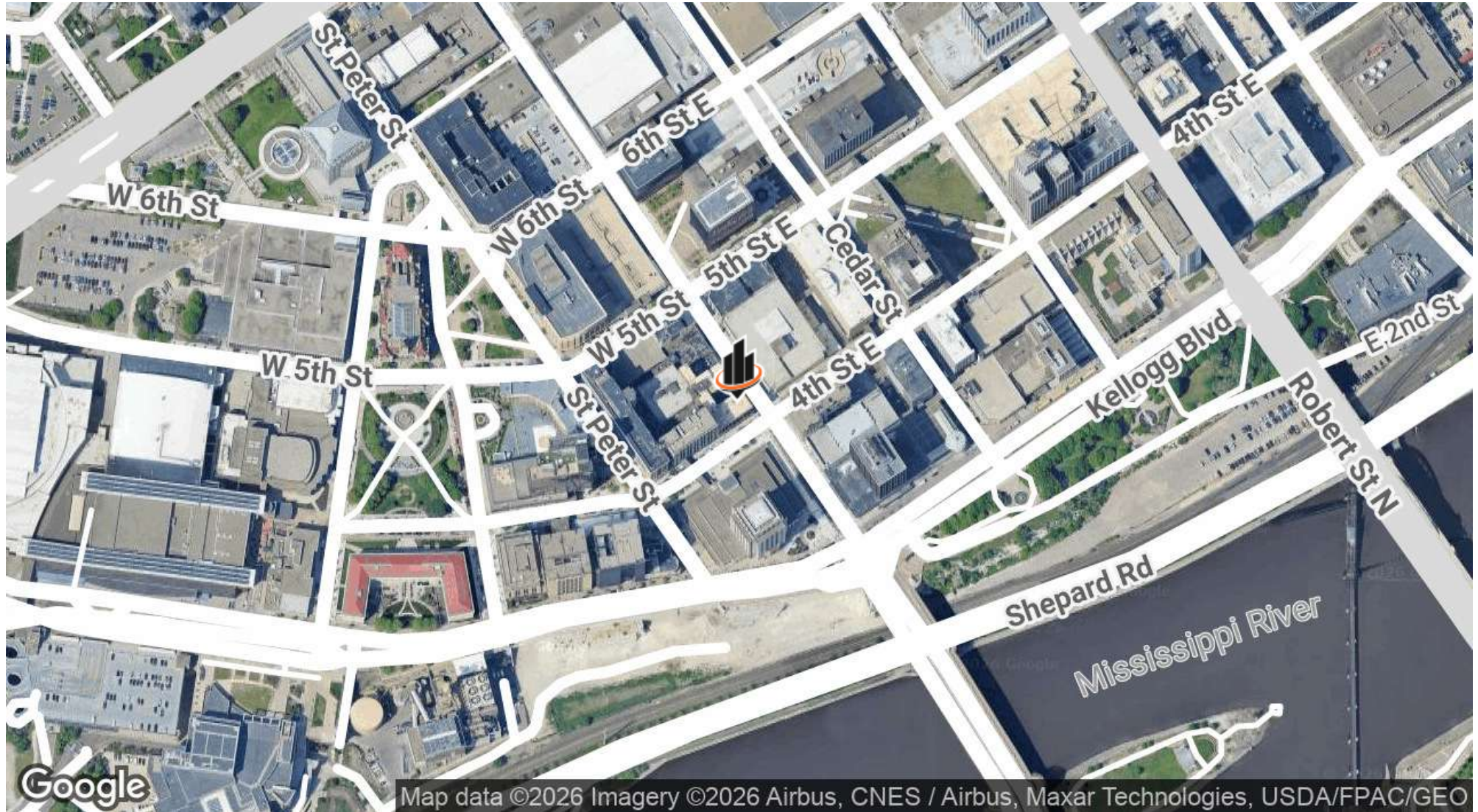


EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com

AERIAL MAP



EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com

DEMOGRAPHICS MAP & REPORT

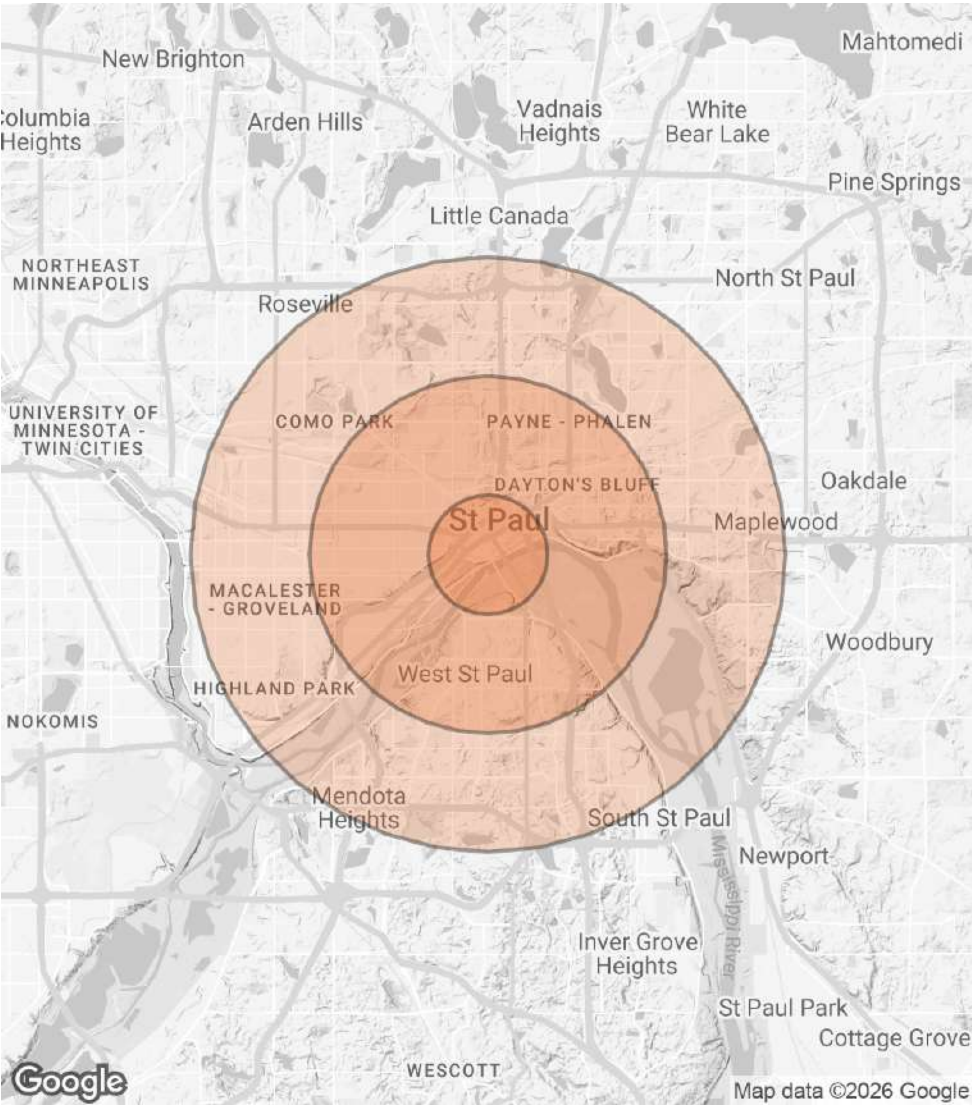
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,915	165,360	369,001
AVERAGE AGE	39.1	34.3	35.8
AVERAGE AGE (MALE)	38.1	34.0	35.1
AVERAGE AGE (FEMALE)	40.6	34.9	36.4

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	10,832	65,927	148,336
# OF PERSONS PER HH	1.7	2.5	2.5
AVERAGE HH INCOME	\$93,492	\$96,773	\$102,606
AVERAGE HOUSE VALUE	\$327,369	\$295,362	\$325,413

2023 American Community Survey (ACS)

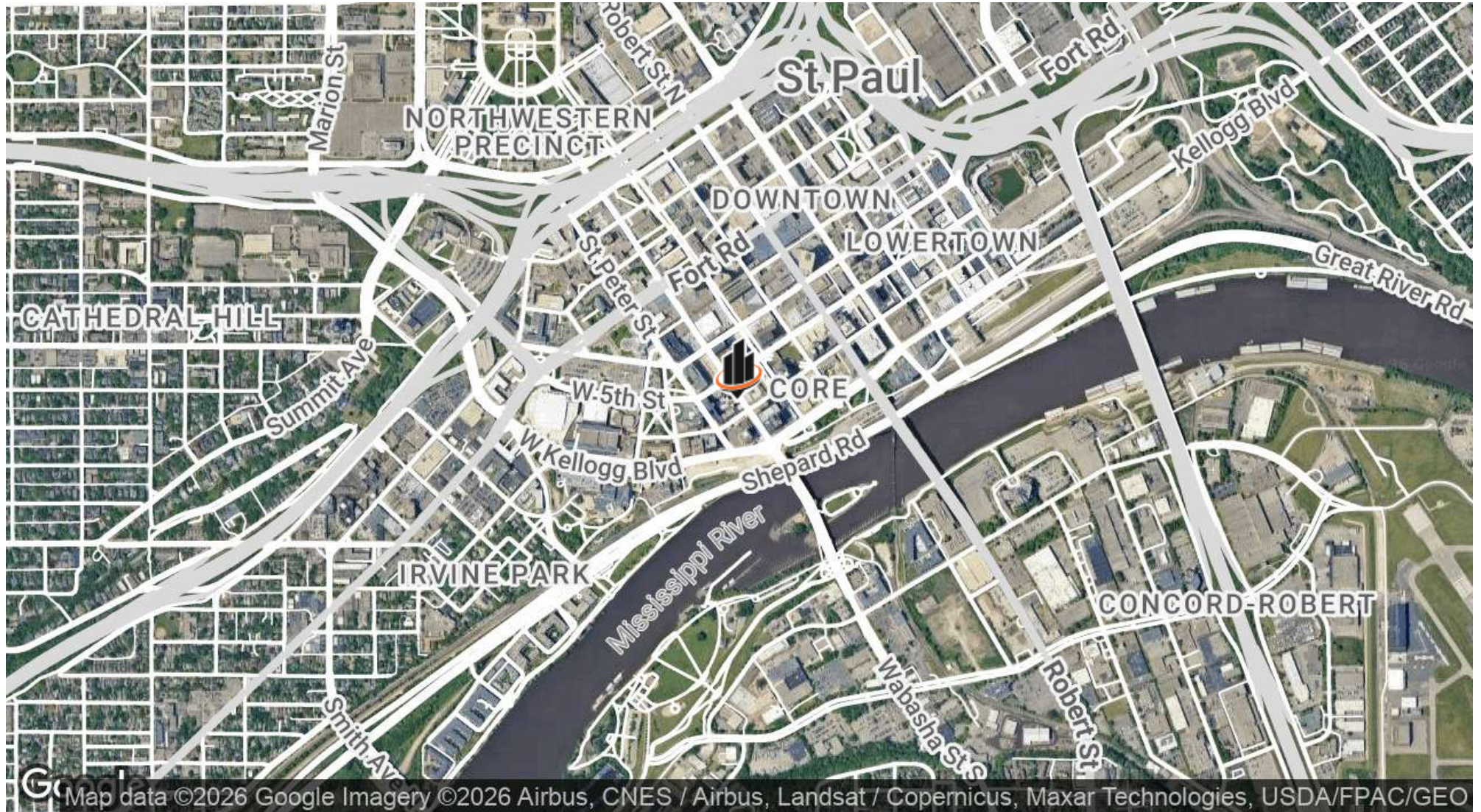


EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com

LOCATION MAP



EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com

ADDITIONAL PHOTOS

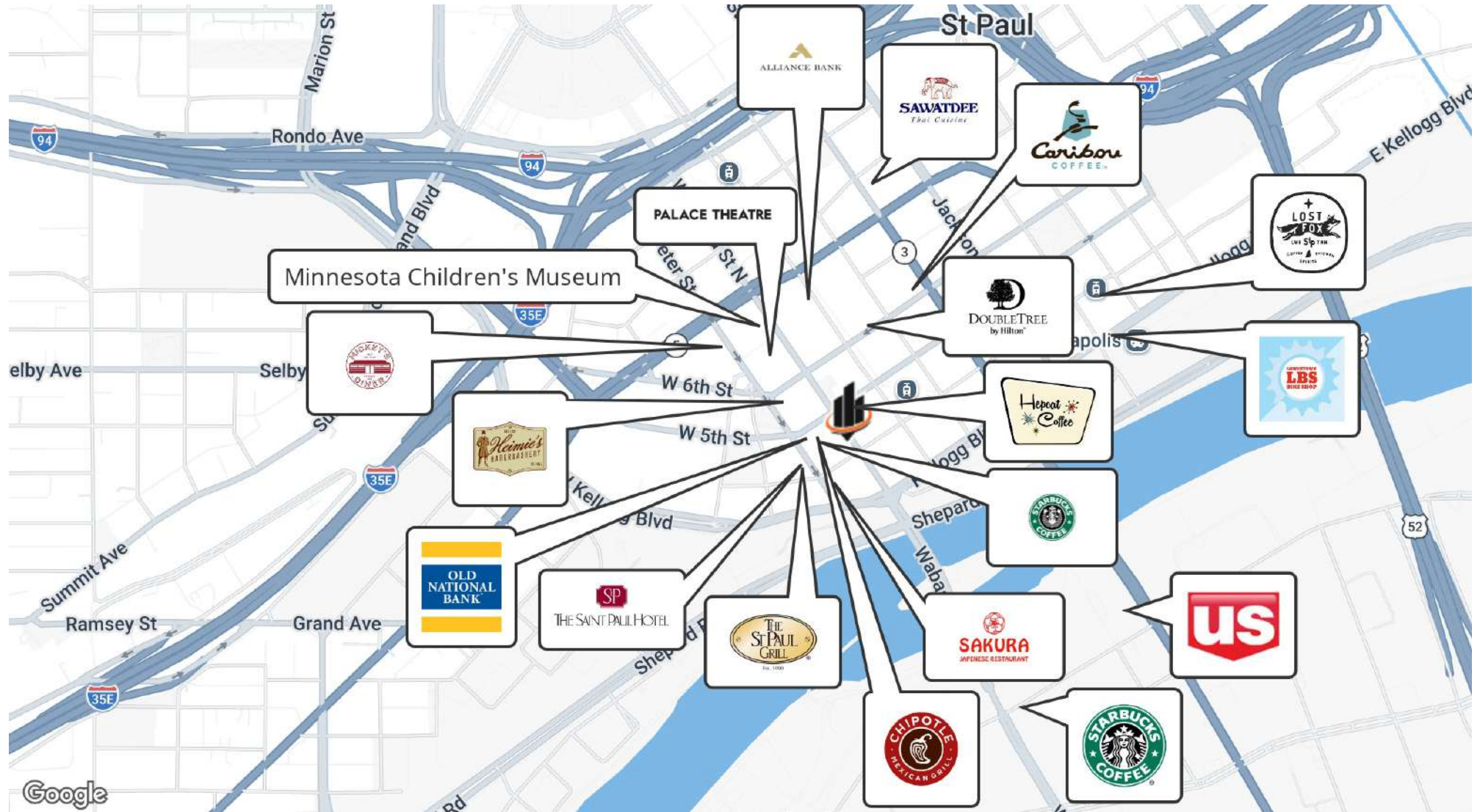


EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com

RETAILER MAP



EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com