



TRANSWESTERN

REAL ESTATE
SERVICES

444 PINE STREET

ST. PAUL, MN 55101



444 PINE STREET



444 Pine Street, St. Paul is a multi-tenant asset located on the eastern edge of downtown St. Paul Minnesota. The 21,000 SF office building was originally constructed in 1917 for the Great Northern Railroad. Today it is a multi-tenant office building.



ABUNDANT
PARKING



EXCELLENT
LOCATION



23,088
TOTAL SF

PROPERTY SPECIFICATIONS

Building Information

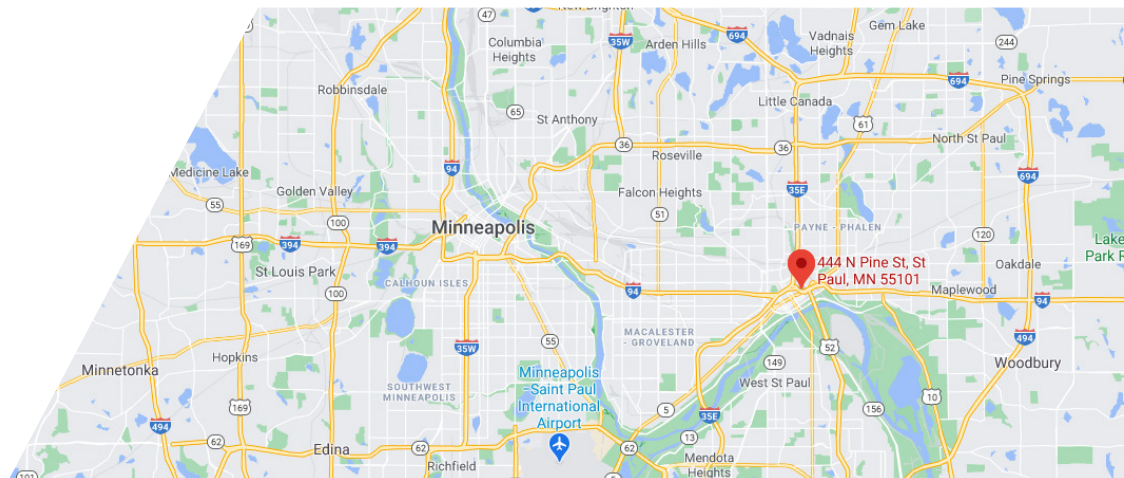
The property enjoys easy access to major highways such as Interstate 94, 35E and state highway 52, that connect it to all points in the Minneapolis/St. Paul metropolitan area. 444 Pine Street is located near downtown St. Paul and its numerous amenities and entertainment venues, including CHS Field which is 3 blocks away. The building boasts large floor plates, an attractive atrium entrance, and walking distance to downtown.

Property Summary

- **Address:** 444 Pine Street, St. Paul, MN 55101
- **Site Size:** 1.1 acres
- **Building Area:** 23,088 SF Total
- **Number of Stories:** Two (2)
- **Year of Construction:** 1917
- **Years of Renovation:** 1986 / 2019

Available Space

- **Available Space:** 4,000 - 21,780 SF available
- **Lease Rate:** \$20.00/SF gross



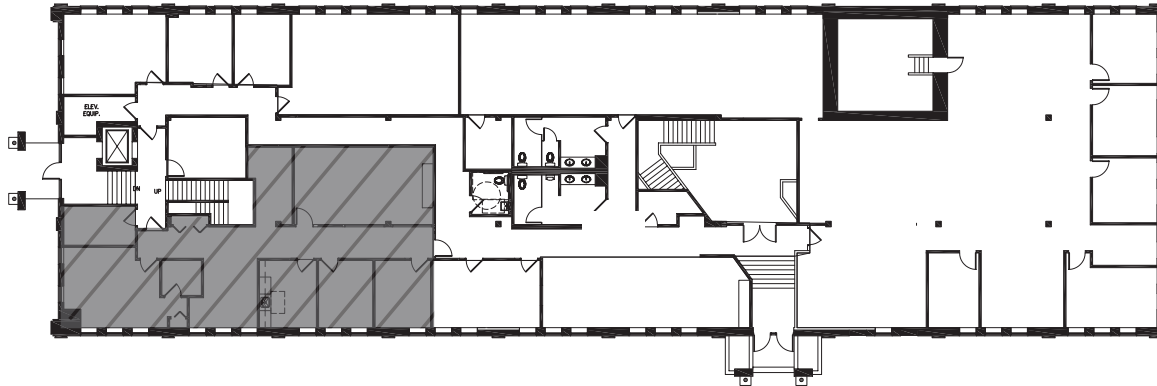
BUILDING PLAN & SPECS



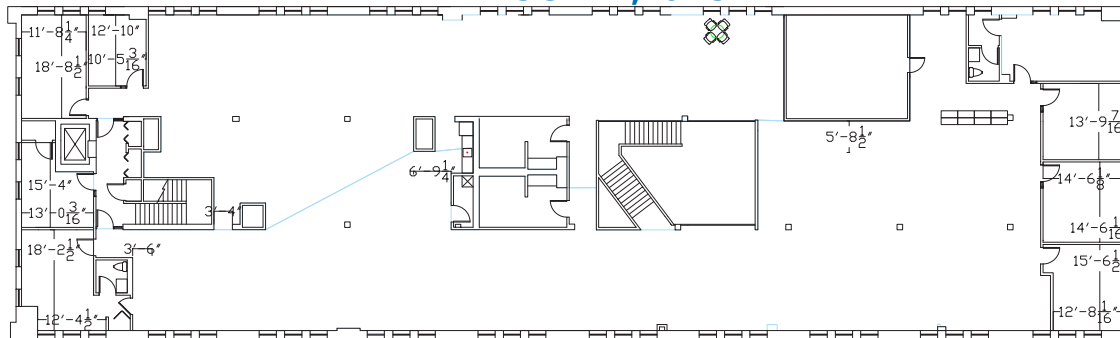
TRANSWESTERN

REAL ESTATE
SERVICES

1ST FLOOR 10,578 SF



2ND FLOOR 11,202 SF



Space & Building Specifications

- First floor private lobby
- Atrium staircase to the second floor vacancy
- Building is fully sprinkled
- One (1) elevator
- On-site property management
- Walk to downtown St. Paul
- 78 parking stalls and free on-street parking
- Direct / indirect LED lighting
- Large windows
- Bright open floor plate
- Warehouse space available within an adjacent building

Eric Rapp, SIOR

612.359.1635

eric.rapp@transwestern.com



THE
MERITEX[®]
COMPANY
ESTD 1916
www.meritex.com