

FOR LEASE INDUSTRIAL OFFICE

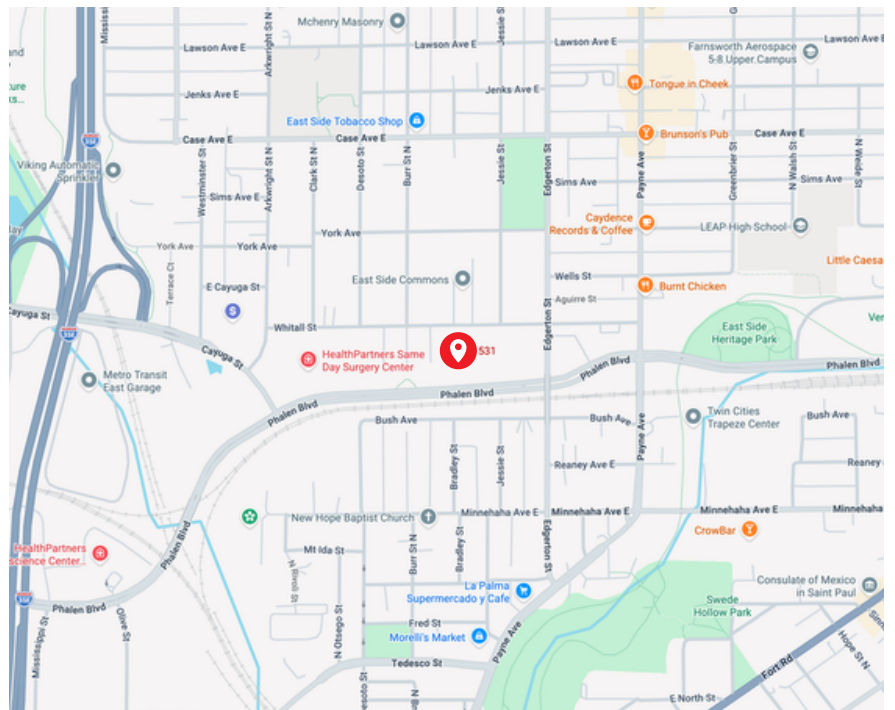


531 PHALEN BLVD, ST PAUL, MN 55130

Commercial Office Space

Features:

- Reception desk
- Large office area that can be built to suit
- Garage and loading dock in back
- Dedicated storage space



DAVID LEE

(763) 923-4525 | David@KerbyandCristina.com

www.KerbyandCristina.com

\$4500
month

2925
sqft

2nd
floor

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REMAX RESULTS

EXECUTIVE SUMMARY



OFFERING SUMMARY

- Lease Price: \$4,500 month
- Lease Rate: Negotiable
- Building Size: 2,925 SF
- Lot Size: Irregular
- Price / SF / MO: \$1.53
- Year Built: 2005
- Zoning: B5 - Central Business Service
- Parking: 10 Off-Street Spaces

PROPERTY OVERVIEW

This unit is a great opportunity to rent a flex space shared with the owner! There is ample space great for storage or building out offices for your business. This unit is located minutes from downtown St. Paul, and is freeway accessible.



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PROPERTY DETAILS



LOCATION INFORMATION

- **Street Address:** 531 Phalen Blvd
- **City, State, Zip:** Saint Paul, MN 55130
- **County/Township:** Ramsey/29
- **Road Type:** Paved
- **Nearest Highway:** I-35
- **Nearest Airport:** MSP

BUILDING INFORMATION

- **Building Size:** 8,440 SF
- **Tenancy:** owner occupied lower floor
- **Number Of Floors:** 2
- **Year Built:** 2005

PROPERTY DETAILS

- **Property Type:** Flex/Office/Retail
- **Zoning:** B5 - Central Business Service
- **Lot Size:** Irregular
- **APN#:** 29-29-22-34-0155
- **Taxes:** \$22,197.74

PARKING & TRANSPORTATION

- **Street Parking:** Yes
- **Parking Type:** Surface
- **Parking Description:** Off-Street spaces

UTILITIES & AMENITIES

- **Handicap Access:** Yes
- **Freight Elevator:** No
- **Restrooms:** 1



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ZONING INFORMATION



B5 - CENTRAL BUSINESS SERVICE

The B5 Central Business Service is intended to provide necessary services for the population area which is served by all of the previous business districts. Such service establishments often involve objectionable influences such as noise from heavy service operations and large volumes of truck traffic and are thus incompatible with previous business districts. The district provides for wholesaling, restricted manufacturing and other business uses which are needed in proximity to the central business district and require central location to permit serving the entire city.

Permitted Uses: Multiple family dwelling, Housing for the elderly, Home occupation, Mixed residential & commercial use, Foster home, Supportive housing facility, Shelter for battered persons, Rooming house, Adult care home, Dormitory, Daycare, School (K-12), College/university/seminary, Trade school/arts school/ dance school, Social/cultural/recreational facilities, Club/fraternal organization/lodge hall, Museum, Public library, Public & private park/playground, Recreation (commercial), Church/chapel/synagogue/place of worship, Rectory/parsonage, Convent/monastery/religious retreat, Electric transformer or gas regulator substation, Municipal building or use, Utility or public service building, Offices, Administrative offices, Artist/photographer studio, Insurance/real estate/sales offices, Professional office, Clinic (medical or dental), Hospital, Medical laboratory, Veterinary clinic, General retail, Alternative financial establishment, Bank/credit union, Business sales & services, Drive thru sales & services (primary & accessory), Dry cleaning (commercial laundry), Food & related goods sales, Food shelf, Laundromat (self service), Liquor store, Massage center, Mortuary/funeral home, Package delivery service, Pawn shop, Post office, Service business, Service business with showroom or workshop, Small appliance repair, Small engine repair, Tattoo shop, Tobacco products shop, Bar, Brew on premise store, Catering, Coffee shop or tea house, Restaurant, Restaurant (carry out or deli), Restaurant (fast food), Restaurant (outdoor), Bingo hall or auction hall, Health/sports club, Hotel or motel, Indoor recreation, Outdoor sports/entertainment, Reception/rental hall, Steam room/bathhouse facility, Theater/assembly hall, concert hall, Auto convenience market, Auto service station, Auto specialty store, Auto repair station, Auto sales (indoor), Parking facility (commercial), Bus or railroad passenger station, Railroad right of way, Distillery craft, Finishing shop, Limited production and processing, Mail order house, Plastic products, Printing & publishing, Recycling drop off station, Storage facility, toiletries & cosmetic manufacturing, Warehousing & storage, Wholesale establishment, Accessory use.

For more information: https://library.municode.com/mn/st._paul/codes/code_of_ordinances



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RETAILER MAP



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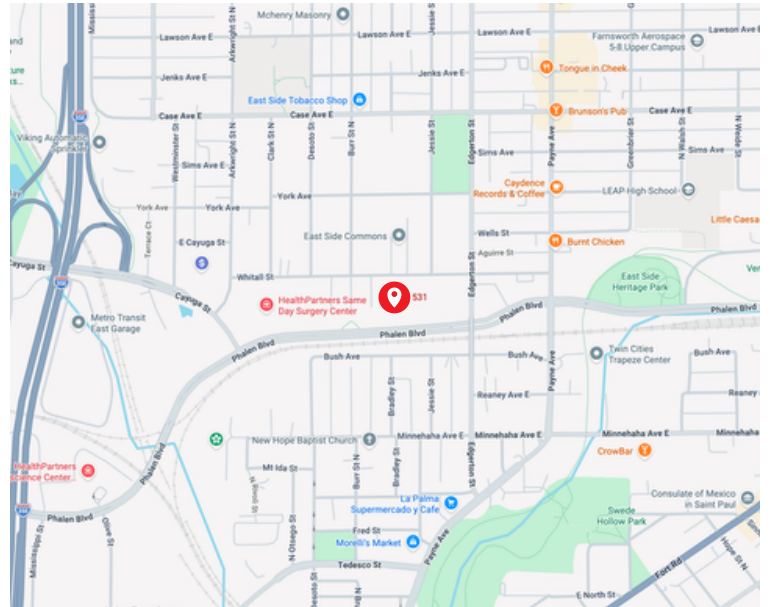
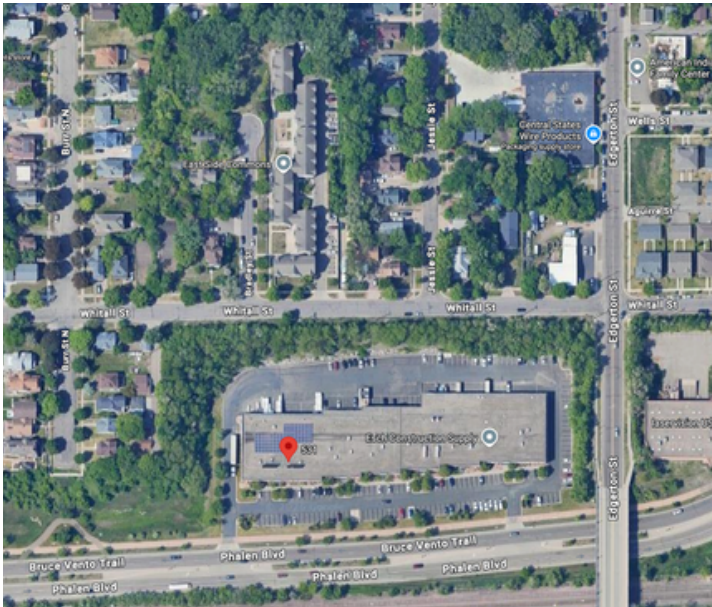
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LOCATION AND REGIONAL MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

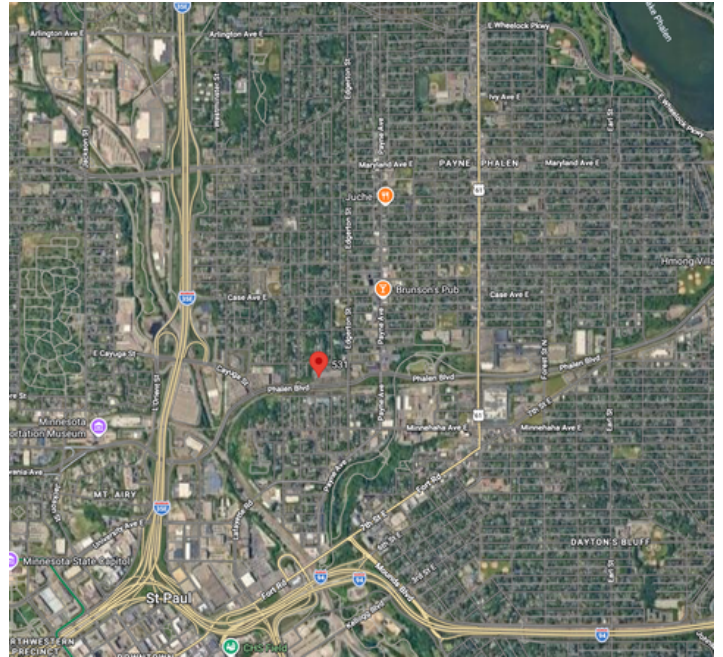
0.5 MILES

- Total Population: 169,851 (3mi)
- Average Age: 35.5
- Average Age (Male): 35
- Average Age (Female): 36

HOUSEHOLDS & INCOME

0.5 MILES

- Total Households: 212,000
- Average HH Income: \$80,987
- Average House Value: \$244,398



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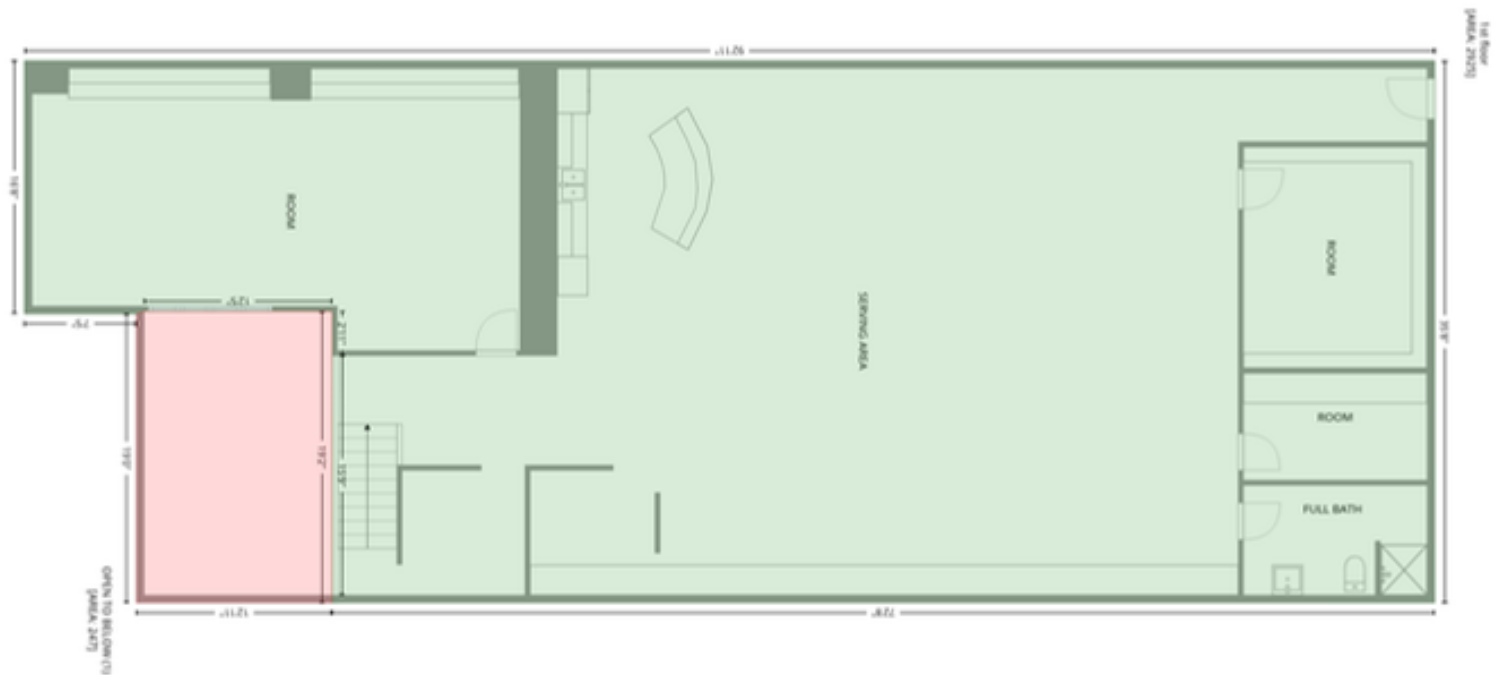
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FLOOR PLAN



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PICTURES



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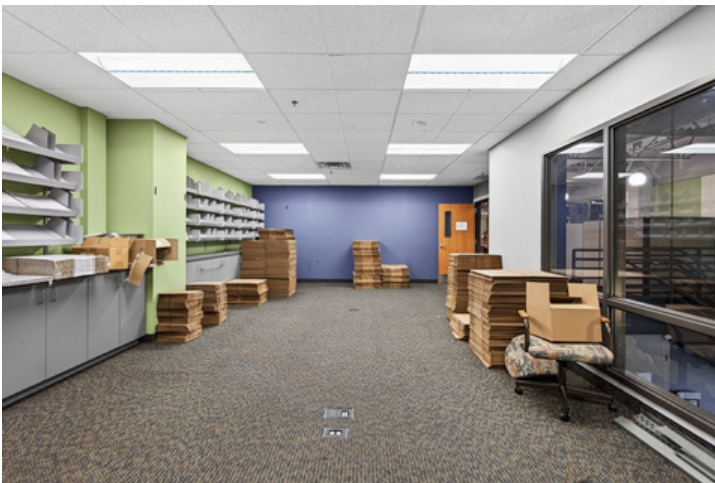
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