

Office for Lease

735 Snelling Avenue North Saint Paul, MN 55104



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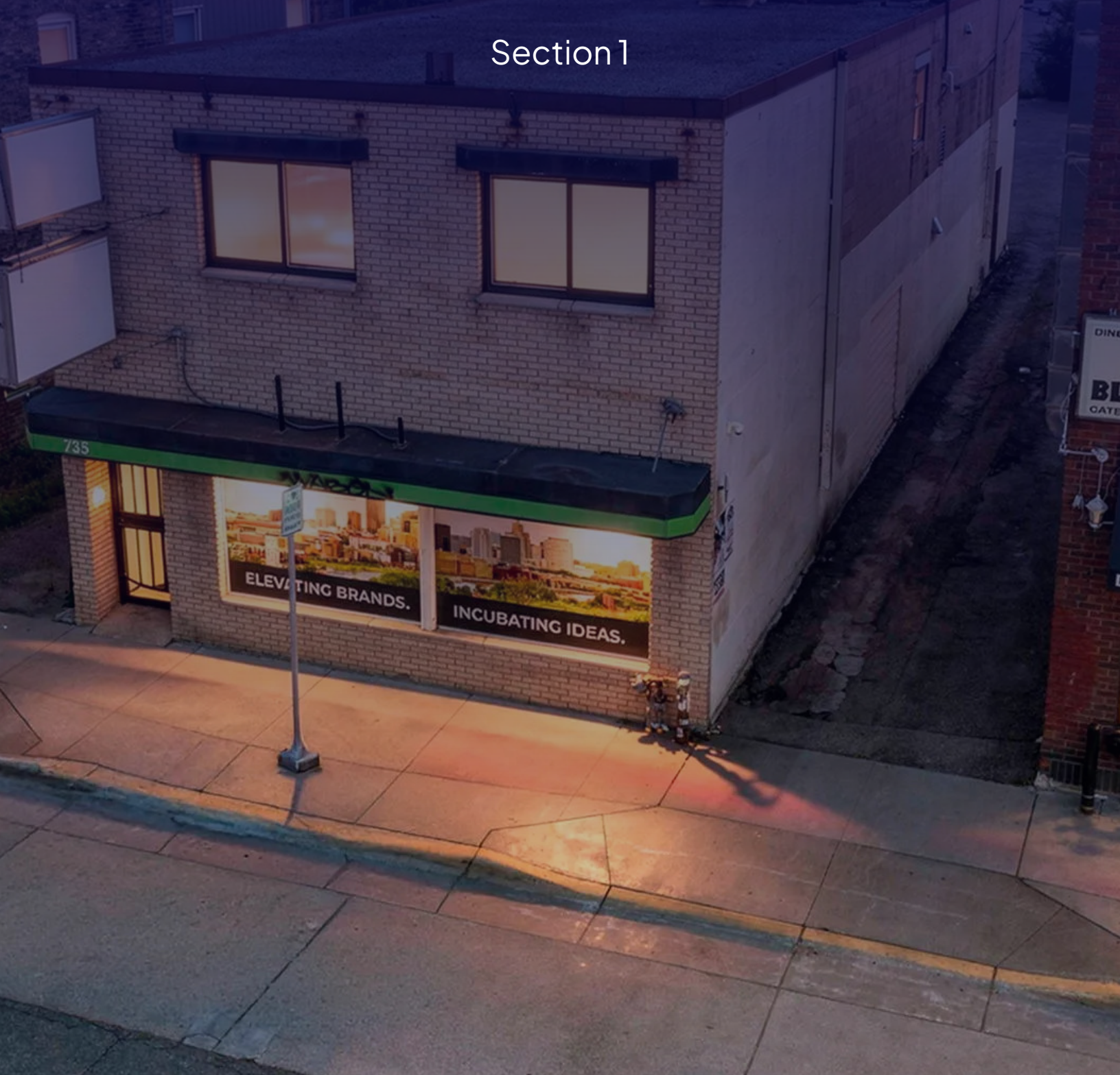
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PROPERTY INFORMATION

Section 1



735 N Snelling Ave

735 Snelling Avenue North Saint Paul, MN 55104

Property
Summary



PROPERTY DESCRIPTION

735 Snelling Avenue North is a well-maintained office property featuring a modern lobby, abundant natural light, and flexible floor plans designed to support a variety of office users. The building offers ample on-site parking, strong street visibility, and prominent signage opportunities that enhance tenant exposure. Well-kept mechanicals, professional exterior presentation, and efficient building systems contribute to a productive and attractive work environment, making this property a compelling option for occupants.

PROPERTY HIGHLIGHTS

- Professional office setting with main street visibility.
- Units featuring expansive daylighting
- Ample on-site parking for tenant and visitor convenience
- Prominent façade supporting strong signage visibility
- Secure entry points with controlled access capability
- Robust infrastructure supporting advanced telecom needs

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Number of Units:	2 units - could split into 2 levels
Available SF:	5,456 SF
Building Size:	5,456 SF
Unit 1	3649 SF
Garage included	874 SF
Ceiling Height	10 FT & 8 FT
Unit 2	1807 SF
Ceiling Height	8 FT

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	710	2,623	7,894
Total Population	1,650	6,064	18,212
Average HH Income	\$71,937	\$86,009	\$91,427

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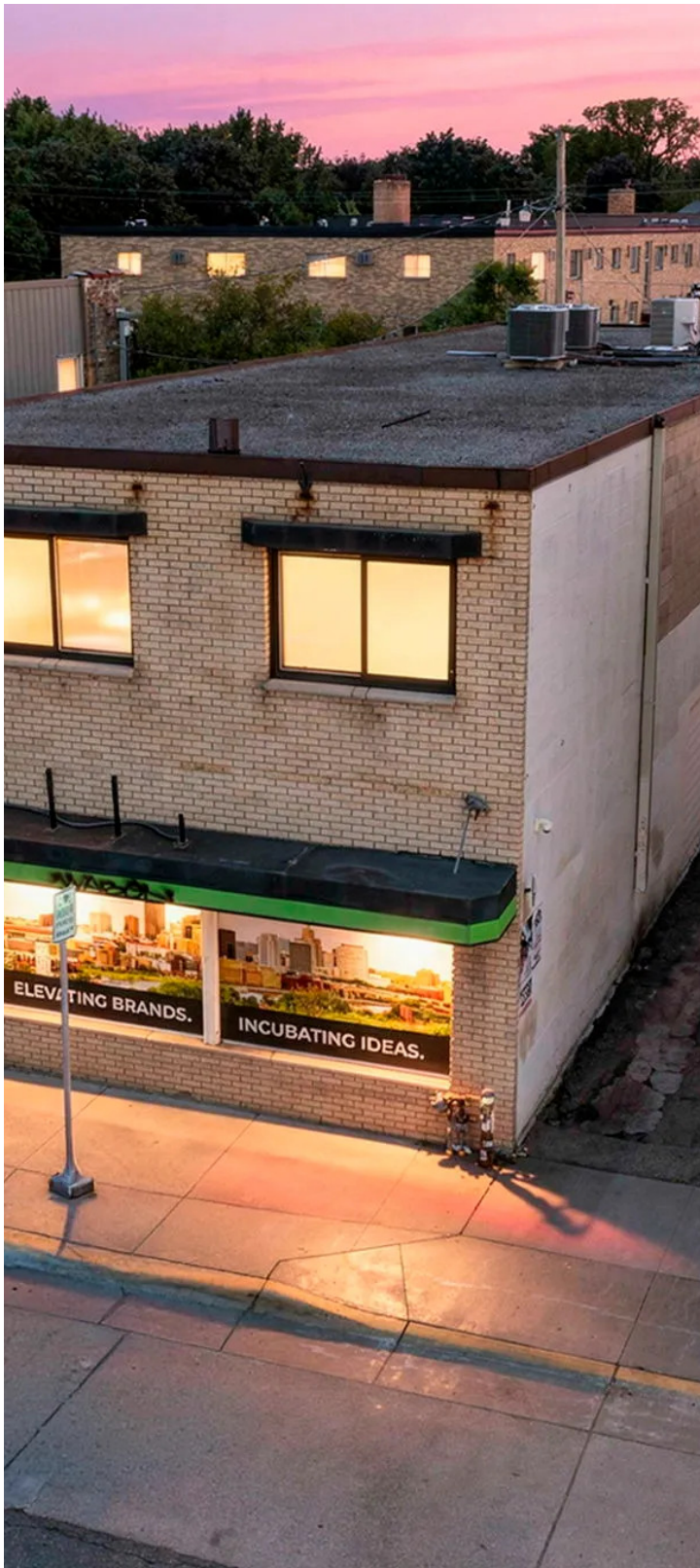
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Property
Description



PROPERTY DESCRIPTION

735 Snelling Avenue North offers an exceptional office environment with a welcoming modern lobby, abundant natural light, and versatile floor plans that accommodate a wide range of business needs. The property benefits from strong street presence, excellent visibility, and prominent signage opportunities, helping businesses establish and enhance their market presence. Ample on-site parking provides convenience for employees and visitors alike, while well-maintained mechanical systems and professional exterior presentation reflect pride of ownership. Combining functionality, accessibility, and professional appeal, this property is well-positioned to support today's office users seeking a productive and attractive workplace

LOCATION DESCRIPTION

Main street on Snelling ave north, Saint Paul MN

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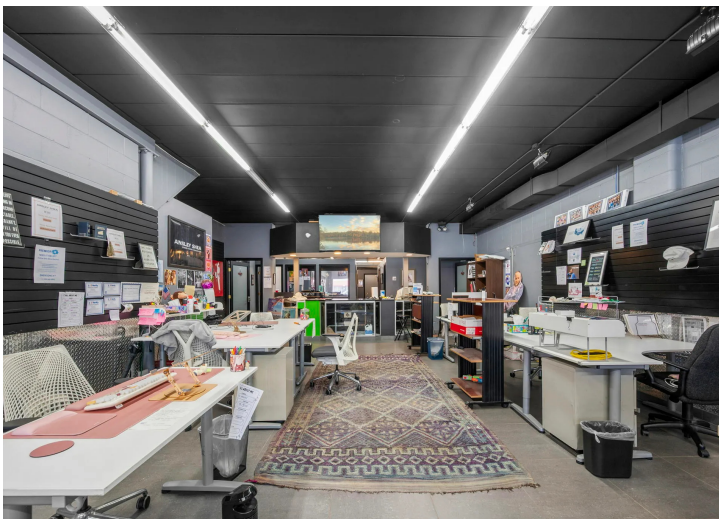
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Complete
Highlights



PROPERTY HIGHLIGHTS

- Flexible layouts ideal for multi-tenant or single-user fit-outs
- Ample on-site parking for tenant and visitor convenience
- Professional office setting with main street visibility.
- Units featuring expansive daylighting
- Prominent façade supporting strong signage visibility
- Secure entry points with controlled access capability
- Robust infrastructure supporting advanced telecom needs



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LOCATION INFORMATION

Section 2



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Regional
Map



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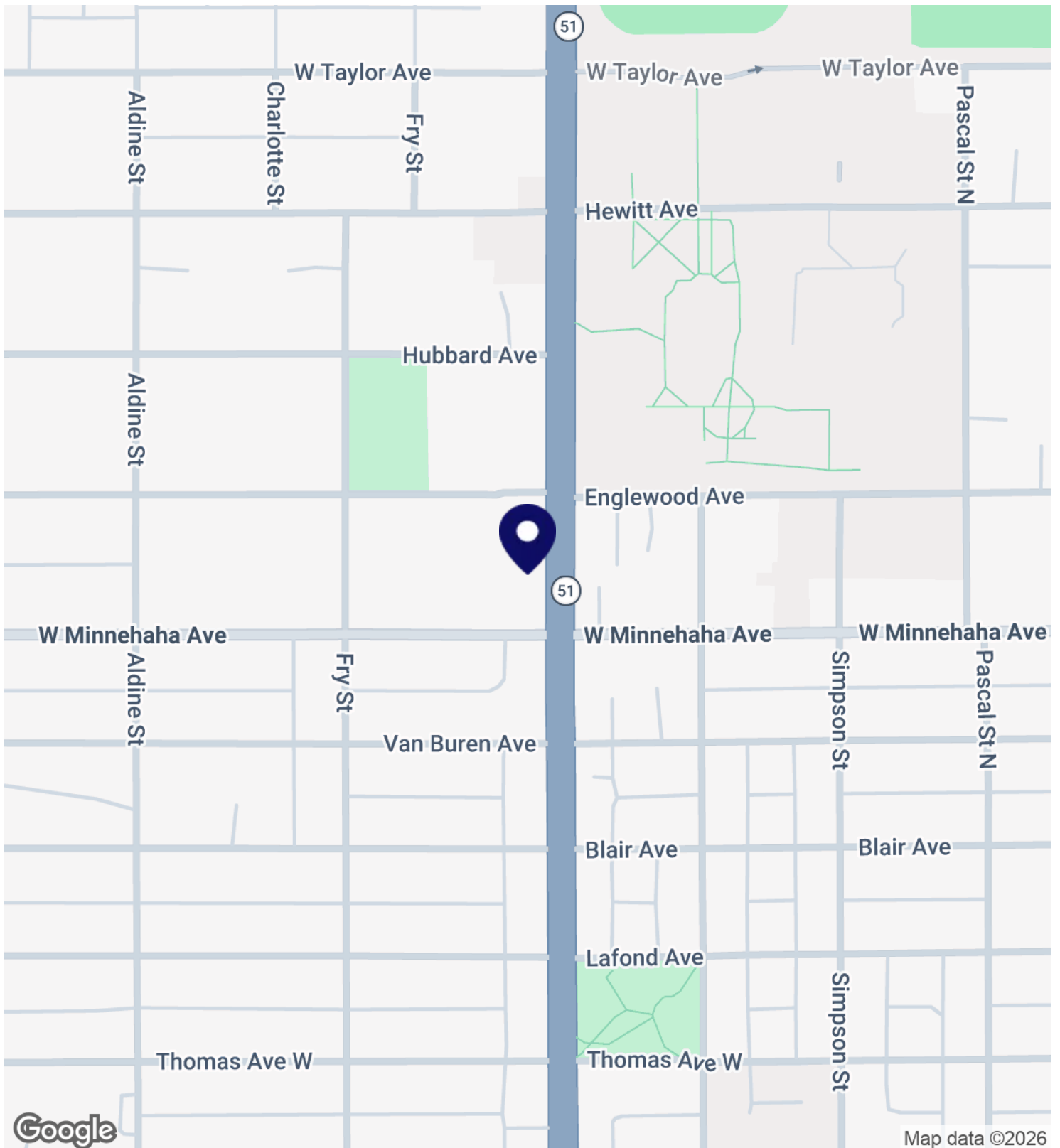
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Location
Map



Google

Map data ©2026

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DEMOGRAPHICS

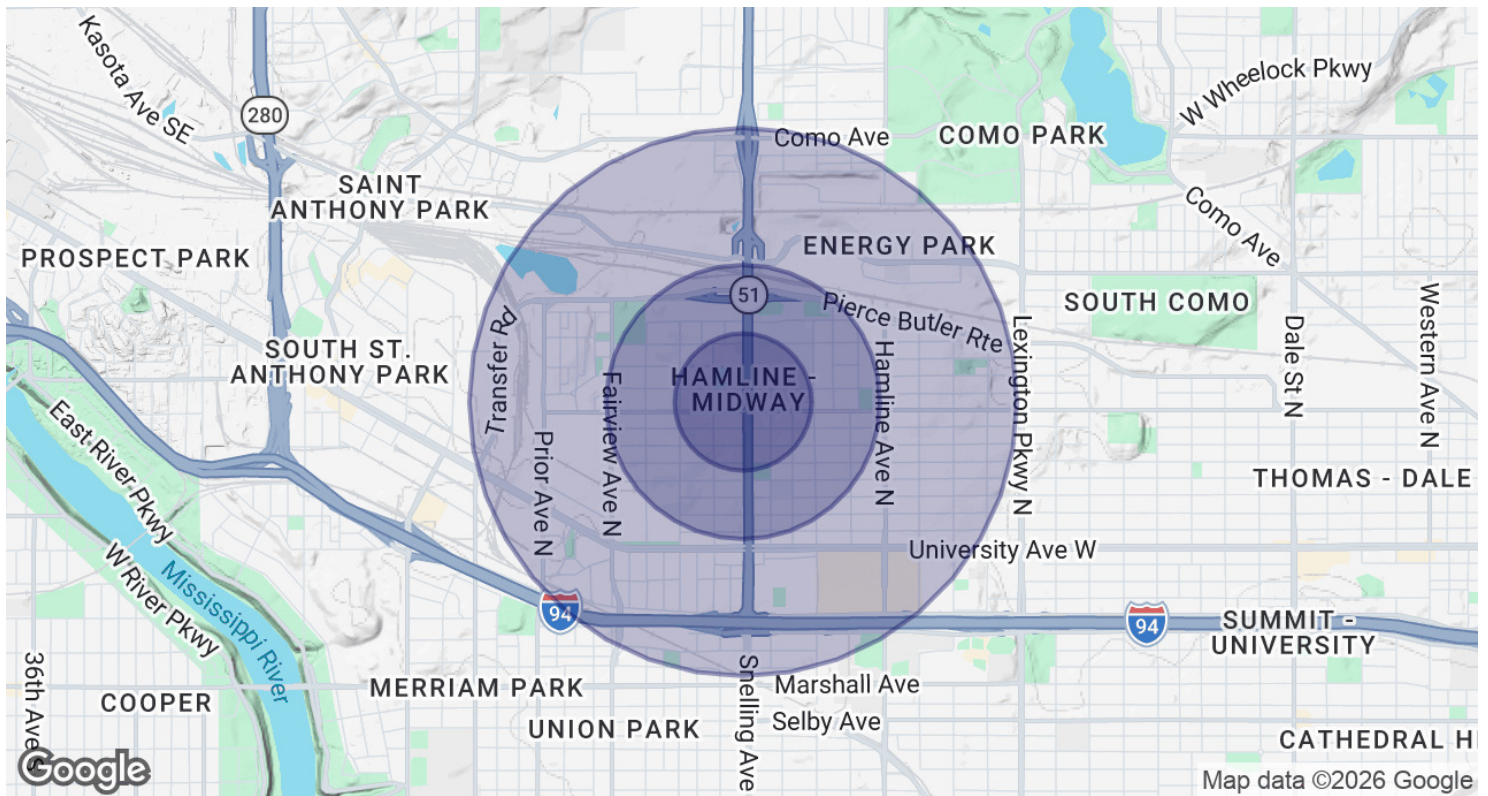
Section 3



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Demographics
Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,650	6,064	18,212
Average Age	30.0	32.8	35.4
Average Age (Male)	34.3	36.9	37.0
Average Age (Female)	25.3	29.2	33.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	710	2,623	7,894
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$71,937	\$86,009	\$91,427
Average House Value	\$371,023	\$377,152	\$325,933

2023 American Community Survey (ACS)

ADVISOR BIOS

Section 4



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Advisor
Bio 1



WILSON GEORGE

Investment Advisor

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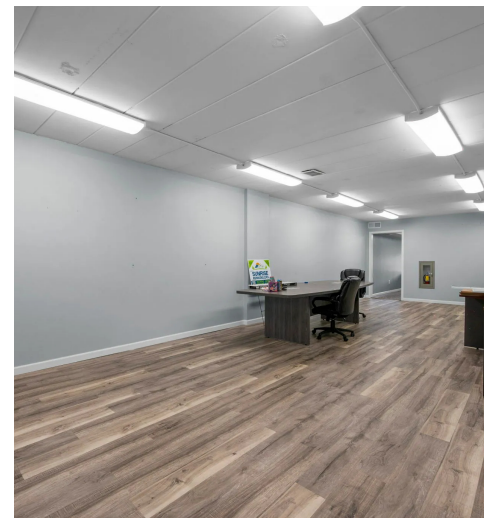
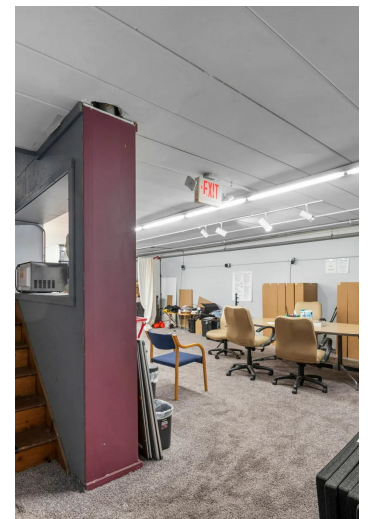
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Additional
Photos



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