

Park Square Court

400 SIBLEY ST., SAINT PAUL, MN 55101



CUSHMAN &
WAKEFIELD

Investment Overview

Cushman & Wakefield is pleased to present Park Square Court, a 136,000 square foot, historic office project located in Minnesota's capital city of St. Paul. The Property provides investors a unique opportunity to convert the building to a multi-family, hospitality, or boutique creative office building.

Located directly on Mears Park, the property enjoys a prime position within one of the city's most vibrant neighborhoods, home to cultural attractions, restaurants, arts events, and the popular St. Paul Farmers Market. The building offers strong visibility, walkability, and connectivity, including direct access to the St. Paul skyway system and proximity to Union Depot and multiple Metro Green Line stations, making it exceptionally convenient for tenants and visitors alike. Multi-Family Residential is a permitted use in Zoning District B5 where this building is located.

Acquiring a landmark property like Park Square Court offers investors the rare combination of historic character, premier location, and meaningful long-term value-add opportunities in a thriving urban submarket. Additionally, the re-development opportunity available at the Park Square Court provides investors multiple opportunities to create significant value in a highly desirable and rapidly expanding neighborhood.

Park Square Court

400 SIBLEY STREET
SAINT PAUL, MN 55101



121 UNITS

MULTIFAMILY
CONVERSION



161 KEYS

HOSPITALITY
CONVERSION



136,000 SF

OFFICE PROPERTY



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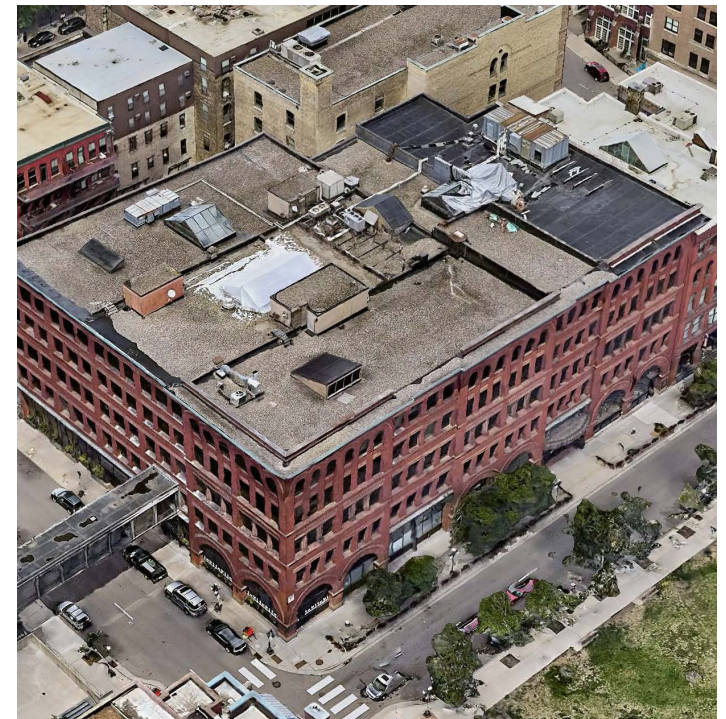


Building Specifications

PARK SQUARE COURT

Spec Type	Spec Details
Address	400 Sibley St
Square Footage	136,000 SF
Year Built	1890
Parking	29 Parking Stalls
Current Occupancy	0%

Fully entitled and shovel ready for a hotel redevelopment



 **Regions Hospital**

Park Sqaure Court

360 ROBERT ST. N, SAINT PAUL, MN 55101


CHS FIELD

**NORTHWESTERN
PRECINT**

ST. PAUL

**MEARS
PARK**

DOWNTOWN

**CATHEDRAL
OF ST. PAUL**


Xcel Energy Center

**RICE
PARK**

**KELLOG
PARK**

SAINT PAUL
RIVERCENTRE

**IRVINE
PARK**

**MISSISSIPPI
RIVER**

**LILYDALE-HARRIET
ISLAND PARK**

RIVERVIEW

CONCORD-ROBERT



INTERSTATE
35E

INTERSTATE
94

Xcel Energy Center

7TH ST.

ECOLAB

WELLS
FARGO

TRAVELERS

UBS

INTERSTATE
35E

usbank

securian
FINANCIAL

Park Sqaure Court
360 ROBERT ST. N, SAINT PAUL, MN 55101

MEARS
PARK

KELLOG BLVD.

CHS
CHS FIELD

Investment Contacts

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