

RETAIL SPACE FOR LEASE



**904 Rice St, St Paul**

Retail Commercial Space.

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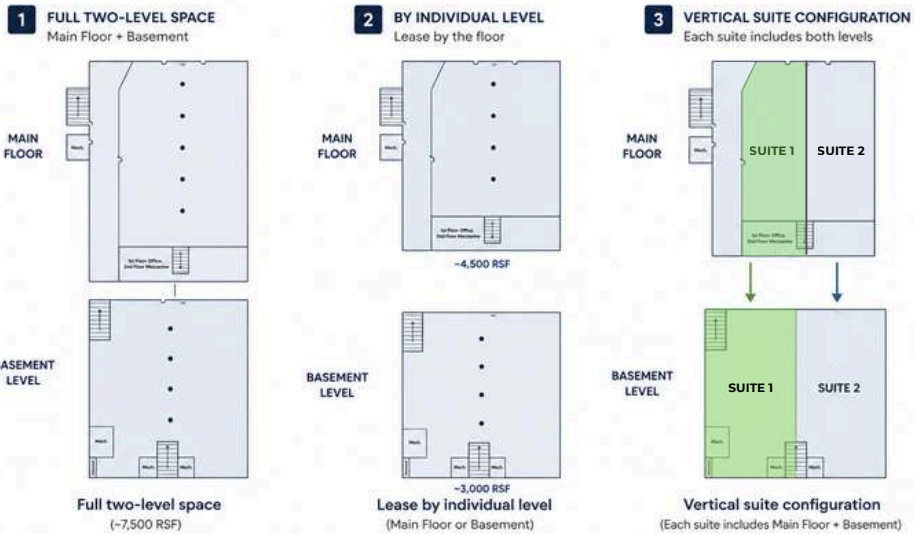
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# INTRODUCTION

## FLEXIBLE SPACE CONFIGURATIONS

Multiple leasing options to fit your business needs.



Illustrative diagram showing potential configurations.  
Space is currently open and can be demised based on tenant needs.

904 Rice St offers approximately 7,500 rentable square feet across a main floor and basement, designed to accommodate a wide range of retail, service, and office users.

The space is currently open and not demised, allowing for maximum flexibility. It can be leased as a full space, by individual level (main floor or basement), or divided into two suites. Each suite can also be configured as a vertical unit, combining both main floor and basement space to create a functional two-level layout.

This flexibility allows tenants to scale their space based on operational needs while benefiting from strong visibility and accessibility along Rice Street.

# PROPERTY OVERVIEW



## **BUILDING SIZE**

- ~7,500 RSF  
Retail/Flex Space.

## **YEAR BUILT**

- 1918

## **CLEAR HEIGHT**

- 16+ in main floor and 7.5 in  
basement

## **PARKING**

- 14 Off-Street Parking  
Spaces

## **ZONING**

- MIXED  
RESID/COMMERCIAL

## **LEASE RATES**

- \$12 Gross

## **SIGNAGE TERMS**

- Flexible signage terms

## **AVAILABILITY**

- Upper suites available on June  
30th  
- Basement is currently available

# PROPERTY HIGHLIGHTS

- ✓ Street-level commercial spaces ideal for retail, office, or service businesses
- ✓ Open layouts enabling versatile uses
- ✓ Natural light and great storefront visibility
- ✓ Space for signage to attract customers
- ✓ Off-street parking available for owners and visitors
- ✓ Flexible zoning enabling a wide variety of business use cases



# FLOOR PLANS

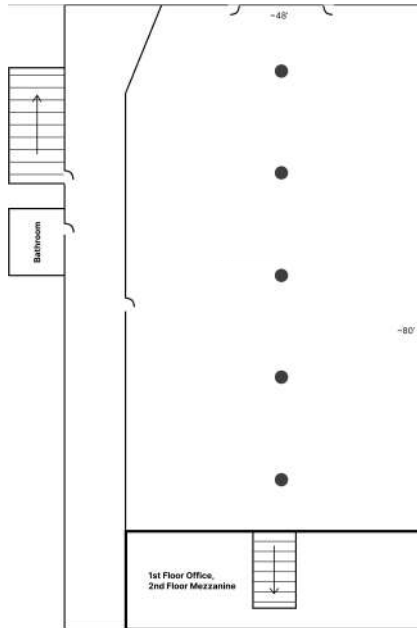
TOTAL LEASABLE: ~7,500 RSF

Main Floor: ~4,500 RSF

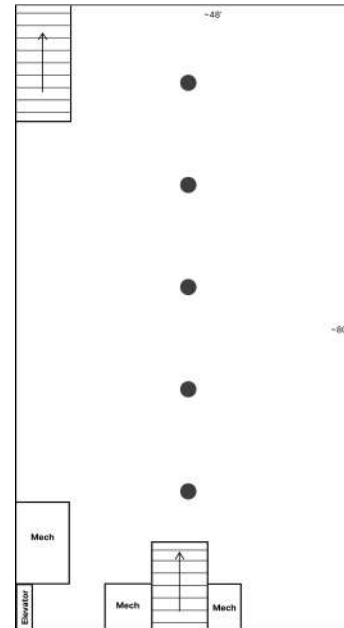
Basement: ~3,000 RSF

The property offers flexible leasing configurations across both the main floor and basement. Spaces can be leased as a full two-level opportunity, by individual level, or divided into Suite 1 and Suite 2. Suites may also be configured vertically, combining both levels into a single, contiguous space. The layouts shown below are illustrative examples of potential configurations.

## MAIN FLOOR



## BASEMENT LEVEL



# FULL TWO-LEVEL SPACE

~\$7,500/mo



## MAIN FLOOR + BASEMENT



**7,500 RSF / \$12 GROSS**

*Rates subject to change based on subdivisions*

# BY INDIVIDUAL LEVEL

Main Floor: ~\$4,500/mo  
Basement: ~\$3,000/mo



## LEASE BY THE FLOOR



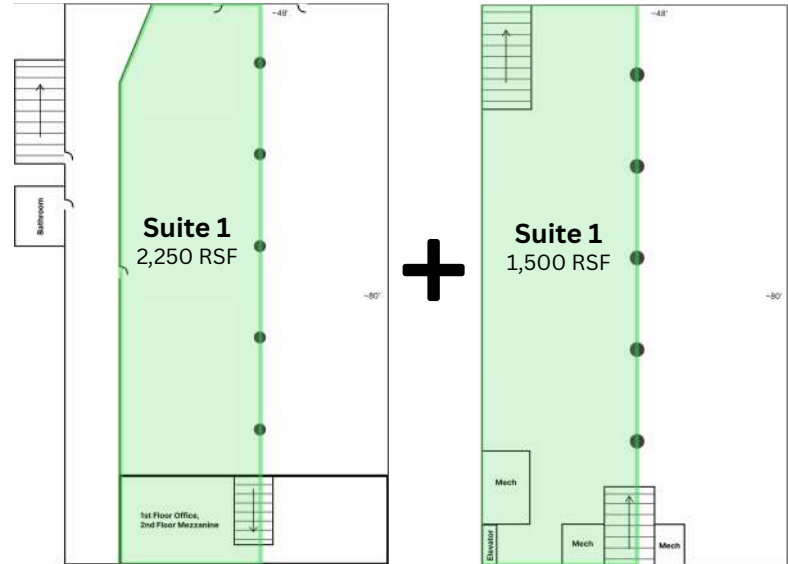
**MAIN FLOOR 4,500 RSF / \$12 GROSS**  
**BASEMENT 3,000 RSF / \$12 GROSS**

Rates subject to change based on subdivisions

# VERTICAL SUITE CONFIGURATION

~\$4,000/mo

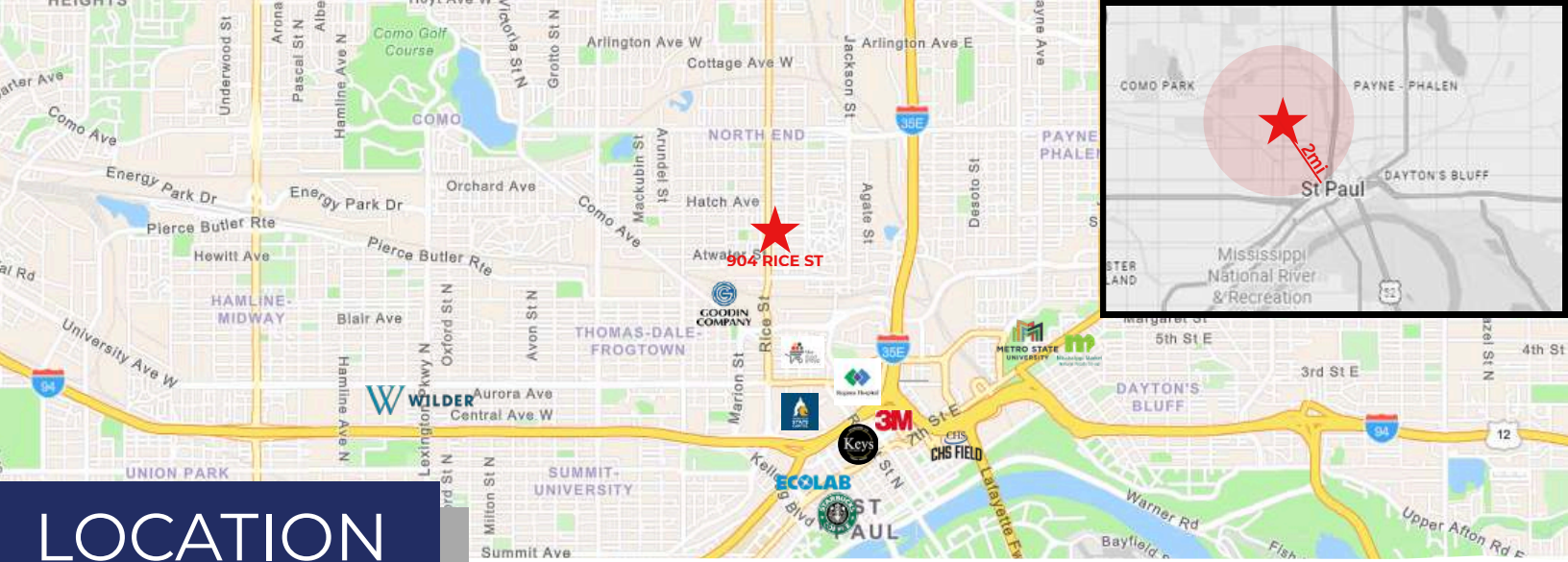
## MAIN FLOOR SUITE 1 + BASEMENT SUITE 1



**3,750 RSF / \$12.80 GROSS**

*Rates subject to change based on subdivisions*



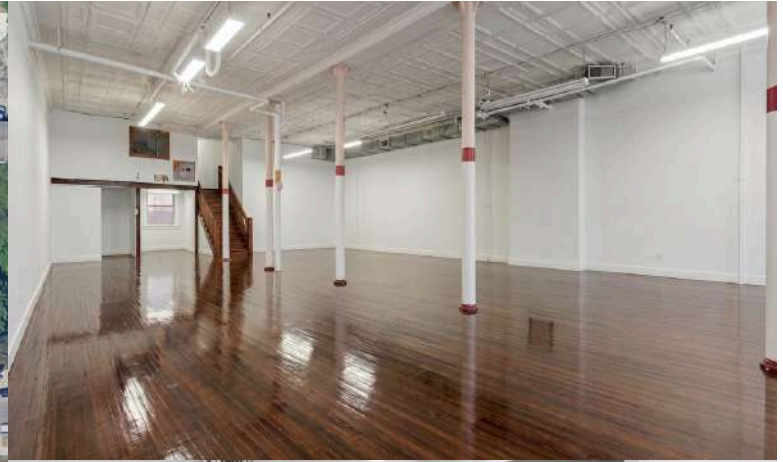


904 Rice St in Saint Paul is strategically located along the active Rice Street corridor, just minutes from Interstate 35E and Minnesota State Highway 36, offering convenient access throughout the Twin Cities metro area.

This location provides a balance of strong neighborhood visibility and direct connectivity to both downtown Saint Paul and surrounding residential communities, making it ideal for consistent traffic flow and everyday accessibility.

Flexibility in the zoning enables a wide variety of use cases for tenants. Enabling businesses of many different shapes and sizes to come in and put down their roots.





\*\*These images are rendered to show the potential of the space. This does not reflect the space in its current state. I am actively applying to grants and saving to spend the money on the build out of this space\*\*

# CONTACT US



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