



FOR LEASE & SALE!



FORMER PAZZA LUNA

360 St. Peter Street, Saint Paul, MN 55102

9,666–20,038 SF

**EXCELLENT
RETAIL
RESTAURANT
CONDO**

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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Excellent space for restaurant, bar, catering, and/or event center looking for a downtown Saint Paul presence.

- 20,038 total SF for sale
- 9,666 SF for lease
- Corner location with large windows on multiple sides for ample natural light



Restaurant Space – 6,106 SF

- Fully built out kitchen
- Includes dining space, bar, patio, and storage
- Former seating capacity of 104 to 150 people depending on the setup and the areas used



Event Space – 3,560 SF

- Glass enclosed conference room and open seating areas
- Up to 150 guests for private dinners and events



BASE RENT: \$15.00 PSF • EST. OP. EXP.: \$24.50 PSF
SALE PRICE: \$1,650,000 • TAXES: \$50,965

THE PROPERTY

Premium opportunity with great corner visibility! This versatile commercial space offers unique benefits for dining, retail, or design-forward workspaces.

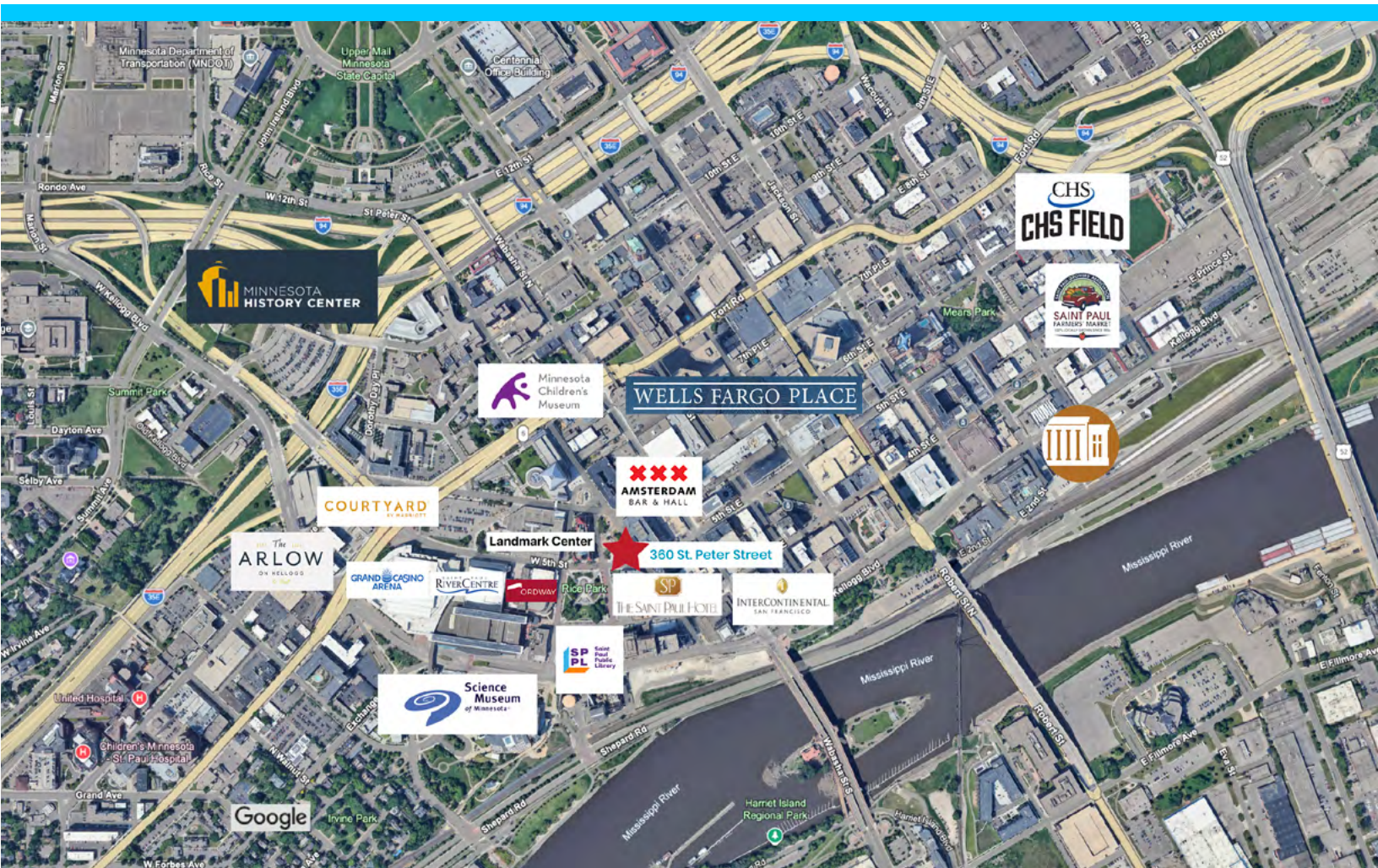
- Building built 1911 with recently updated contemporary finishes
 - Zoning: B4 – Central Business
 - Located in a tax-incentive federal Opportunity Zone
 - 2-3 parking spots in heated underground garage
 - Setup supports valet parking arrangement for customer convenience
- Website: CEGspaces.com/pazza-luna (more photos)



THE LOCATION

Located in the historic Lowry Building, the retail space offers turn-key hospitality infrastructure, fantastic visibility, and strategic placement in downtown Saint Paul's entertainment district for steady foot traffic.

- Located two blocks from the Grand Casino Arena and RiverCentre and steps away from the Ordway Center, Rice Park, and the Landmark Center
- Directly across from the historic Saint Paul Hotel; three blocks from the InterContinental Saint Paul Riverfront
- Skyway connection for climate-controlled access to major downtown offices and attractions



Situated on the ground floor of the Lowry Lofts, a 135-unit residential community

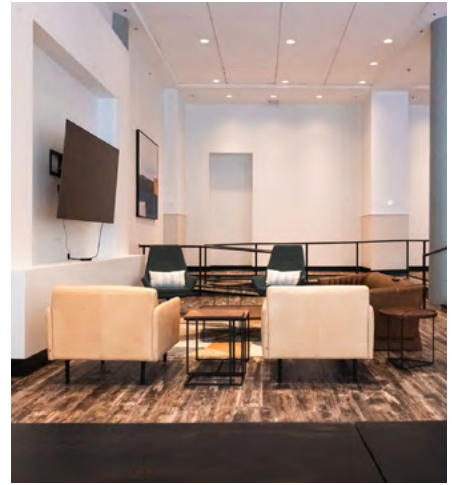


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DINING & KITCHEN



EVENT SPACE & MORE



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