



FOR LEASE

**2ND LEVEL OFFICE
1154 GRAND AVE
SAINT PAUL, MN 55105**

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY

MIXED USE: RETAIL + OFFICE

1154 GRAND AVE, SAINT PAUL, MN 55105



LEASE SUMMARY

Lease Rate:	\$1,750/month
Space Size:	1,300 SF
Lease Type:	MG (Modified Gross)
Zoning:	B2 - Community Business

LEASE OVERVIEW

- Turn-Key 2nd Level Office available immediately
- Hardwood Floors & Great Natural Light throughout
- NO CANNABIS USE ALLOWED
- ~1,300 sf Office/Creative Space Available Immediately
- Affordable space at only \$1,750/Month + Electricity (Modified Gross)
- Full Kitchen & Private Bathroom Within Suite
- Free 11-Stall Parking Lot Directly Behind Building
- Excellent Grand Avenue Signage Opportunity
- Private Screened Rear Deck with Additional Stairway
- High Foot Traffic Corridor with Strong Daily Visibility
- Average Household Income of \$155,132 Within 0.3 Miles
- Surrounded by Established National & Local Retailers Including Starbucks, Kowalski's, CVS, Walgreens, University of St. Thomas, Macalester College & Concordia University
- Electric Baseboard Heat + Window A/C
- Flexible B2 Zoning for Office, Retail, Mixed-Use Possible
- Contact Listing Broker Hayden Hulsey, CCIM for more information and tours at hayden@resultscommercial.com or 651-256-7404

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com



PHOTO GALLERY

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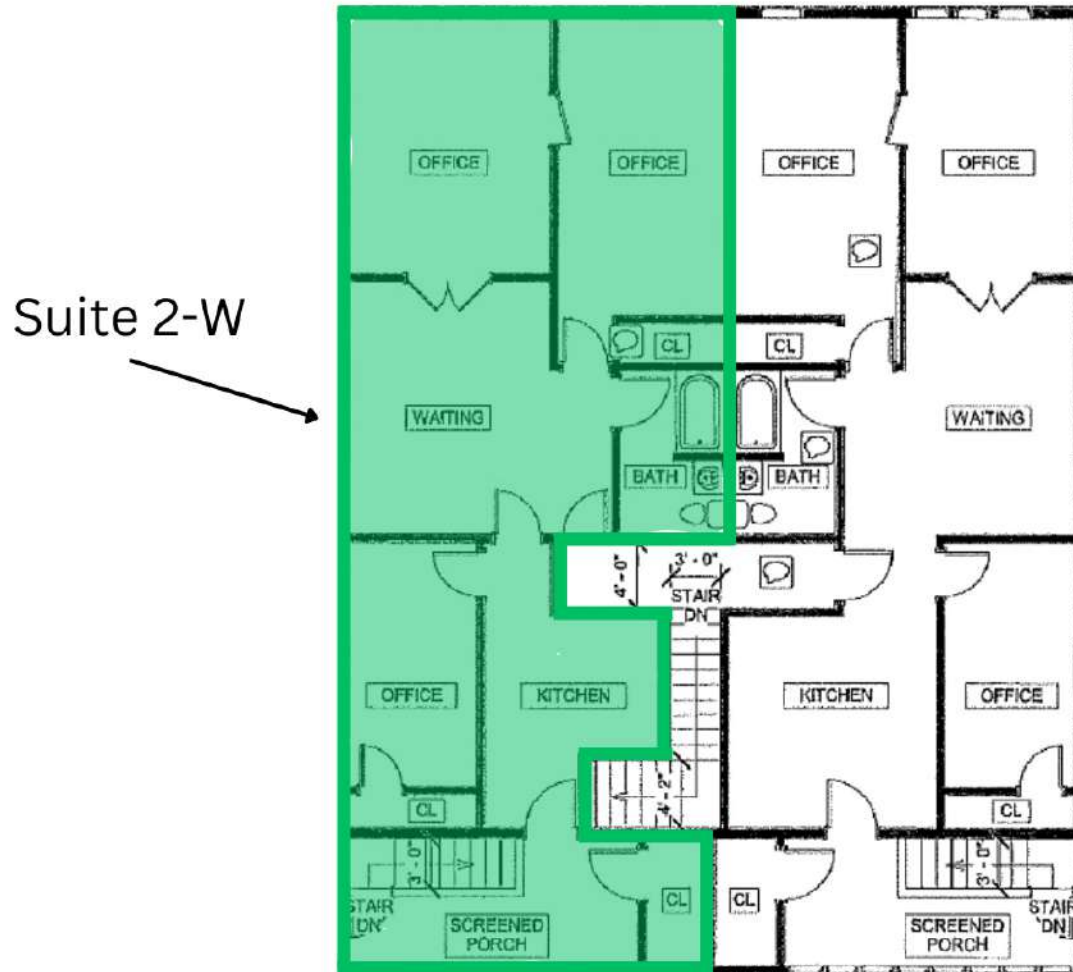
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FLOOR PLANS

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SECOND FLOOR PLAN

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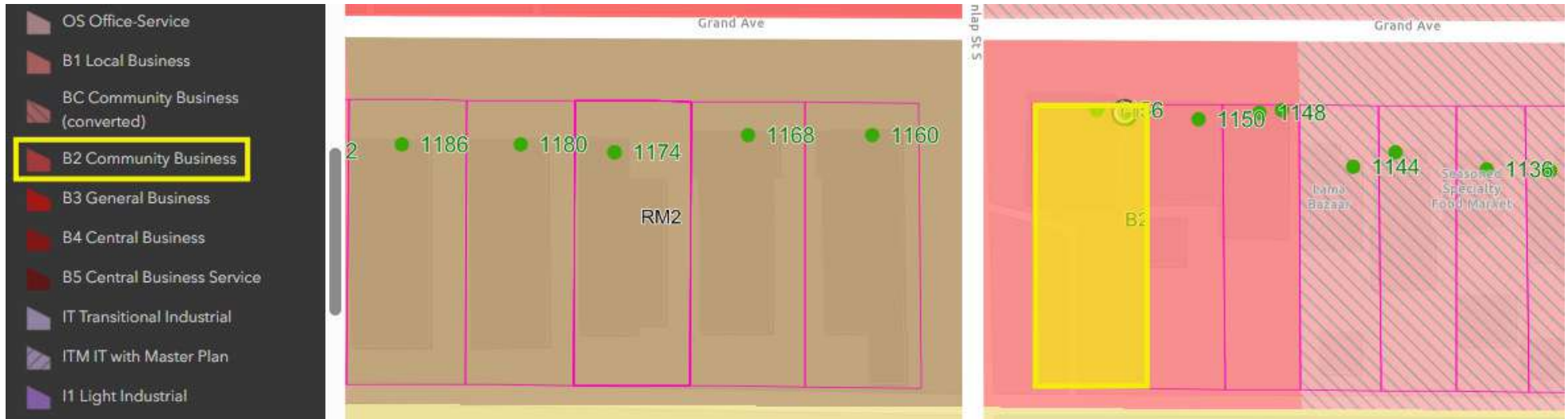
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ZONING INFORMATION

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B2 ZONING INFORMATION

1154 Grand Ave is zoned B2 – Community Business District under the City of Saint Paul Zoning Code. B2 zoning allows a broad range of commercial and mixed-use uses serving surrounding neighborhoods and the community.

Permitted uses include retail, restaurants, personal and professional services, offices, medical and dental clinics, and other neighborhood oriented commercial uses, with residential units permitted above ground-floor commercial.

The district supports pedestrian-oriented development and provides flexibility for owner-users or investors, subject to applicable development standards and City approvals.

To learn more, please visit: <https://www.stpaul.gov/departments/safety-inspections/building-and-construction/zoning-permits-land-uses>

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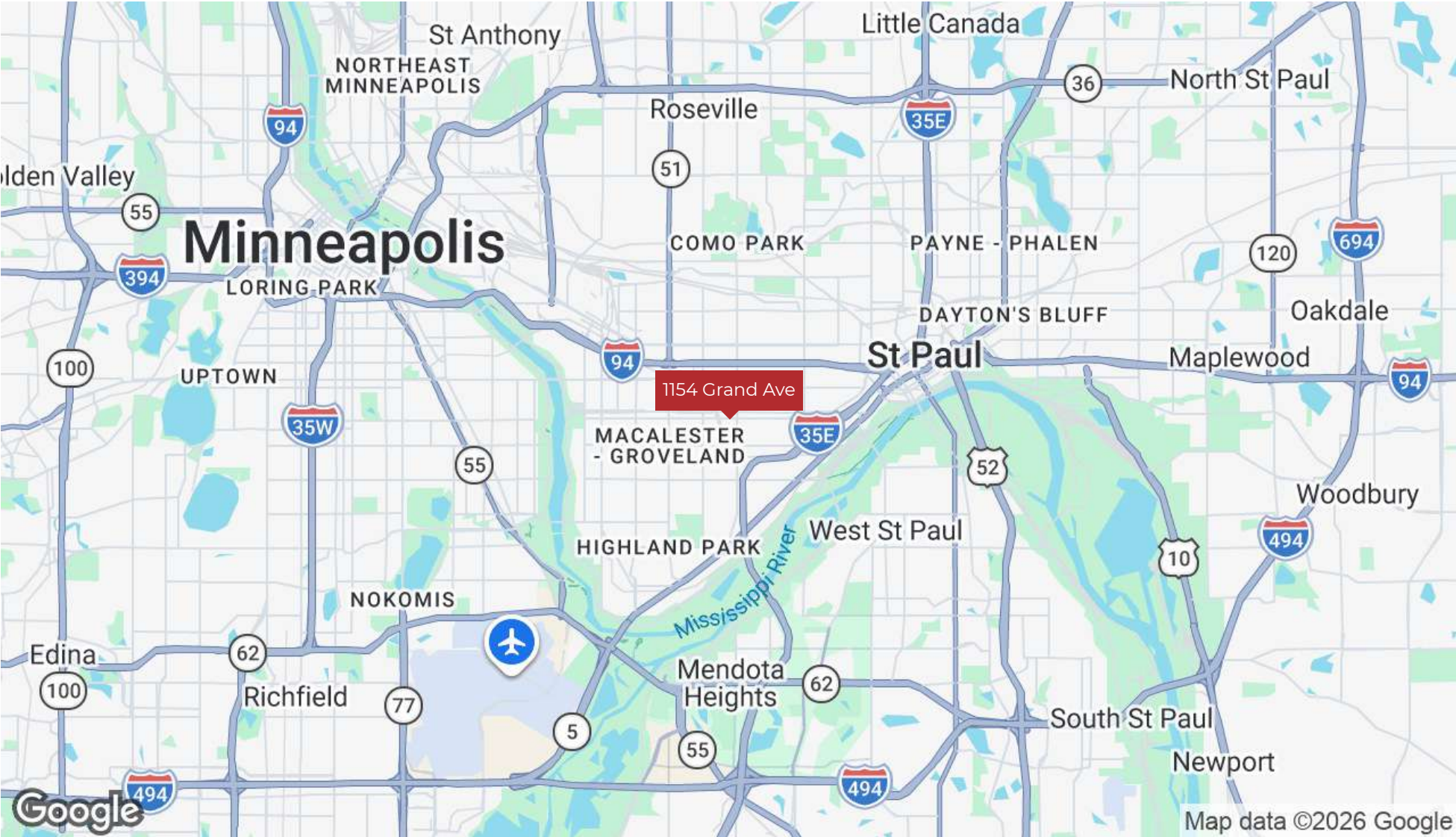
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

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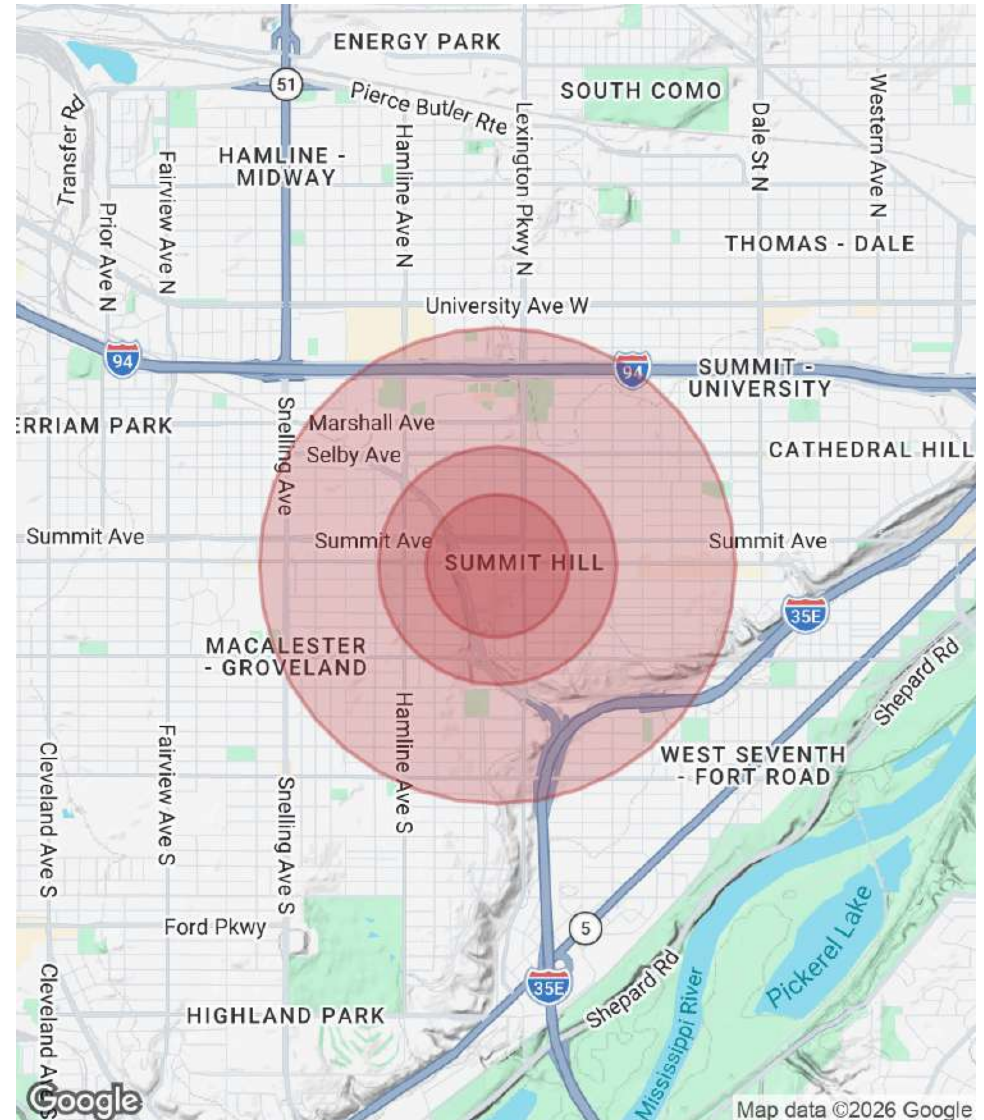
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,897	5,793	22,486
Average Age	40	40	38
Average Age (Male)	40	40	38
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	975	2,715	9,530
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$155,132	\$152,116	\$135,898
Average House Value	\$549,385	\$544,102	\$489,814

2020 American Community Survey (ACS)



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