

# FOR SUBLEASE

CARLSON  
PARTNERS

Strategic Real Estate Advisors



DOWNTOWN SAINT PETER

## OFFICE SPACE

### 3,123 SF | PRIME LOCATION

108 SOUTH MINNESOTA AVENUE | SAINT PETER, MN 56082



TIM OLSEN, SIOR

Partner, Owner

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# PROPERTY SPECIFICATIONS

## Property Summary

Located in the heart of downtown St. Peter, Minnesota, this 3,123 square foot office space offers an opportunity to secure professional workspace in a thriving and walkable business district. Featuring a functional layout, natural light, and convenient access to local amenities, this space is ideal for businesses seeking visibility, accessibility, and flexibility.

## Property Specs

- **Building Size:** 17,024 SF
- **Address:** 108 Minnesota Avenue, St. Peter, Minnesota
- **Year Built/Renovated:** 1944/2006

## Available Space

- **Size:** 3,153 RSF
- Space includes spacious private offices with views of downtown St. Peter, an executive conference room, reception, and an employee break area with kitchen and seating
- Furniture can be made available

## Terms

- Negotiable lease rates
- Lease through 08/31/26

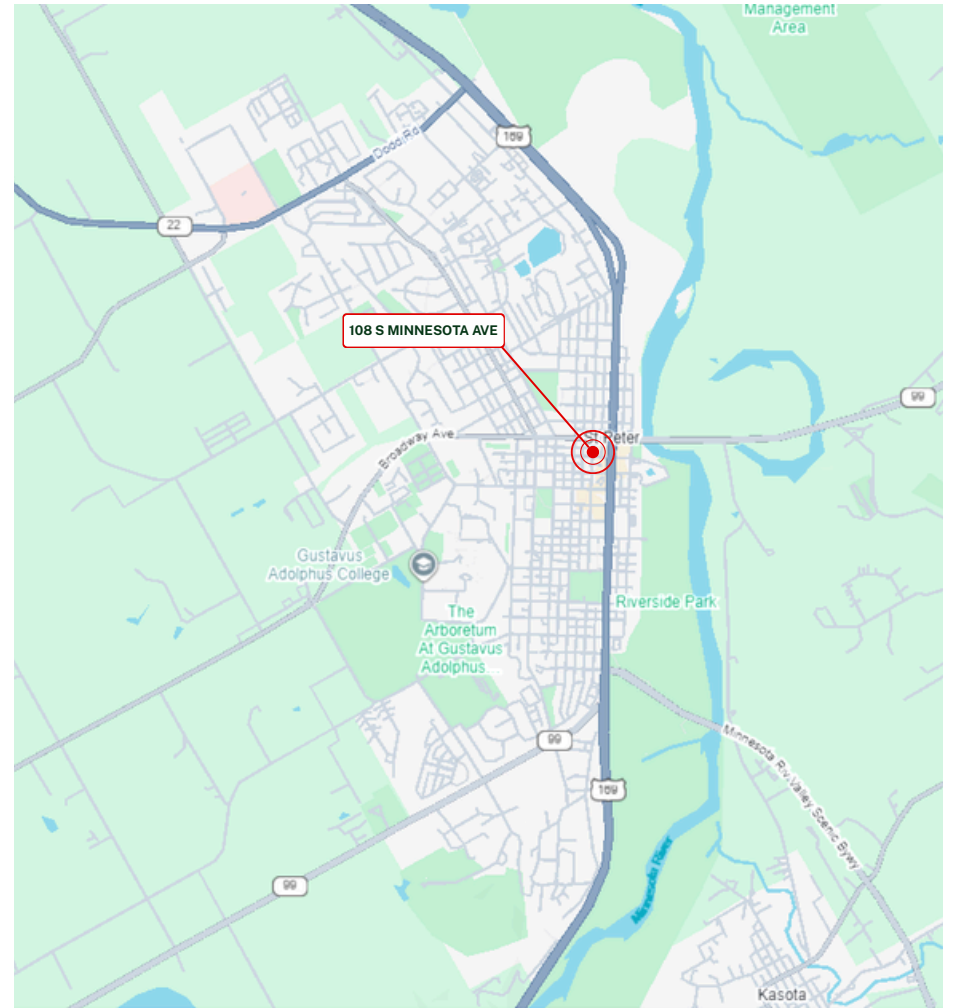
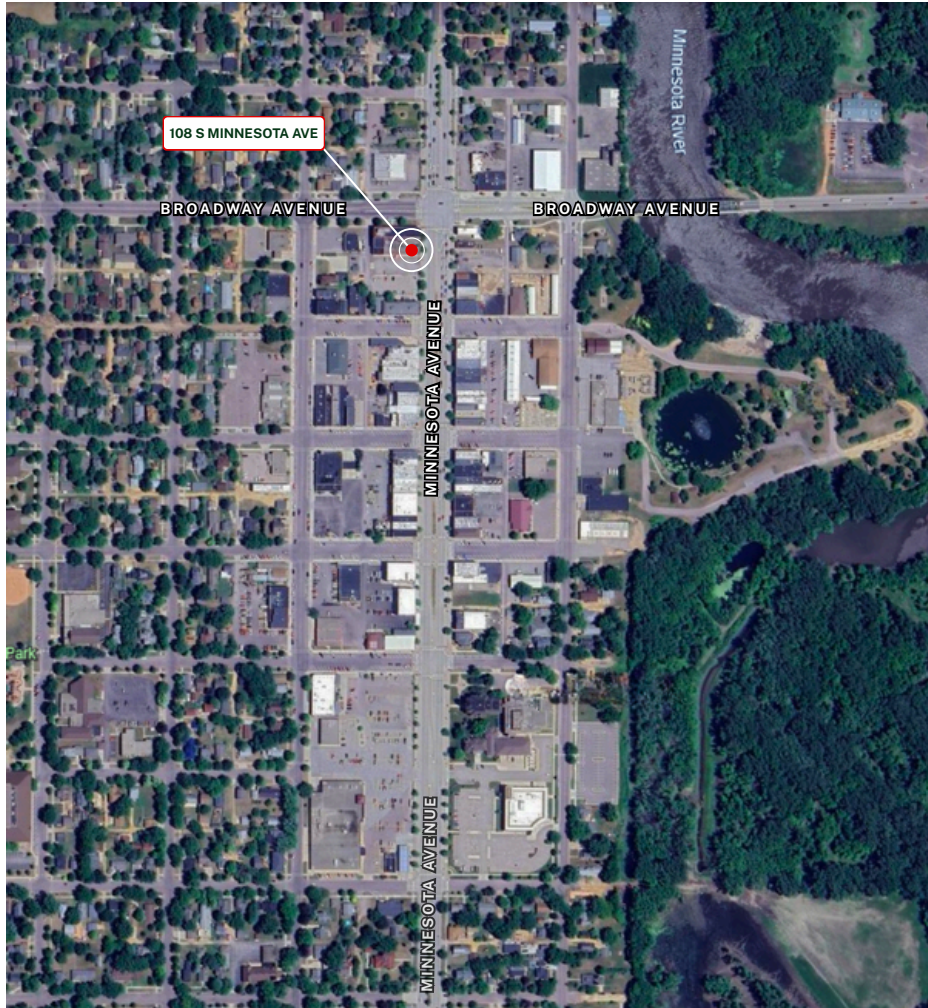


# INTERIOR PHOTOS

Second Floor - 3,135 SF Available



# SUBLEASE LOCATION





# CITY OF SAINT PETER

Downtown St. Peter, Minnesota, is a charming blend of history and community spirit. Recognized as a historic district on the National Register of Historic Places, the area boasts well-preserved 19th-century architecture. The main thoroughfare, Minnesota Avenue (U.S. Highway 169), is lined with red-brick buildings housing a variety of local businesses, from boutiques and cafes to galleries and specialty shops.

The downtown area is not only a hub for commerce but also a center for cultural and recreational activities. With its walkable streets, community events, and proximity to the Minnesota River, St. Peter offers a welcoming atmosphere that reflects its deep-rooted heritage and vibrant present.



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**19,845**  
Average Daily  
Traffic Count



**12,431**  
Current  
Population



**\$65,042**  
Median Household  
Income



**1**  
College  
Institution



**73/100**  
Walkability  
score



**35**  
Median  
Age



**274**  
Total  
Businesses



**.57%**  
Annual Growth  
Rate