

FOR LEASE | 850 SF 2ND FLOOR OFFICE

1061 Grand Avenue

ST. PAUL, MN

Results
COMMERCIAL
RE/MAX RESULTS

LISTING BROKERS



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A modern living room interior. On the right, a light blue sofa is positioned against a teal accent wall. The sofa has several pillows, including a large orange one and a circular patterned one. A large, horizontal landscape painting hangs on the teal wall. To the left of the sofa is a black metal shelving unit with books and a potted plant. A window with white trim is in the background, showing greenery outside. A small table with a lamp is visible near the window. In the foreground, the back of a teal armchair is visible. The floor is covered with a light-colored, textured rug. A dark blue banner with white text is overlaid on the bottom left.

EXECUTIVE SUMMARY

Lease Overview

Base Lease Rate	\$1,850/month
Lease Type	Modified Gross (MG)
Available SF	850 SF
Total Building SF	10,440 SF
Zoning	B2 - Community Business
Year Built	1925

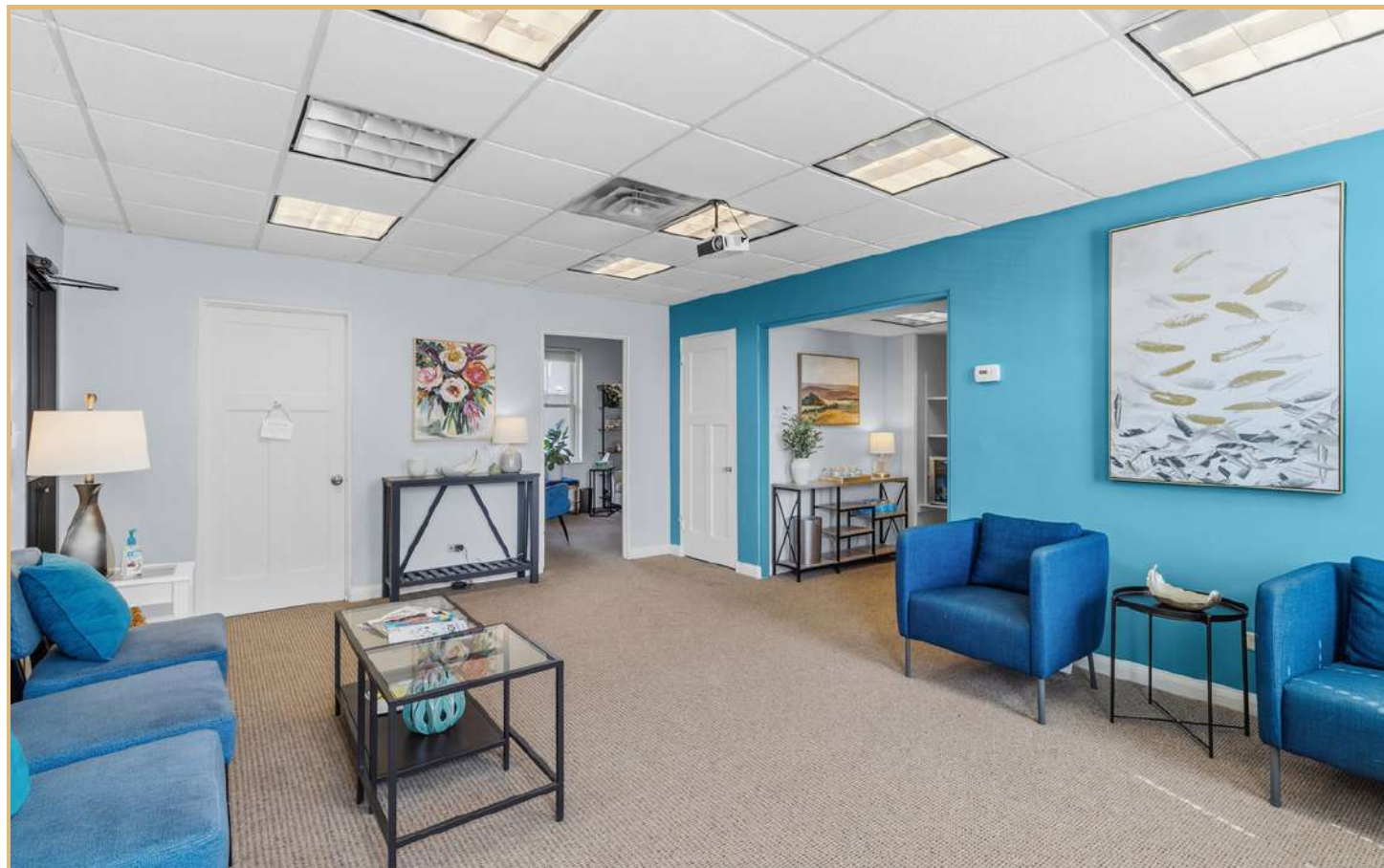


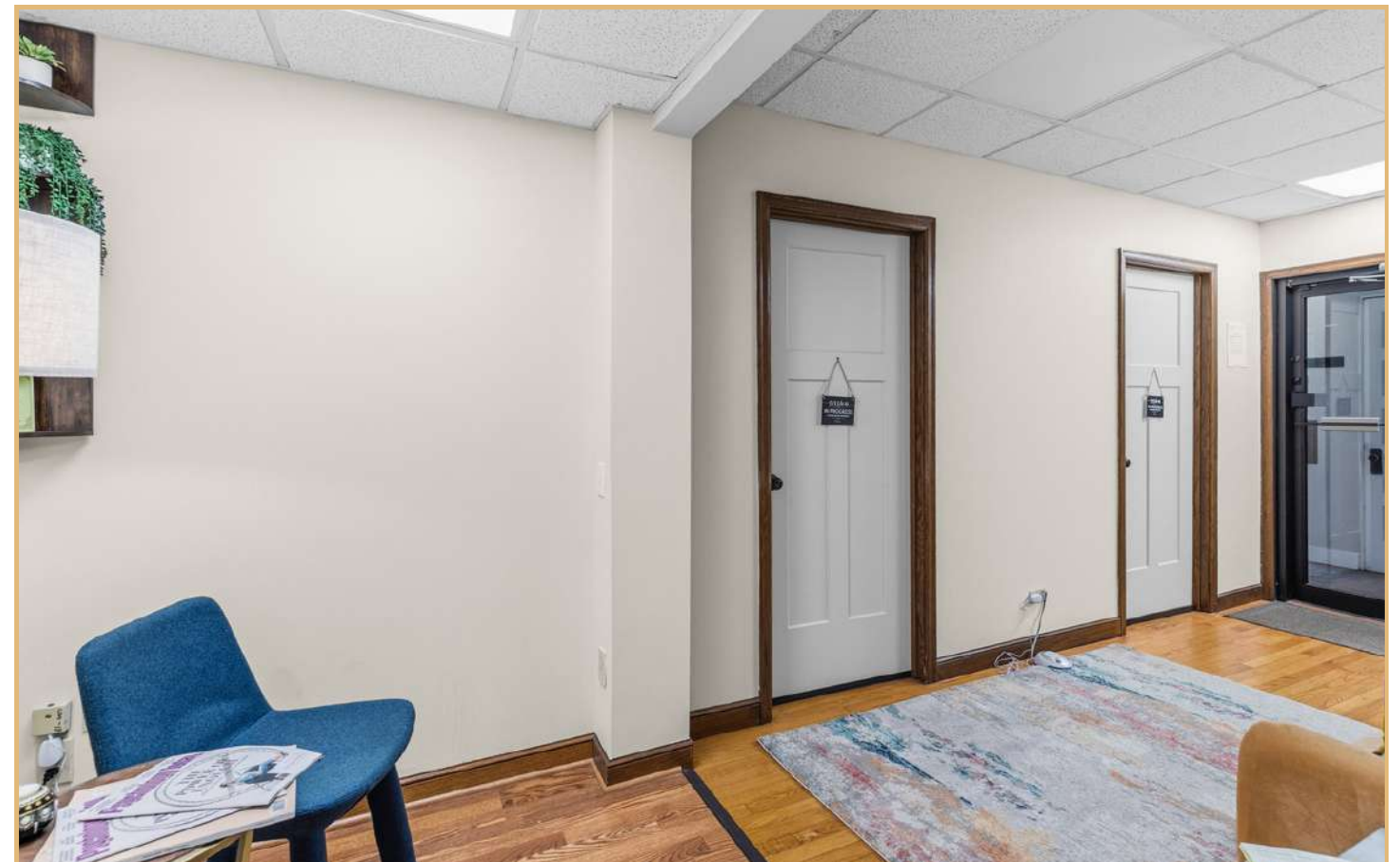
- **Attractive 850 SF Second-Floor Office Suite Available for Lease**
- **Competitive Base Lease Rate:** \$1,850 per month
- **Modified Gross Lease Structure:** Tenant pays base rent + gas, electric, trash
- **Desirable Grand Avenue Location** along one of Saint Paul’s most established and recognizable commercial corridors
- **Efficient Office Layout** ideal for a small professional or service-based business
- **Private Entrance** provides convenient and secure access
- **Recently Renovated Space** offering a clean, professional, and move-in-ready environment
- **Dedicated HVAC System** allows independent temperature control
- **B2 Community Business Zoning** supports a variety of office, retail, service, and commercial uses
- **Walkable Setting** surrounded by popular restaurants, coffee shops, neighborhood retailers, professional services, and everyday amenities
- Strong Grand Avenue Visibility and convenient access to downtown Saint Paul, I-35E, I-94, and the broader Twin Cities metro
- Excellent Opportunity for a Small Business seeking an affordable office in a vibrant and highly desired Saint Paul location
- **Contact Listing Brokers** Mark Hulsey & Sawyer Hulsey for tours and questions

PHOTO GALLERY











ZONING INFORMATION



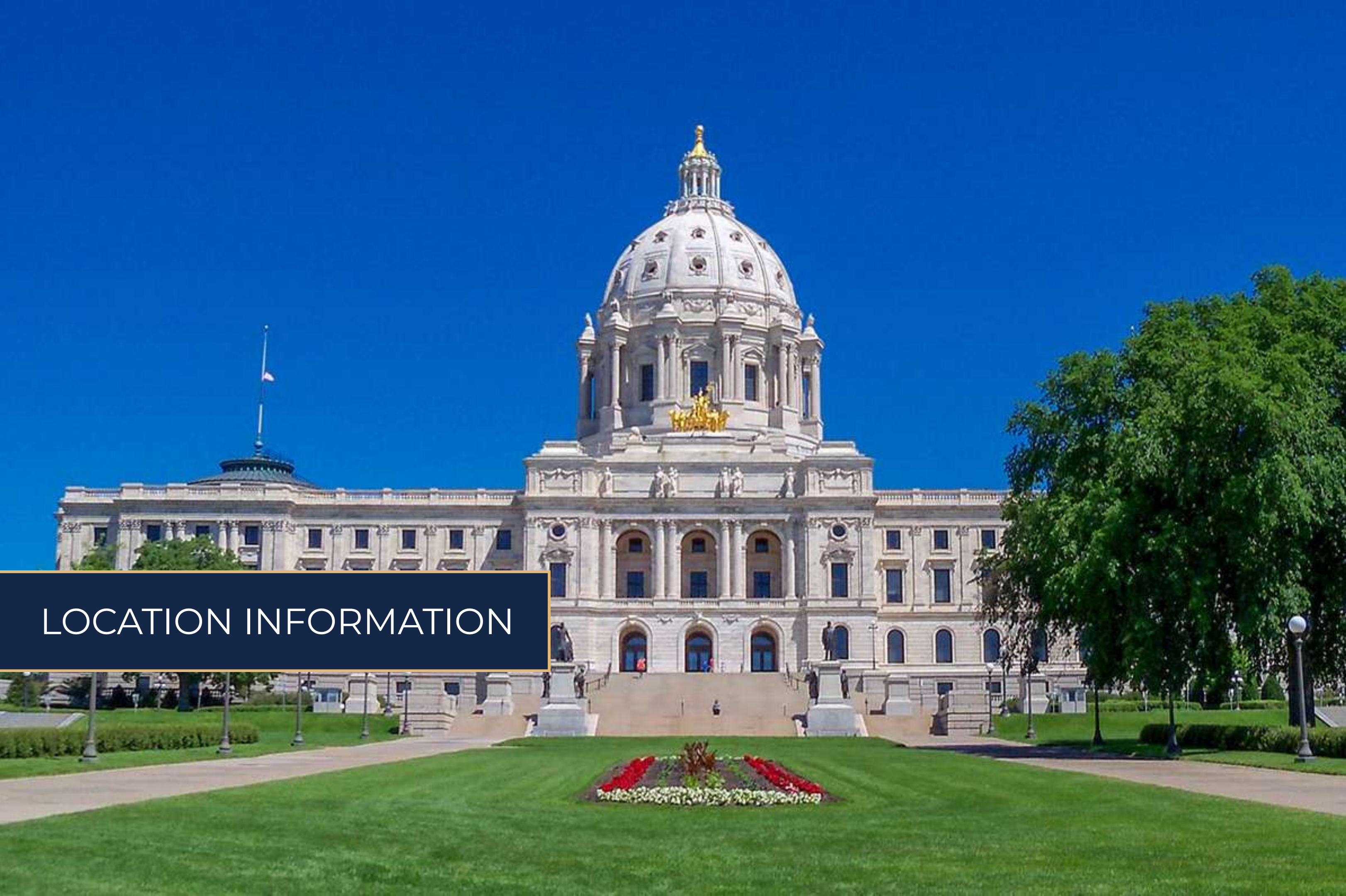


Saint Paul's B2 community business district is intended to serve the needs of a consumer population larger than that served by the "local business district," and is generally characterized by a cluster of establishments generating large volumes of vehicular and pedestrian traffic.

Prospective tenants and any representatives are encouraged to consult with the City of St. Paul to confirm permitted uses, requirements and any site-specific approvals.

[B2 Permitted Uses](#)

[St. Paul Zoning Map](#)

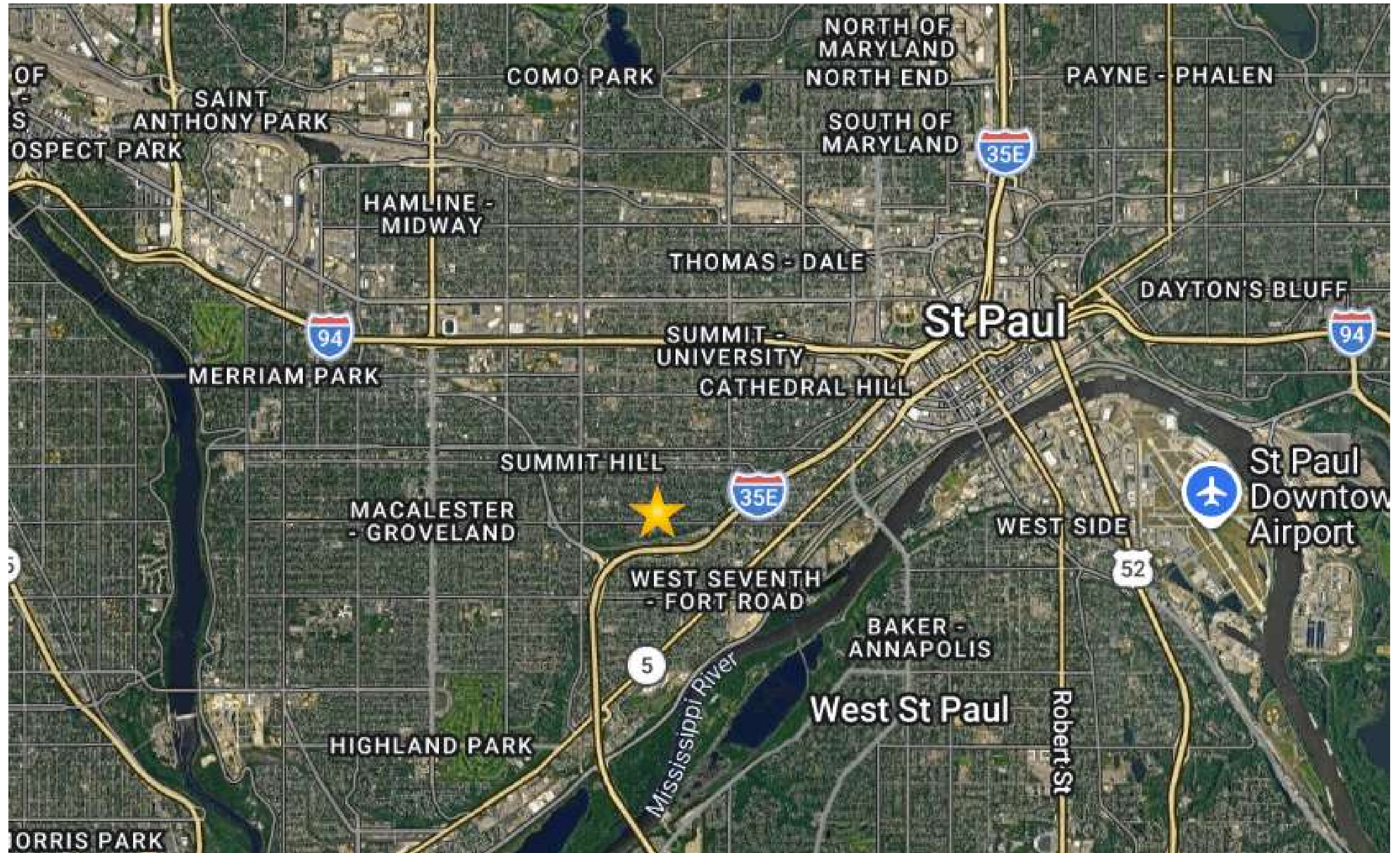


LOCATION INFORMATION

Location Map



Regional Map





ABOUT GRAND AVENUE

GRAND AVENUE, ST. PAUL

The surrounding Grand Avenue neighborhood features a vibrant mix of restaurants, boutiques, professional services, and established residential communities—providing convenient access to customers, employees, and everyday amenities.

Grand Avenue offers strong east-west connectivity through Saint Paul, while nearby access to Summit Avenue, Lexington Parkway, Snelling Avenue, I-35E, and I-94 connects the area to downtown Saint Paul, Minneapolis, and the broader Twin Cities metro.



305,585

ST. PAUL, MN POPULATION

24,361

POPULATION WITHIN 1 MILE

\$163,549

AVERAGE HH INCOME WITHIN 0.25 MILE



DEMOGRAPHICS

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,954	7,175	24,361
Average Age	32.3	33.4	36.5
Average Age (Male)	34.3	34.1	36.8
Average Age (Female)	31.4	33.0	36.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	895	3,225	10,923
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$163,549	\$156,401	\$145,005
Average House Value	\$501,297	\$487,416	\$426,428

2023 American Community Survey (ACS)

About Grand Avenue



Grand Avenue is one of the most recognizable and sought-after commercial corridors in St. Paul, known for its unique blend of historic charm and vibrant, walkable retail activity. Stretching through some of the city's most established neighborhoods, Grand Avenue offers a dynamic mix of national retailers, local boutiques, restaurants, cafés, and service-oriented businesses that cater to a strong and consistent customer base. The corridor benefits from excellent visibility, steady foot traffic, and a reputation as a destination for both residents and visitors. Anchored by prominent institutions such as Macalester College and located near University of St. Thomas, Grand Avenue draws from a highly educated and affluent demographic.

The surrounding neighborhoods feature some of the highest household incomes in the Twin Cities, supporting a stable retail environment with strong demand for dining, shopping, and professional services. With its historic architecture, tree-lined streets, and consistent investment appeal, Grand Avenue continues to stand out as a premier location for both tenants and investors in the St. Paul market.

To learn more, please visit: <https://www.grandave.com/>

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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.