



755 Prior Ave N, Saint Paul

Creative Office, Flex, and Warehouse Space



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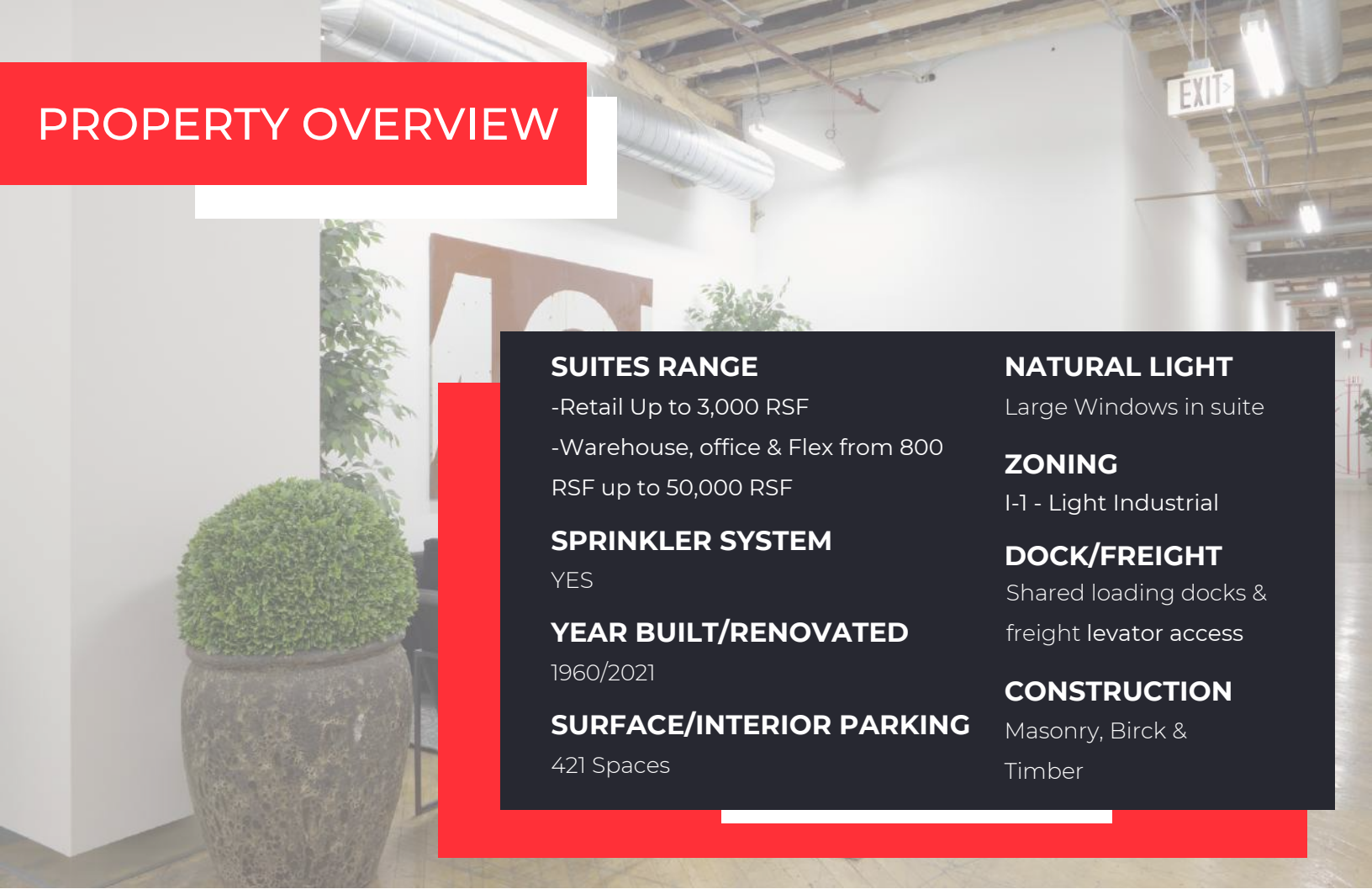
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INTRODUCTION

Prior Works in St. Paul offers flexible, creative office, multi-purpose, and industrial spaces. Enjoy a central location to both Minneapolis and Saint Paul with easy access to Highway I-94 and 280. There are multiple spaces available that can be customized to suit a wide variety of tenant needs and use cases.

PROPERTY OVERVIEW



SUITES RANGE

- Retail Up to 3,000 RSF
- Warehouse, office & Flex from 800 RSF up to 50,000 RSF

SPRINKLER SYSTEM

YES

YEAR BUILT/RENOVATED

1960/2021

SURFACE/INTERIOR PARKING

421 Spaces

NATURAL LIGHT

Large Windows in suite

ZONING

I-1 - Light Industrial

DOCK/FREIGHT

Shared loading docks & freight levator access

CONSTRUCTION

Masonry, Birck & Timber

PROPERTY HIGHLIGHTS

- ✓ Iconic and central location within the Twin Cities
- ✓ Dock door and freight elevator access throughout the building
- ✓ Variety of suites are available, offering room for customization
- ✓ Beautiful restored industrial interior with lots of natural light
- ✓ Enjoy the amenities provided by current tenants like BlackStack Brewing and Can Can Wonderland
- ✓ On-site security





BUILDING FEATURES

Versatility

Building-wide loading dock access enhances functionality and supports a range of uses, including light industrial, office, flex, and creative tenants.

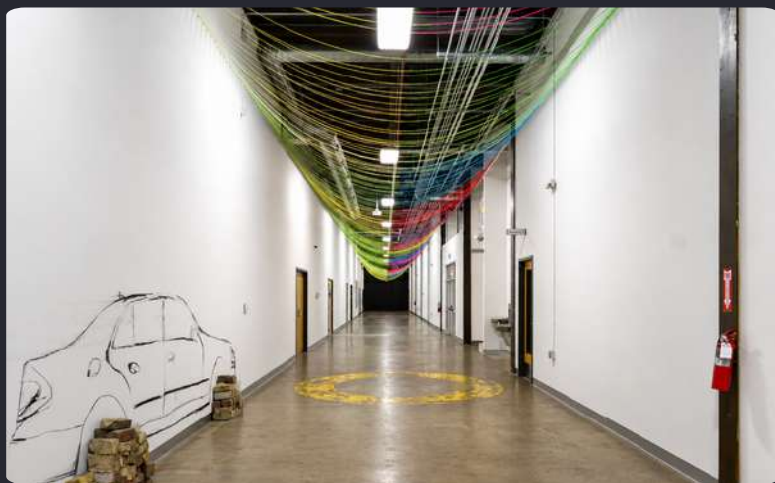
Character

Place yourself in a building that combines a beautiful classic industrial feel with modern-day functionality.

Parking

On-site interior/heated and surface parking with additional street parking available.





AVAILABLE SPACES



BUILD TO SUIT FLEX SPACE

~3,000-11,131 RSF
~\$4,500+/MO

- Restored brick and timber lofts
- Adjacent to shared restrooms



SUITE: 002D

~2,064 RSF
~\$2,750/MO

- Ample natural light
- Utility sink in unit



SUITE: 111

~7,378 RSF
~\$9,580/MO

- Lots of natural light
- Interior Loading Door
- 18' ceiling height



SUITE:112

~12,400 RSF
~\$16,100/MO

- Lots of natural light
- Interior Loading Door
- 18' ceiling height



SUITE: 114

~1,921 RSF
~\$2,810/MO

- Private bathroom in suite
- Mezzanine Level
- 18' ceiling height



SUITE: 208

4,397 RSF
~\$5,100/MO

- Suite across from the elevator
- Refinished hardwood floors



SUITE: 306A

1,007 RSF
~\$1,850/MO

- Lots of natural light
- Refinished hardwood floors
- Exhaust ventilation fan installed
- Water access in suite



SUITE: 306B

~1236 RSF
~\$2,100/MO

- Lots of natural light
- Refinished hardwood floors



WAREHOUSE

~5,000-50,000 RSF
~\$5,420+/MO

- 24' Ceilings
- Dock door access
- Adjacent parking lot
- Suites can be demised to ~5,000 RSF

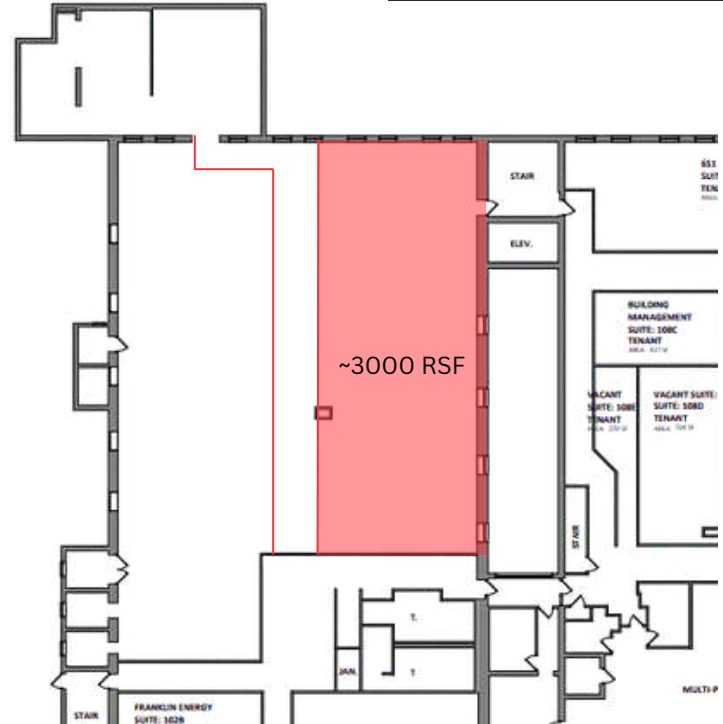
Build to Suit Flex Space



[Link to video walkthrough](#)

- ✓ Restored brick and timber lofts
- ✓ Basic build-out to demise ideal suite for \$18 PSF
- ✓ Full build to suit available for \$18+ PSF
- ✓ Adjacent to shared restrooms

~\$4,500+/mo



\$11.43 NET \$6.57 CAM/TAX
~3,000-11,131 RSF \$18+ GROSS

May vary depending on lease terms

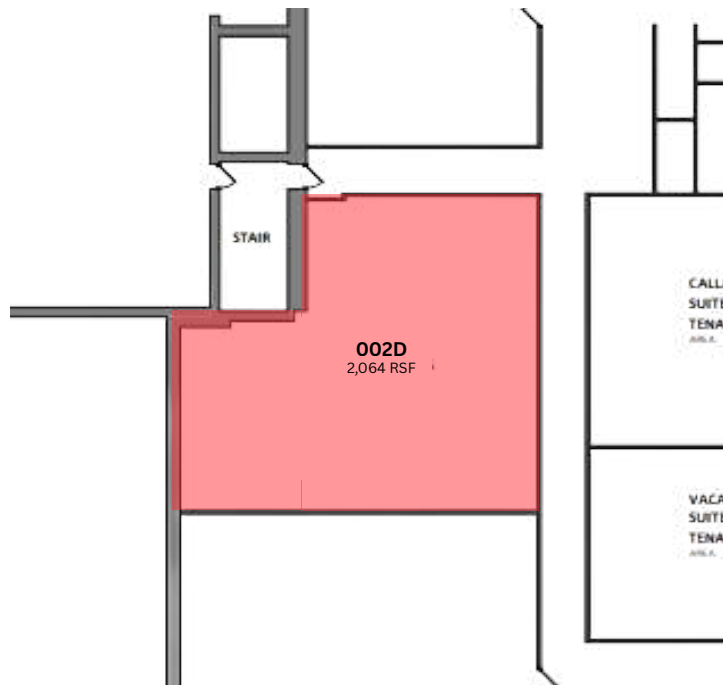
SUITE: 002D

~\$2,750/mo



[Link to video walkthrough](#)

- ✓ Ample natural light
- ✓ Utility sink in unit



\$9.43 NET \$6.57 CAM/TAX
2,064 RSF \$16 GROSS

May vary depending on lease terms

SUITE: 111

~\$9,580/mo



- ✓ Drive-in and dock door access
- ✓ Natural light
- ✓ 18' ceiling height
- ✓ Adjacent to shared restrooms



\$9 NET \$6.57 CAM/TAX
7,378 RSF \$15.57 GROSS

May vary depending on lease terms

SUITE: 112

~\$16,100/mo



- ✓ Drive-in and dock door access
- ✓ Natural light
- ✓ 18' ceiling height
- ✓ Adjacent to shared restrooms

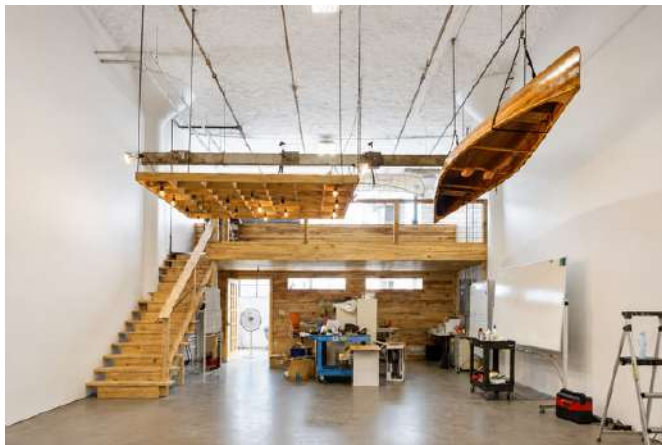


\$9 NET \$6.57 CAM/TAX
12,400 RSF \$15.57 GROSS

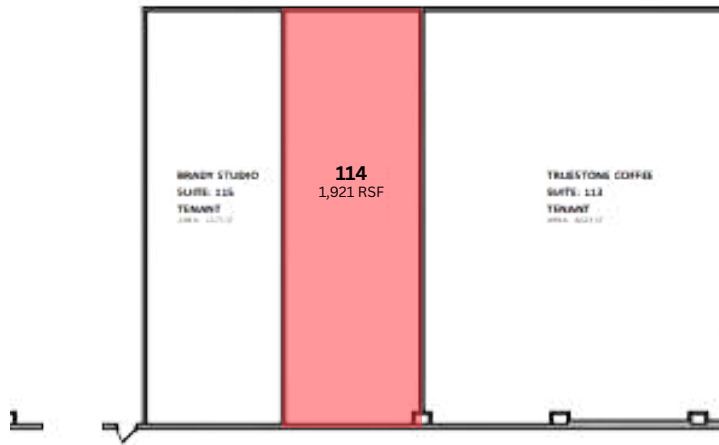
May vary depending on lease terms

SUITE: 114

~\$2,810/mo



- ✓ Mezzanine Level
- ✓ Retail potential
- ✓ 18' ceiling height
- ✓ Adjacent to shared restrooms



\$11 NET \$6.57 CAM/TAX
1,921 RSF \$17.57 GROSS

May vary depending on lease terms

SUITE: 208

~\$5,100/mo



[Link to video walkthrough](#)

- ✔ Suite across from the elevator
- ✔ Refinished hardwood floors
- ✔ ADA compliant



\$7.43 NET \$6.57 CAM/TAX
4,397 RSF \$14 GROSS

May vary depending on lease terms

SUITE: 306A

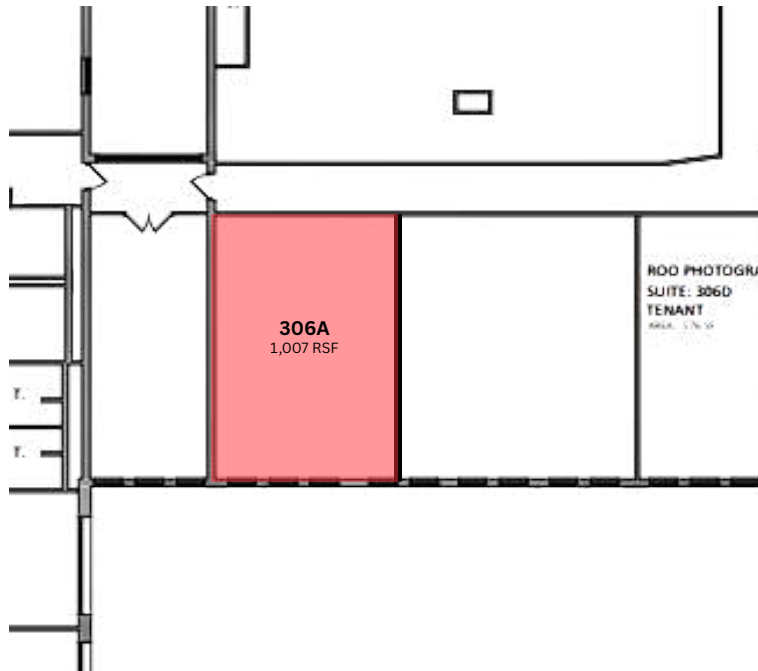
~\$1,850/mo



[Link to video walkthrough](#)

- ✓ Lots of natural light
- ✓ Refinished hardwood floors
- ✓ Exhaust ventilation fan installed
- ✓ Water access in suite

Suites 306A and 306B can be leased separately or combined into one larger suite.



\$15.43 NET \$6.57 CAM/TAX
1,007 RSF \$22 GROSS

May vary depending on lease terms

SUITE: 306B

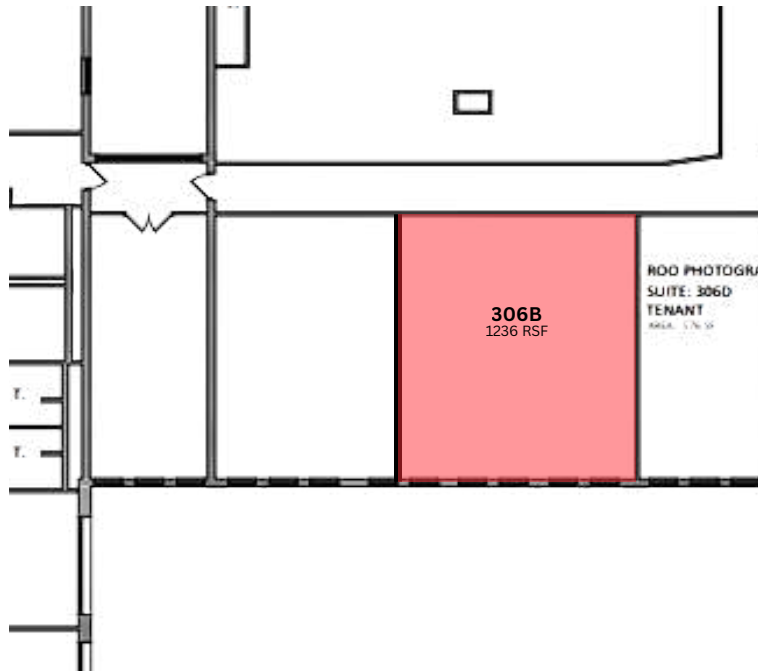
~\$2,100/mo



[Link to video walkthrough](#)

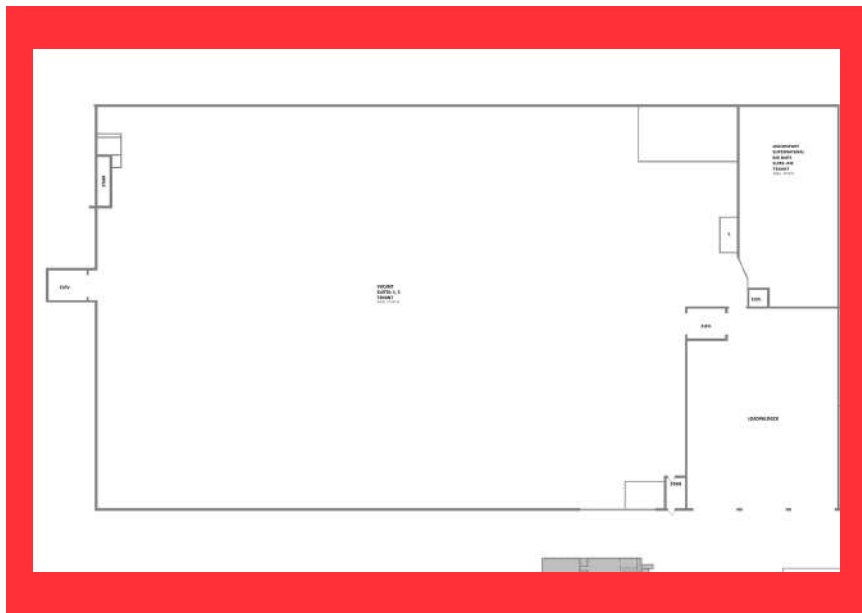
- ✔ Lots of natural light
- ✔ Refinished hardwood floors
- ✔ Raised Presentation Stage

Suites 306A and 306B can be leased separately
or combined into one larger suite.



\$14 NET \$6.57 CAM/TAX
1,236 RSF \$18 GROSS

May vary depending on lease terms



WAREHOUSE

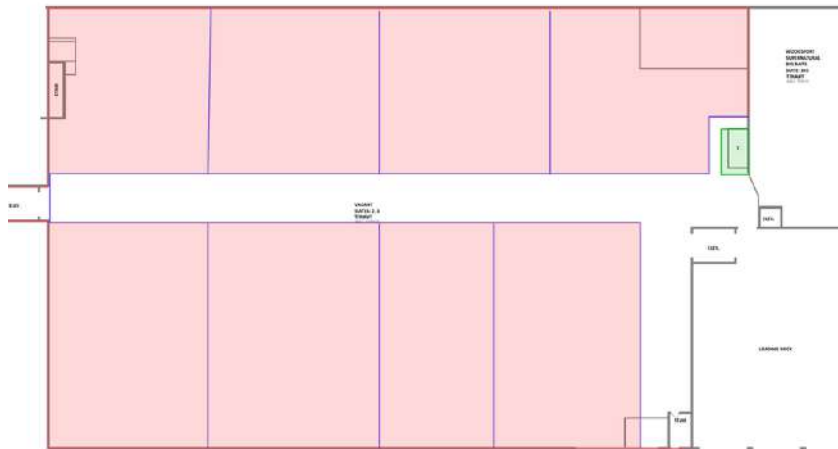
Warehouse

~\$5,420+/mo



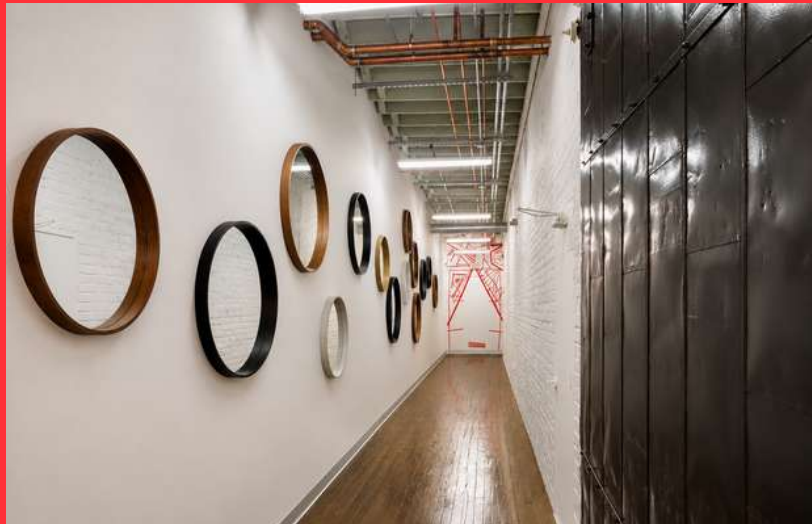
[Link to video walkthrough](#)

- ✓ 24' Ceilings
- ✓ Dock door access
- ✓ Adjacent parking lot
- ✓ Suites can be demised to ~5,000 RSF



\$7.91 NET \$5.09 CAM/TAX
~5,000-50,000 RSF \$13 GROSS

May vary depending on lease terms



GALLERY



ABOUT FIRST & FIRST



First & First is committed to reimagining historically significant sites within the Minneapolis and St. Paul urban landscape. We transform these neglected spaces into inspired places that facilitate creative and cultural experiences. Each First & First site ultimately becomes a place where creativity and productivity embrace each other whilst enabling dreams to become reality.



These revitalized places build bridges to the future that allow us to see both where we are going and where we have been. Please join us as we endeavor to build inspired environments which remind all of us that our time on this planet is brief—and that it is our human imperative to create.

CONTACT US



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