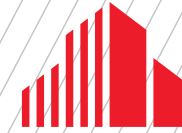


FOR LEASE

15,934 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**



FORT ROAD MEDICAL BUILDING

360 SHERMAN STREET, ST. PAUL, MN

PROPERTY HIGHLIGHTS

- Highly visible, four-story 50,291-square-foot Class B mixed-use commercial building on a prominent corner lot with monument signage in St. Paul
- Strategically adjacent to the highly rated Children's Minnesota Hospital and United Hospital, the largest hospital in the Twin Cities east Metro area
- Prominently situated in the heart of Downtown St. Paul, 2 blocks south of major thoroughfare I-35E and 2 miles from the I-94 and I-35E interchange
- Significantly situated 6.5 miles from Minneapolis-St. Paul International Airport (MSP) and less than 10 miles from Downtown Minneapolis
- Professionally managed
- Parking available
- Close to many restaurants



PROPERTY FACTS

PROPERTY TYPE: Office

PROPERTY SUBTYPE: Medical

BUILDING SIZE: 63,939 SF

BUILDING CLASS: B

YEAR BUILT: 1981

PERCENT LEASED: 65%

TENANCY: Multiple

BUILDING HEIGHT: Five (5) stories

TYPICAL FLOOR SIZE: 12,845 sf

SLAB TO SLAB: 12'

LOT SIZE: 0.99 acres

PARCEL NUMBER: 01-28-23-14-0155

ZONING T-2 - Traditional Neighborhood

PARKING: 37 spaces in parking ramp available
(0.74 spaces per 1,000 sf leased)

AMENITIES:

- 24-hour Access
- Banking
- Controlled Access
- Food Services
- Property Manager on Site
- Security System
- Signage
- Wheelchair Accessible
- Air Conditioning

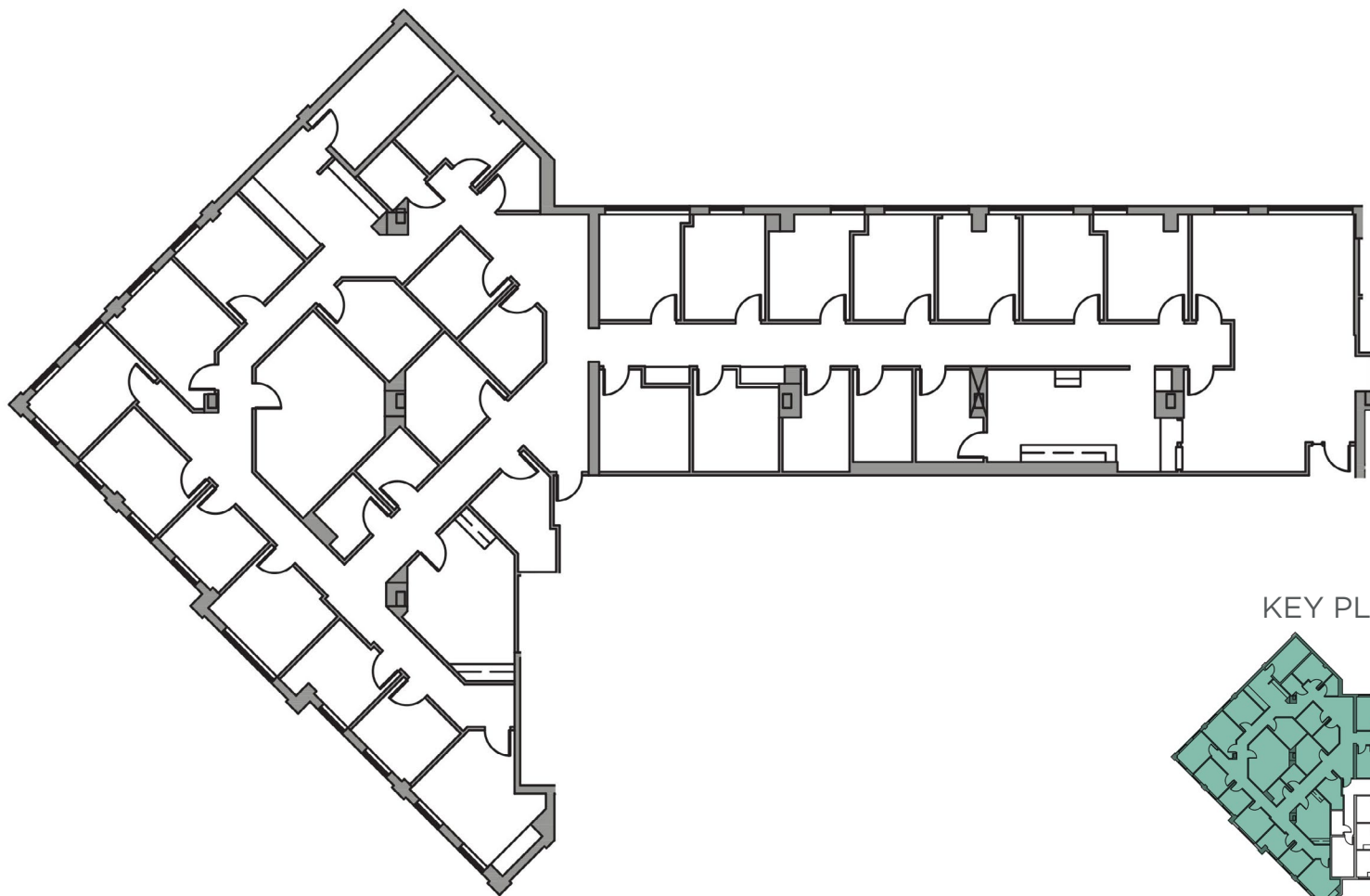
LEASE RATE: \$18.00 PSF NNN

CAM & TAXES: \$15.00 PSF

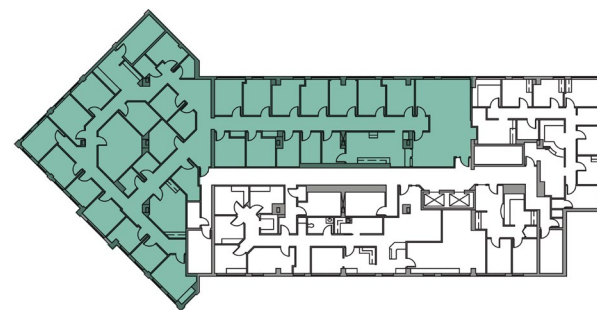
VACANCIES:

- Suite 200 - 7,371 RSF
- Suite 400 - 4,892 RSF
- Suite 450 - 3,671 RSF

SUITE 200 - 7,371 RSF

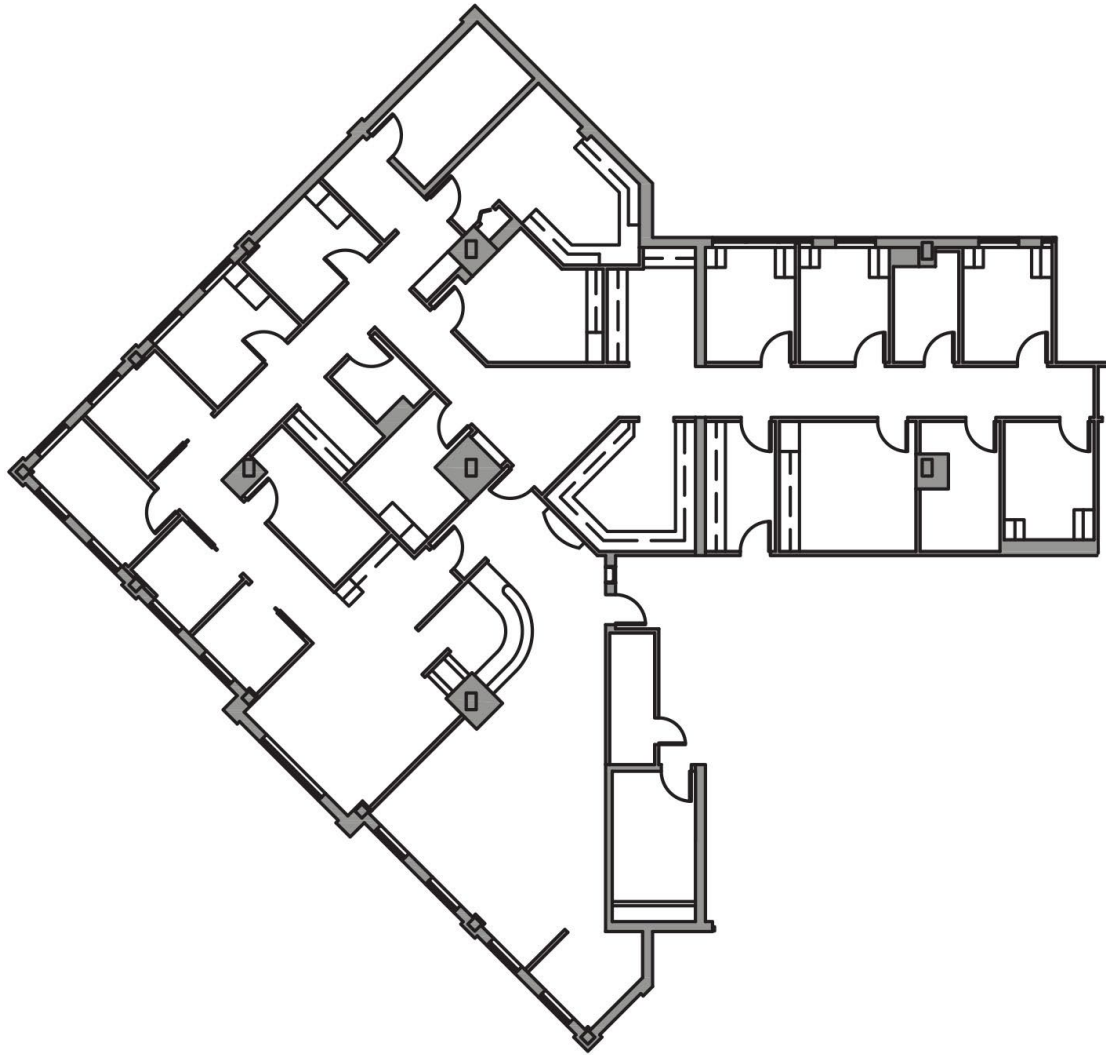


KEY PLAN - 2ND FLOOR

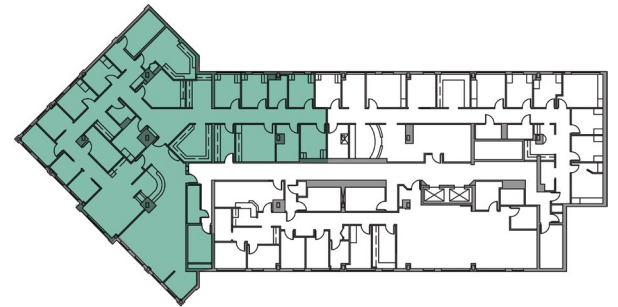


FLOOR PLAN

SUITE 400 - 4,892 RSF

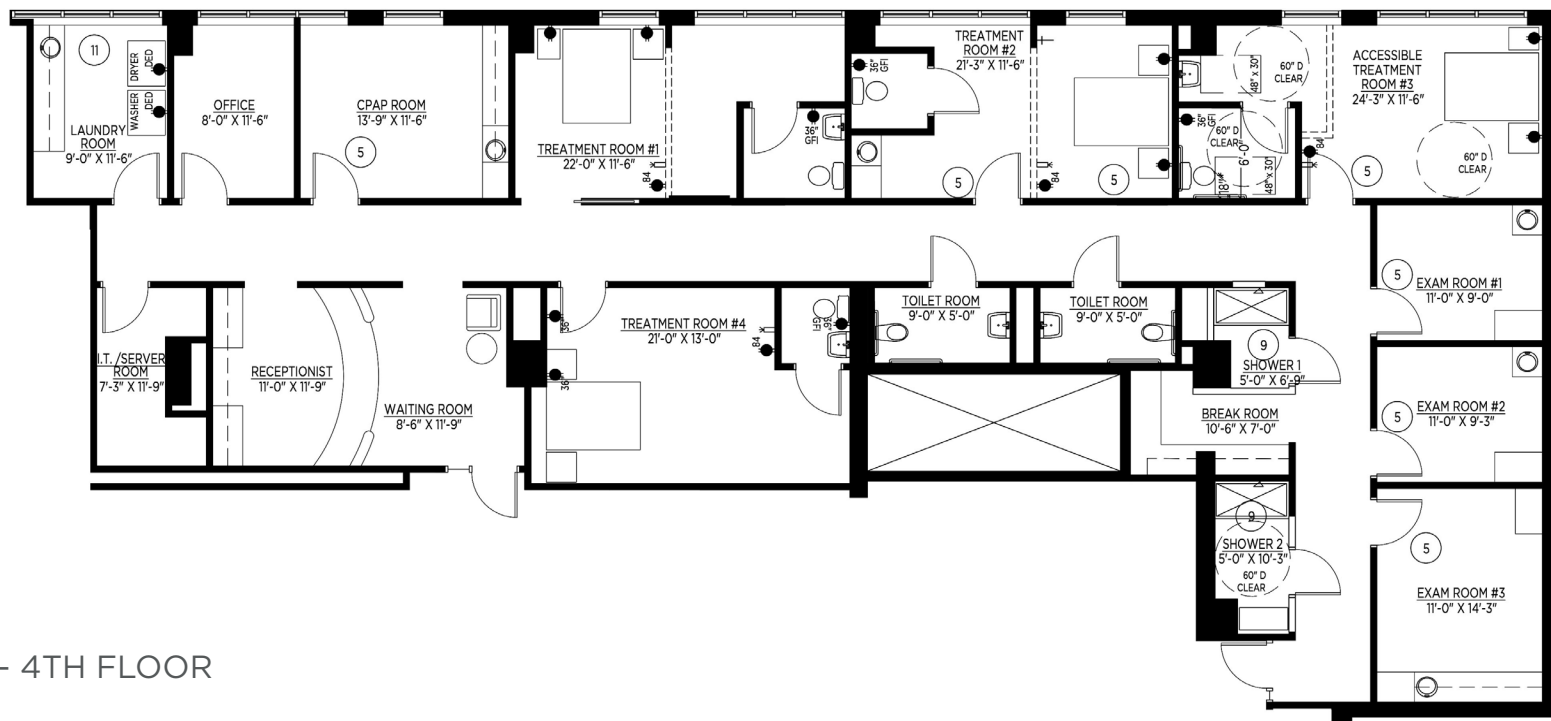


KEY PLAN - 4TH FLOOR

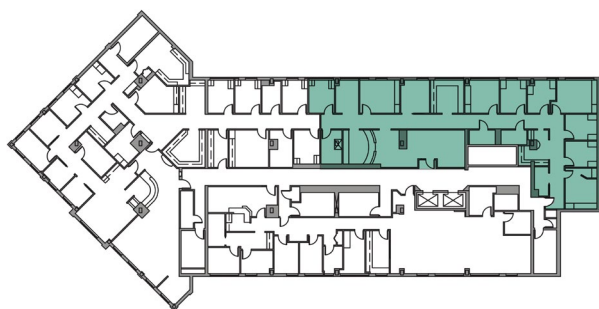


FLOOR PLAN

SUITE 450 - 3,671 RSF



KEY PLAN - 4TH FLOOR



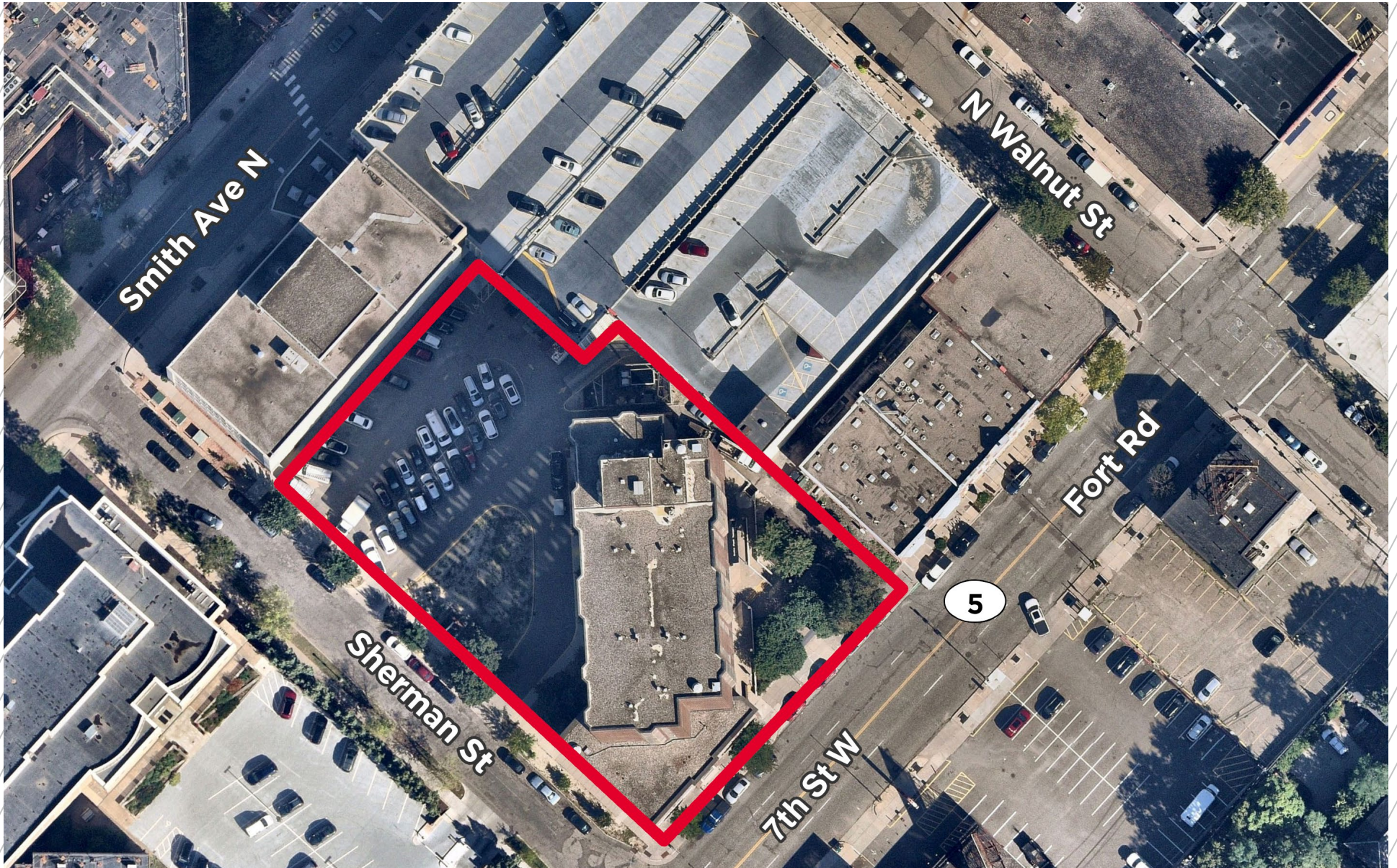
FLOOR PLAN

PHOTOS



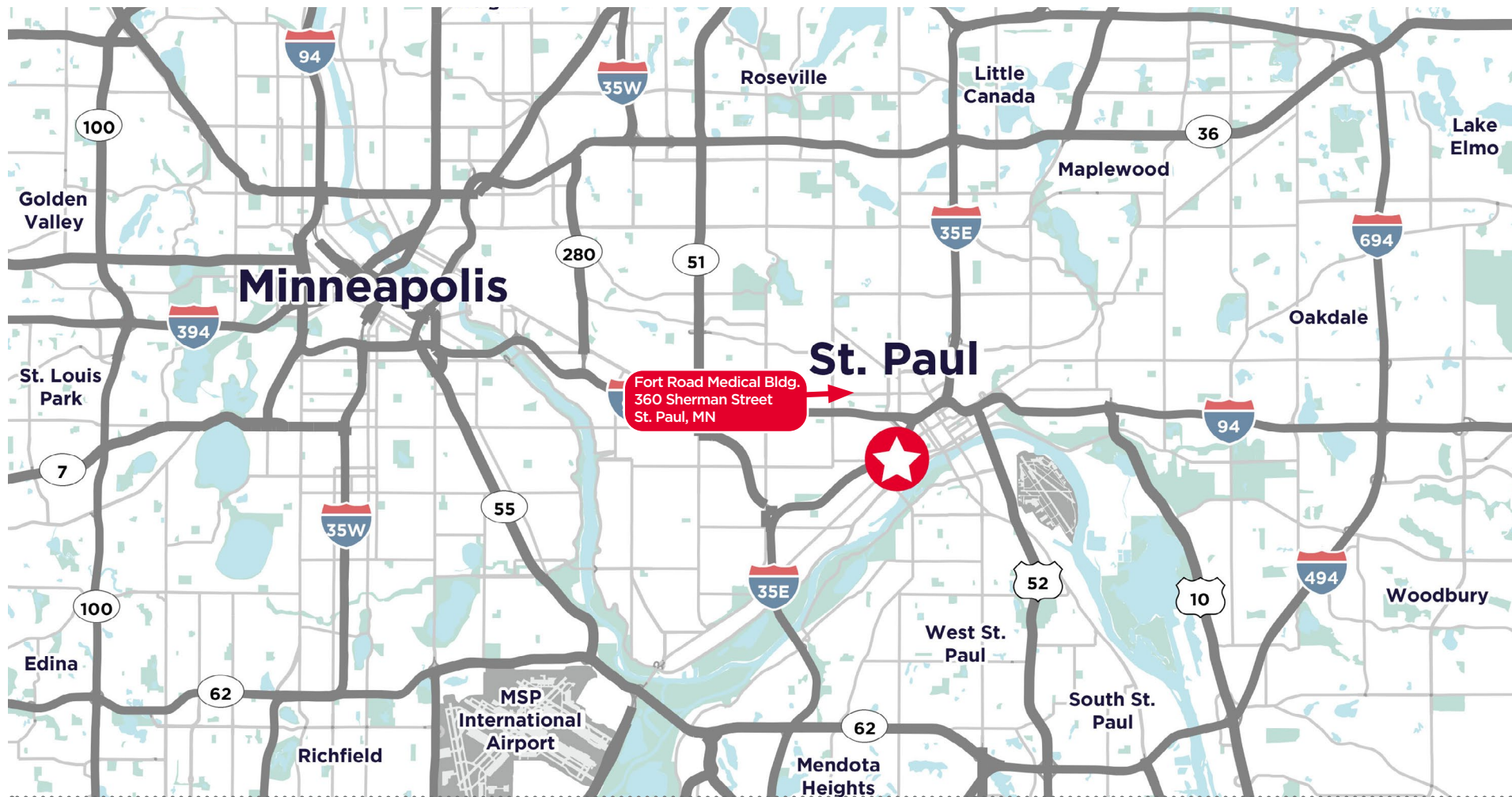
PHOTOS





LOCATION
AERIAL

FORT ROAD MEDICAL BUILDING - 360 SHERMAN STREET, ST. PAUL, MN



DEMOGRAPHICS (WITHIN 5 MILES)

375,332
Population

\$76,609
Median Household Income

211,115
Daytime Population

LOCATION
MAP

CONTACT INFORMATION

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