

FOR LEASE

# Restaurant / Cafe on Street Level

340 Sibley Street, St. Paul MN 55101



**FORREST KALK**

Leasing Manager

📞 763.706.7901

✉ forrest@cre-fund.com

**CIG** | COMMERCIAL  
INVESTORS GROUP

# EXCLUSIVELY PRESENTED BY



**FORREST KALK**

Leasing Manager

☎ 763.706.7901

✉ forrest@cre-fund.com

Commercial Investors Group is a vertically integrated real estate investment firm with operations in Minnesota, Tennessee, and Colorado.

We specialize in value-add industrial, office, and flex properties—managing the full lifecycle from acquisitions and capital improvements to leasing, property management, and sales.

Our mission is twofold: deliver strong, risk-adjusted returns to our investors and create high-quality, functional spaces where businesses can thrive. With in-house teams and a responsive, hands-on approach, we move quickly, solve problems, and prioritize lasting relationships over transactions.

# PROPERTY OVERVIEW

Address	340 N Sibley Street, St. Paul MN 55101
County	Ramsey
<b>Lease Rates</b>	<b>Negotiable Gross Lease</b>
Building Size	25,590 SF
Year Built	1878, Remodeled 2020
Zoning	Mixed Use Residential

**Suites Available**

**#209 | 3,600 RSF | Negotiable Rent + Utilities**



# PROPERTY OVERVIEW

Commercial Investors Group is offering a street-level restaurant or café space for lease at Sibley Lofts, a historic Lowertown property originally built in 1888 and fully renovated in 2020.

The space is located directly across from Union Depot and within walking distance of CHS Field and the St. Paul Farmers' Market, benefiting from consistent foot traffic from transit riders, nearby offices, residents, and event activity.

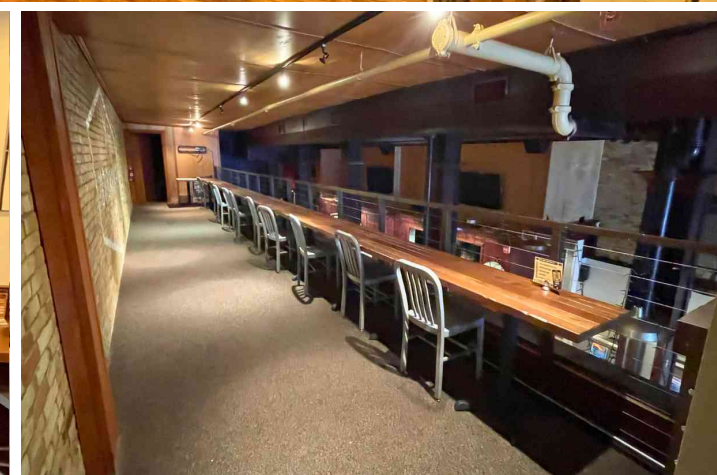
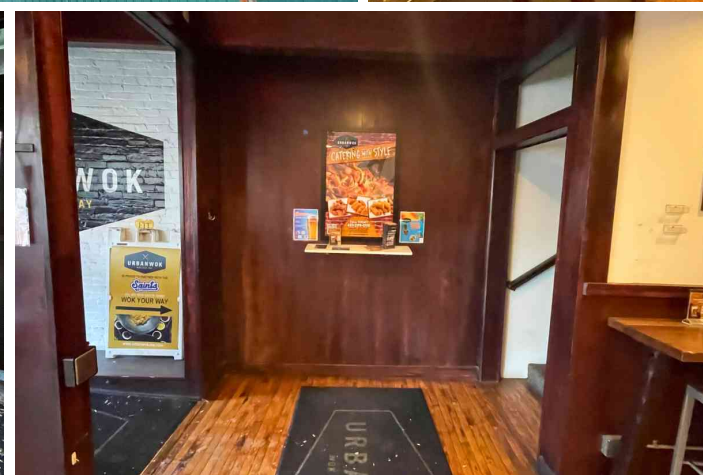
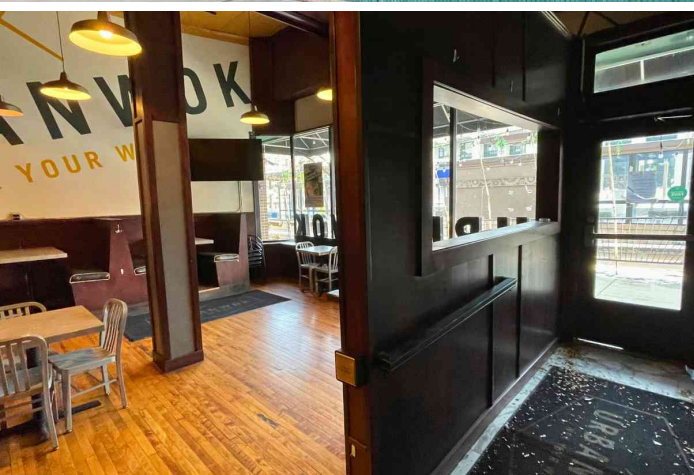
This retail suite features an existing restaurant buildout, along with 13' ceilings, original hardwood floors, exposed beams, and large street-facing windows that provide strong visibility. Major building systems have been fully updated, including HVAC, plumbing, and electrical, allowing an incoming operator to capitalize on existing infrastructure and reduce startup time.

Zoned B4 – Central Business, supporting a wide range of food and beverage uses. Parking available in adjacent garage (not included).



# AERIAL MAP





**JAMES SMITH**

Sr. Advisor | Partner

📞 612-562-1350

✉️ james@cre-fund.com

**FORREST KALK**

Leasing Manager

📞 763-706-7901

✉️ forrest@cre-fund.com

**CIG** | **COMMERCIAL INVESTORS GROUP**

This document has been prepared by Commercial Investors Group for advertising and general information only. Commercial Investors Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Commercial Investors Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Commercial Investors Group and/or its licensor(s). ©2025. All rights reserved.