



755 Prior Ave N, Saint Paul

Creative Office, Flex, and Warehouse Space

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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

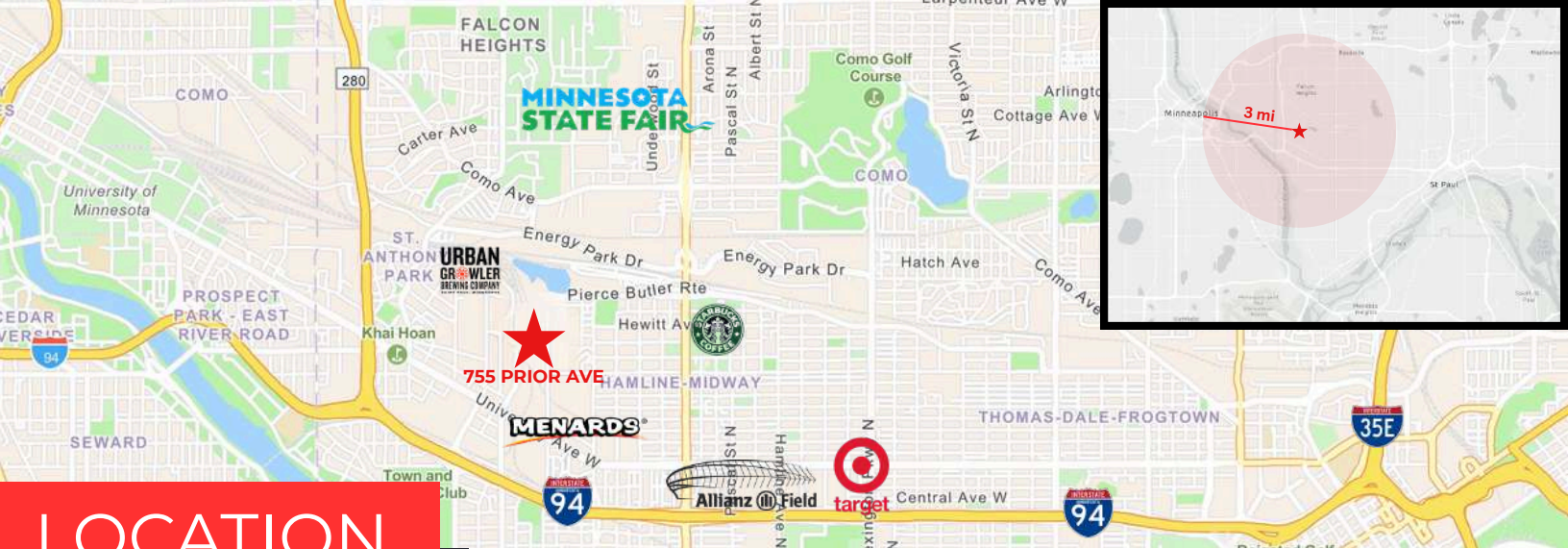
I-1 - Light Industrial

DOCK/FREIGHT

Shared loading docks & freight levator access

CONSTRUCTION

Masonry, Birck & Timber



LOCATION

The Prior Works building is centrally located in the Twin Cities. Just minutes from Highway I-94 & 280, this location offers easy access to the entire metro area.

Anchor tenants Can Can Wonderland & BlackStack Brewing make it a landmark within the Twin Cities and offer the potential for synergies with prospective tenants.

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.

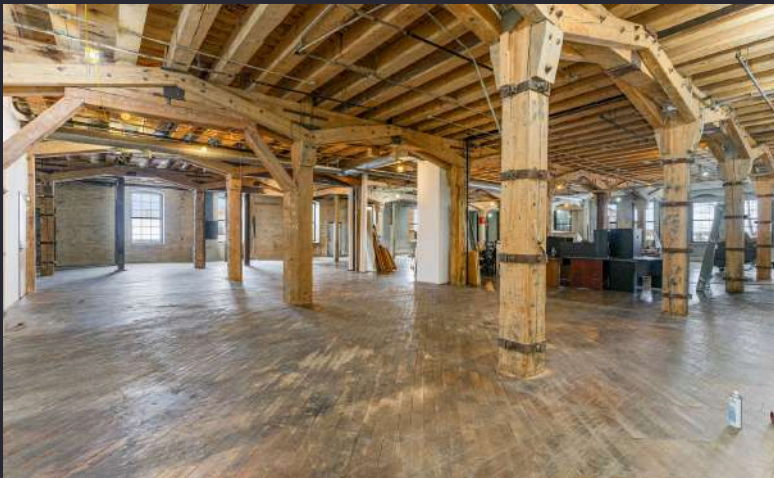
Character

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.





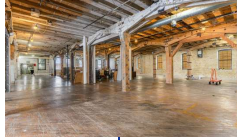
AVAILABLE SPACES



CAFE / COFFEE SHOP

~3,100 RSF
~\$6,200/MO

- Private entrance
- Commercial kitchen build out cost partially covered by landlord



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
~\$2,752/MO

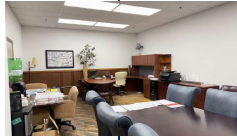
- Ample natural light
- Utility sink in unit



SUITE: 108B

~2,090 RSF
~\$2,438/MO

- Private bathroom in suite
- Office and conference room built out
- LVP floors



SUITE: 108C

524 RSF
~\$786/MO

- First floor access
- Refinished hardwood floors



SUITE: 109C

835 RSF
~\$1,114/MO

- First floor access
- Immediately adjacent to main entrance
- Turn key



SUITE: 208

4,397 RSF
~\$5,130/MO

- Suite across from the elevator
- Refinished hardwood floors



SUITE: 303A

~1,259 RSF
~\$1,888/MO

- Former photography studio, north-facing windows
- Kitchenette in suite
- Sleek modern finish



SUITE: 306A

1,007 RSF
~\$1,846/MO

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



SUITE: 306B

~1236 RSF
~\$1,854/MO

- Lots of natural light
- Refinished hardwood floors



WAREHOUSE

~5,000-50,000 RSF
~\$5,417+/MO

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

Cafe / Coffee Shop

~\$6,200/mo



[Link to video walkthrough](#)

- ✓ Private entrance
- ✓ Outdoor patio possible
- ✓ Commercial kitchen build out cost partially covered by landlord
- ✓ Mens and womens restrooms in suite



\$17.43 NET \$6.57 CAM/TAX
~3,100 RSF \$24 GROSS

May vary depending on lease terms

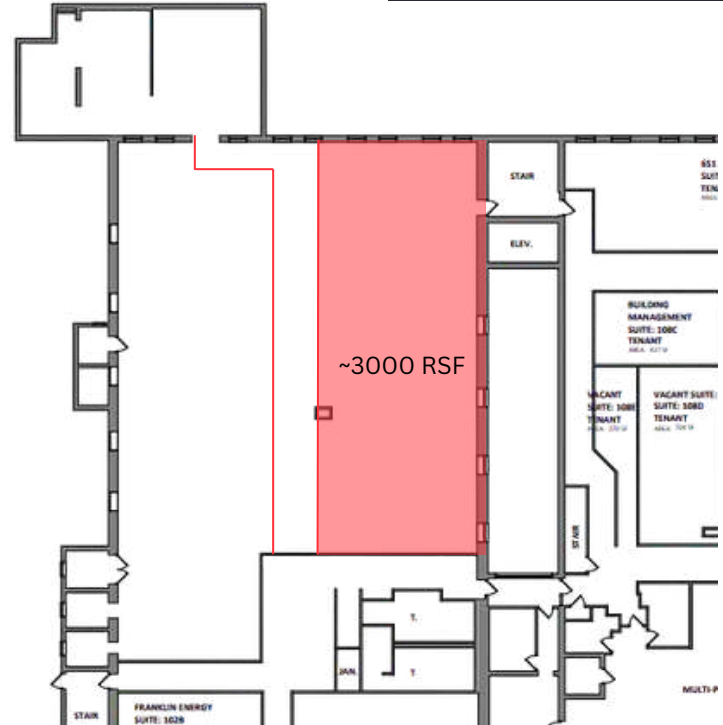
Build to Suit Flex Space

~\$4,500+/mo



[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



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

May vary depending on lease terms

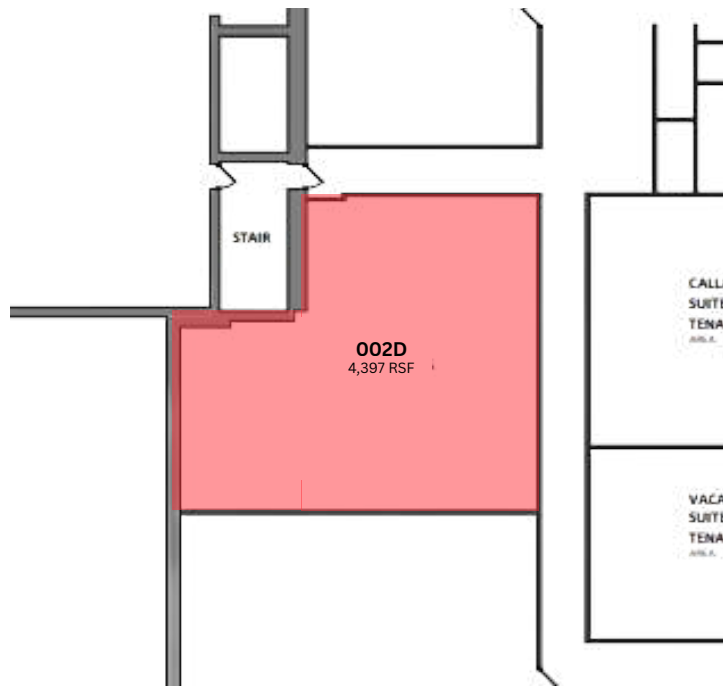
SUITE: 002D

~\$2,752/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

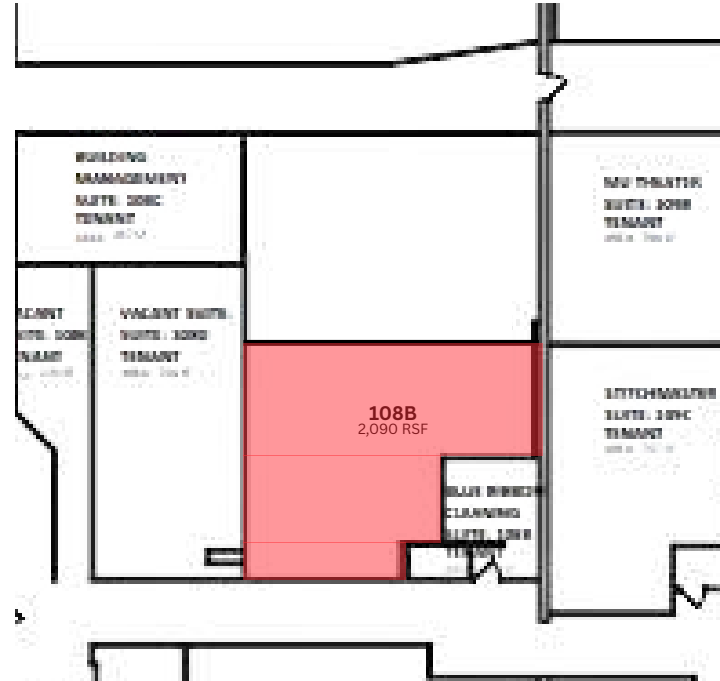
SUITE: 108B

~\$2,438/mo



[Link to video walkthrough](#)

- ✓ Private bathroom in suite
- ✓ Office and conference room built out
- ✓ LVP floors



\$7.43 NET \$6.57 CAM/TAX
2,090 RSF \$14 GROSS

May vary depending on lease terms

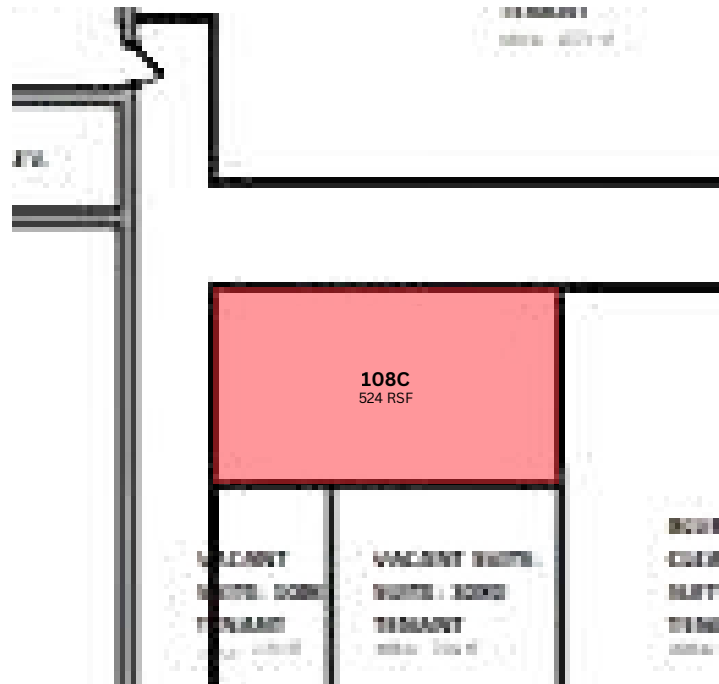
SUITE: 108C

~\$786/mo



[Link to video walkthrough](#)

- ✓ First floor access
- ✓ Refinished hardwood floors



\$11.43 NET \$6.57 CAM/TAX
524 RSF \$18 GROSS

May vary depending on lease terms

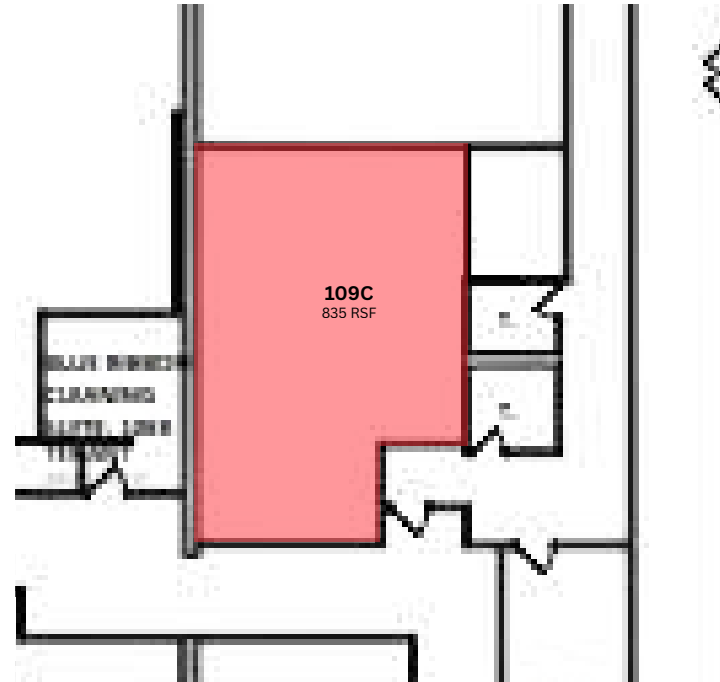
SUITE: 109C

~\$1,114/mo



[Link to video walkthrough](#)

- ✓ First floor access
- ✓ Immediately adjacent to main entrance
- ✓ Turn key



\$9.43 NET \$6.57 CAM/TAX
835 RSF \$16 GROSS

May vary depending on lease terms

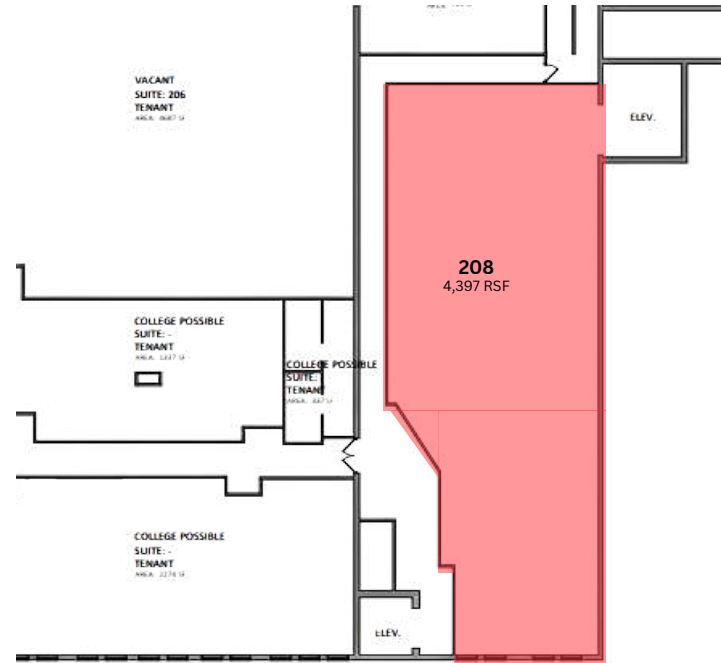
SUITE: 208

~\$5,130/mo



[Link to video walkthrough](#)

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



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

May vary depending on lease terms

SUITE: 306A

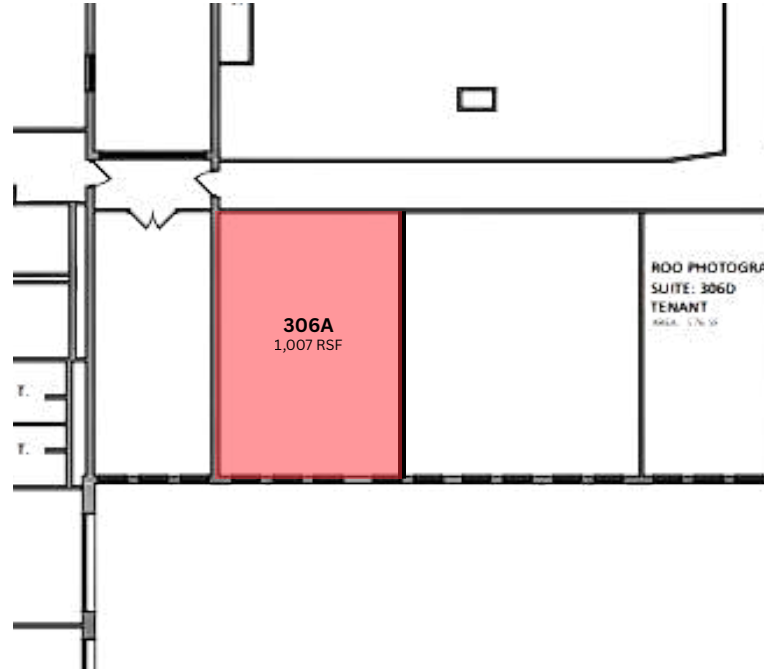
~\$1,846/mo



[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.

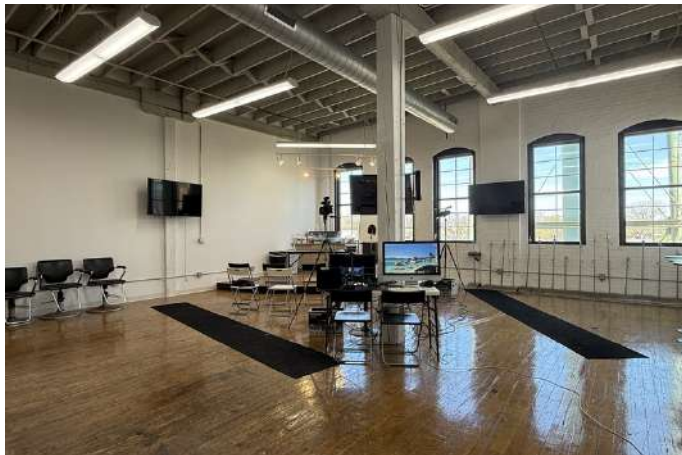


\$15.43 NET **\$6.57 CAM/TAX**
1,007 RSF **\$22 GROSS**

May vary depending on lease terms

SUITE: 306B

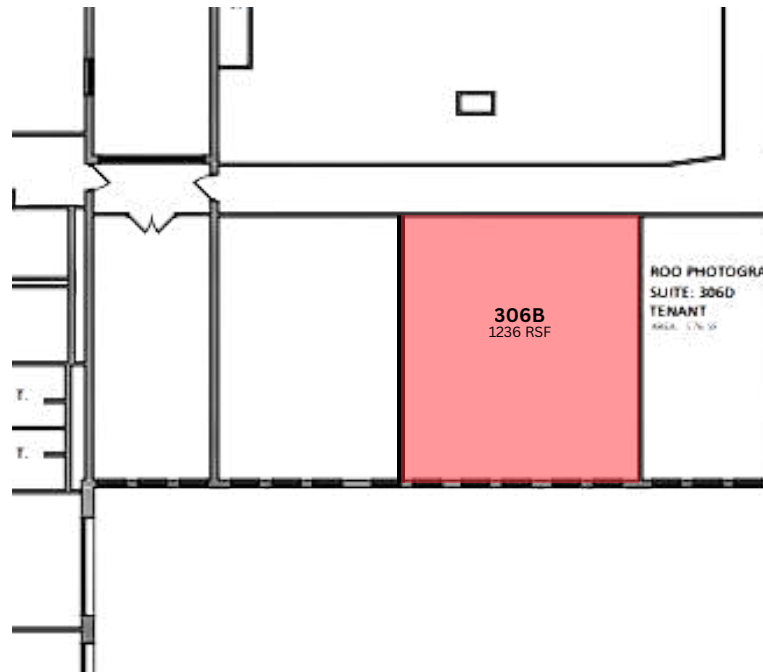
~\$1,854/mo



[Link to video walkthrough](#)

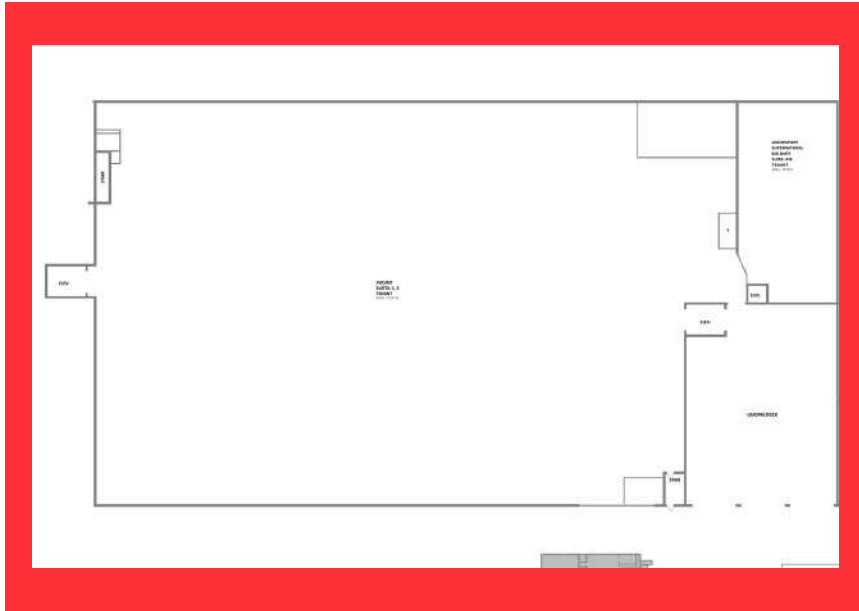
- ✔ Lots of natural light
- ✔ Refinished hardwood floors

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



\$11.43 NET \$6.57 CAM/TAX
1,236 RSF \$18 GROSS

May vary depending on lease terms



WAREHOUSE

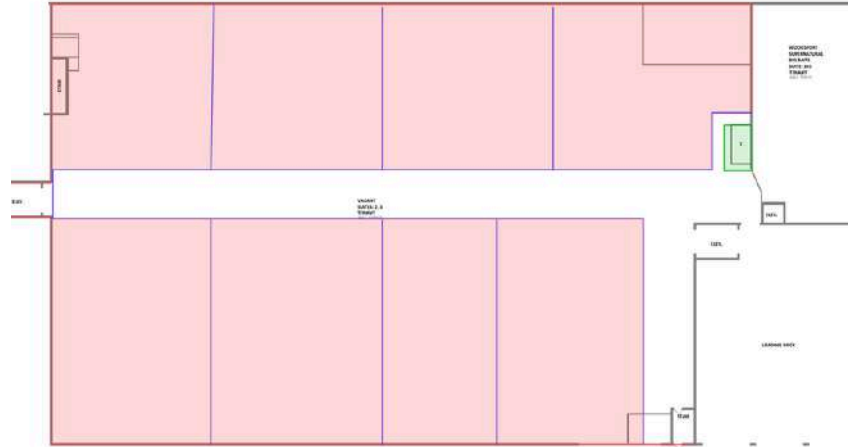
Warehouse

~\$5,417+/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



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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