

FOR LEASE

6,015 SF Available

Retail / Office Space

278 7th Street East

St. Paul, MN 55101 — Lowertown



2,625 SF
FIRST FLOOR

Available Now

3,390 SF
LOWER LEVEL

Available Now

6,015 SF
TOTAL AVAILABLE

Retail / Office

1967
YEAR BUILT

Well-Maintained

Space Details

- First floor: 2,625 SF street-level retail/office
- Lower level: 3,390 SF additional flex space
- Total building: 9,205 SF on 0.1 acres
- Panoramic window frontage with natural light
- Covered outdoor patio / entry area
- Elevator access between floors
- Restrooms on first floor

Nearby Parking

- Kat Lot — \$140/month
- 6th & Wall Parking Ramp — \$150/month
- 8th & Wacouta Lot — \$125–\$150/month
- Church of St. Mary Lot — from \$60/month

Neighborhood Amenities

- CHS Field — St. Paul Saints ballpark
- Mears Park — events & green space
- Ox Cart Ale House & The Bulldog
- Dark Horse Bar & Eatery
- Keys Café, Sawatdee, Subway, Arby's
- US Bank, Wells Fargo, Alliance Bank
- Hyatt Place & DoubleTree Hotel
- St. Paul Farmers Market

Traffic & Access

- 15,400 vehicles/day on 7th Street E
- 80,662 daytime employees within 1 mile
- Direct I-94 access nearby
- Metro Transit bus routes on corridor

Pete Guidera

Commercial Real Estate

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Deanna Doyle

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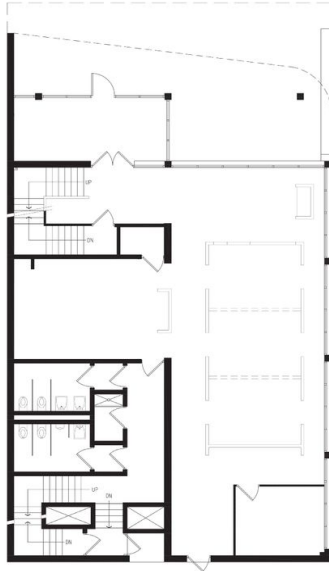
✉️ Deanna.doyle@cbrealty.com

**For leasing
information contact
us today**

Floor Plan

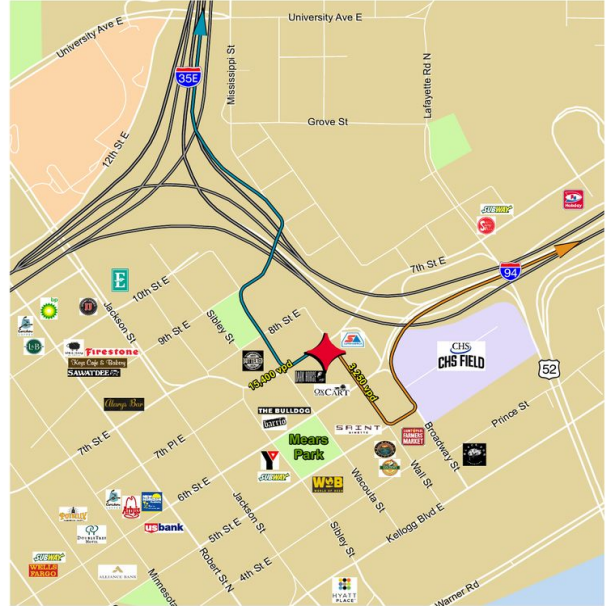
First Level — 2,625 SF

FIRST LEVEL FLOOR PLAN - 2,625 SF



Nearby Amenities

NEARBY AMENITIES



Parking Options

PARKING AND MONTHLY RATES



Market Demographics

	1 Mile	3 Miles	5 Miles
Population	14,790	170,649	357,118
Avg. Household Income	\$55,833	\$62,201	\$72,346

Daytime Employees	80,662	141,636	226,270
Total Businesses	2,079	5,911	11,443
Median Age	34.3	31.5	33.9
% White Collar Jobs	66.4%	59.0%	63.7%
Median Household Income	\$31,174	\$43,075	\$51,331

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