



NOVA SP

**NEW
COMMERCIAL
SPACE FOR
LEASE**



848 PAYNE AVE, ST PAUL, MN 55130



THE HIGHLIGHTS



BUILDING FEATURES

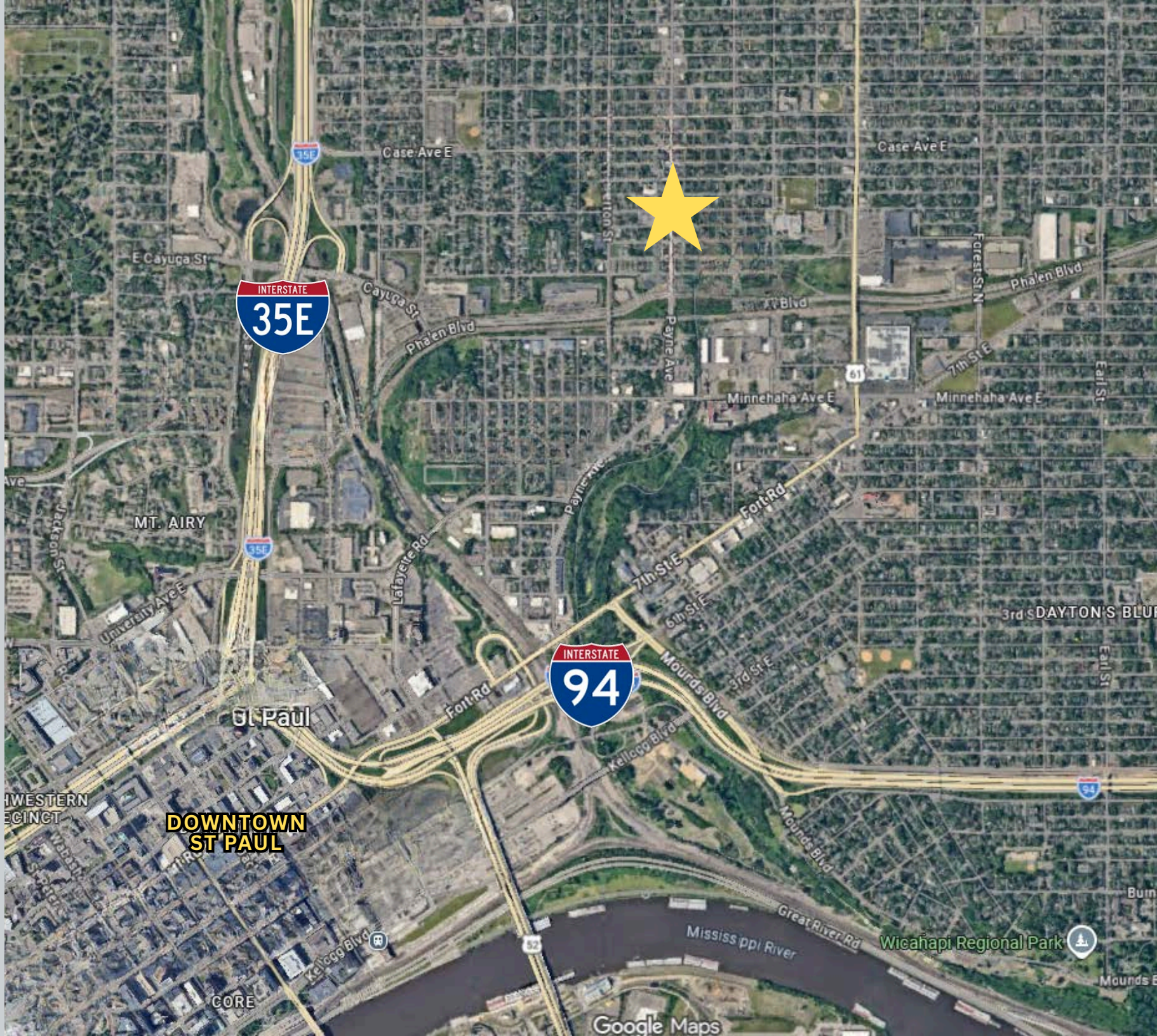
- New construction mixed-use/affordable housing and commercial development in the Payne-Phalen neighborhood of St. Paul
- Design-build opportunity for retail or office user(s) with capacity for a full-service restaurant/grill, coffee shop, or deli
- Dedicated entrance(s) and signage
- Commercial parking options onsite and surrounding street parking
- Owner will build-to-suit, or offer a Tenant Improvement Allowance with a term lease

LOCATION FEATURES

- Located in the heart of St. Paul's East Side on the first floor of an affordable housing development.
- Convenient access to Phalen Boulevard, West 7th Street, I-35E, I-94, and less than 3 miles from Downtown St. Paul
- Prime corner visibility paired with standout signage and branding opportunities
- Nearby businesses include: Kendall's Ace Hardware, Eastside Thai, Marquex Grill, Caydence Records and Coffee, and Bymore Supermercado
- T-2 Traditional Neighborhood



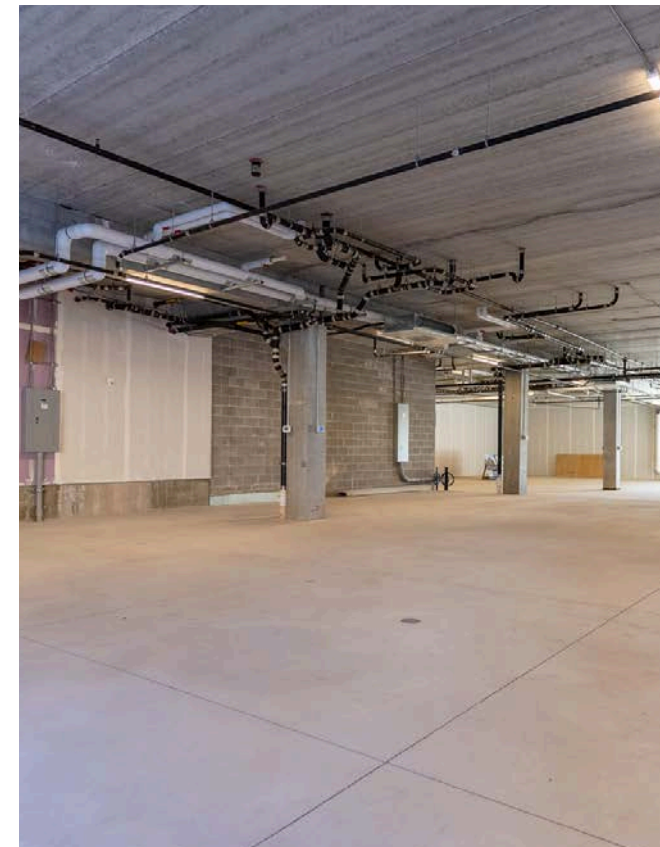
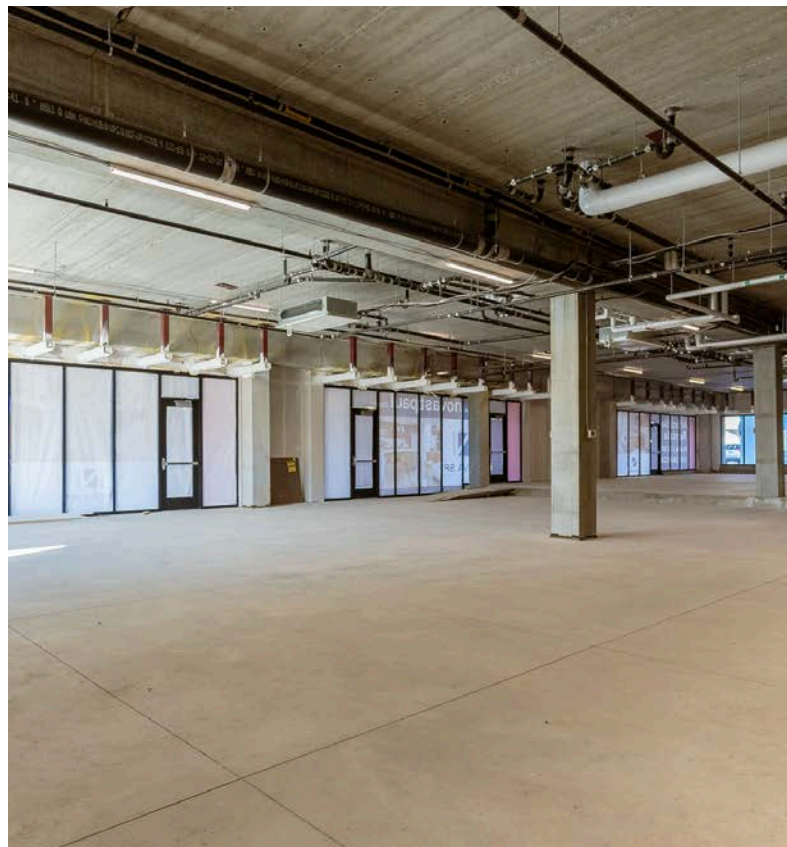
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Suite 100 - Approx. 3,367 SF
(restaurant capable)

Suite 200 - Approx. 2,333 SF





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Explore the possibilities. These conceptual renderings highlight three different ways the space could be reimagined for future tenants. Suites can be combined for up to 5,700 SF, offering flexibility to fit a variety of needs. This street-level location provides excellent visibility along a highly trafficked corridor with an average of 7,000 vehicles per day.





GREAT VISIBILITY
CORNER OFFICE/RETAIL ON
PAYNE AVENUE



\$12 – \$14
LEASE RATE PSF



\$5.72
TAX/OPS PSF

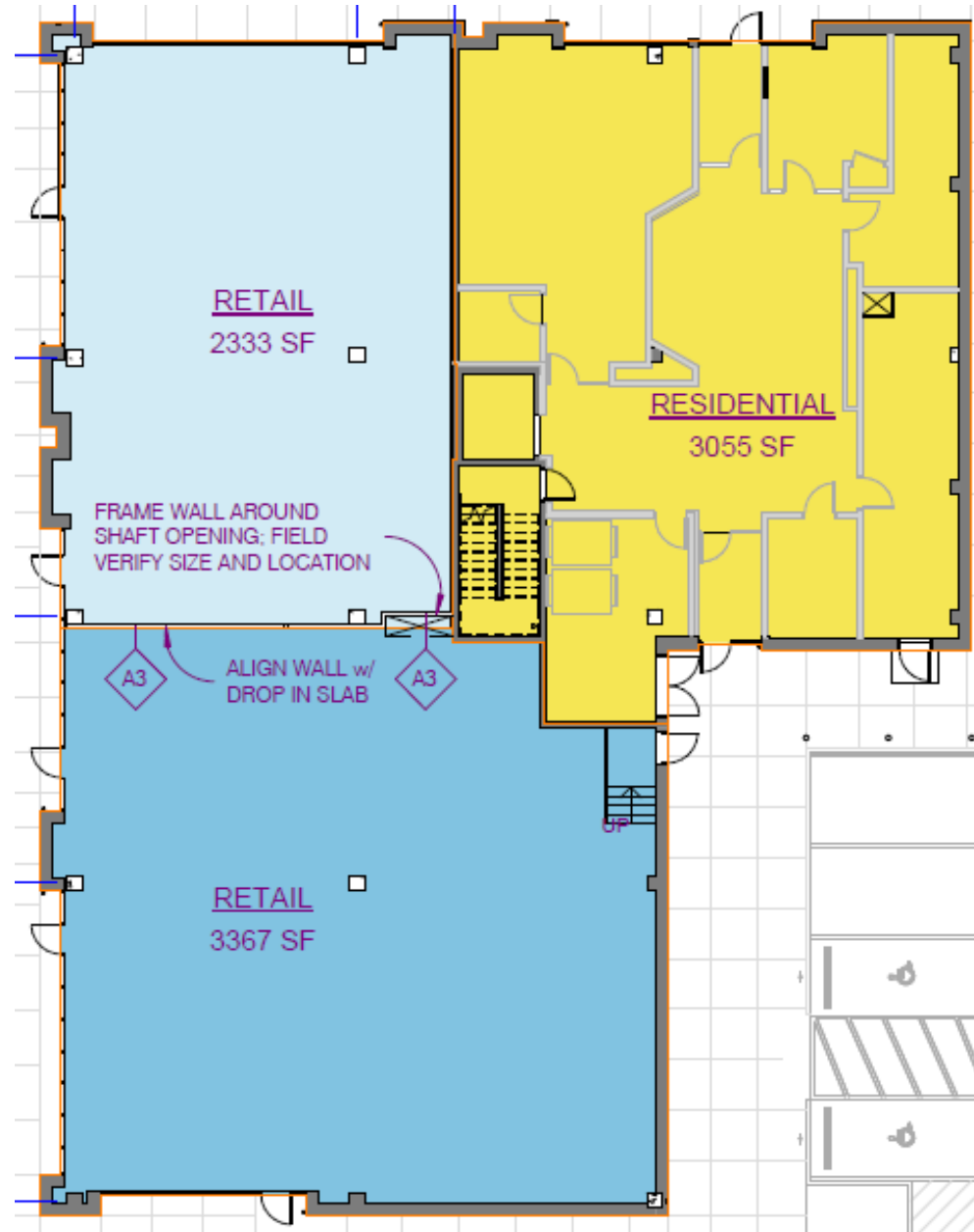


2,333 & 3,367 RSF
TWO SUITES AVAILABLE,
SUITE 100 RESTAURANT
CAPABLE



**DEDICATED
PARKING SPACES**

FLOOR PLAN



901 North Third Street, Suite 100,
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