

FOR LEASE

# US BANK BUILDING ST. PAUL, MN

1071 Grand Ave, St. Paul, MN



CUSHMAN &  
WAKEFIELD



# US BANK BUILDING ST. PAUL, MN

## PROPERTY HIGHLIGHTS

- Located along the iconic retail corridor Grand Avenue in St. Paul near Lexington Parkway intersection
- Highly walkable, neighborhood-serving street with consistent daytime and evening foot traffic
- Abundant surrounding amenities, including a balanced mix of daytime cafés, lunch spots, evening dining and shopping
- Prominent location in a tight-knit local business community, known as one of the Twin Cities' most charming main streets
- Easy access from Downtown St. Paul, Minneapolis, and I-94
- Dedicated storefront entryway and ability to add signage
- On-site full-service US Bank branch, including Drive-up teller windows, Walk-up and Drive-up ATMs, safety deposit boxes
- Space is available for immediate occupancy

### BUILDING INFORMATION

YEAR BUILT:	1965
BUILDING SIZE:	16,490 SF
SPACE AVAILABLE:	2,377 SF
PARKING:	20 stalls on-site (first come, first serve), metered street parking
ZONING:	B2
LEASE RATE:	\$24.00 Modified Gross



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## AVAILABILITIES

Suite Number

Square Footage

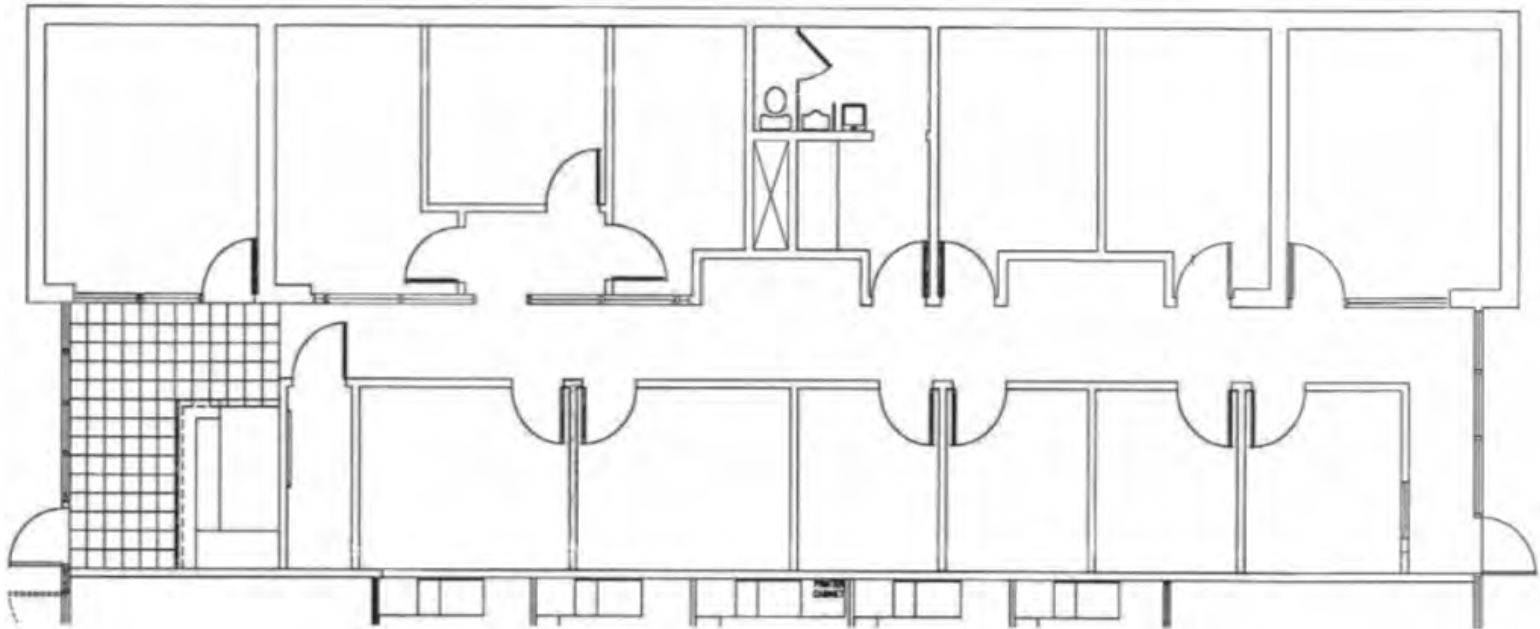
2,377



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## FLOOR PLAN

2,377 SF



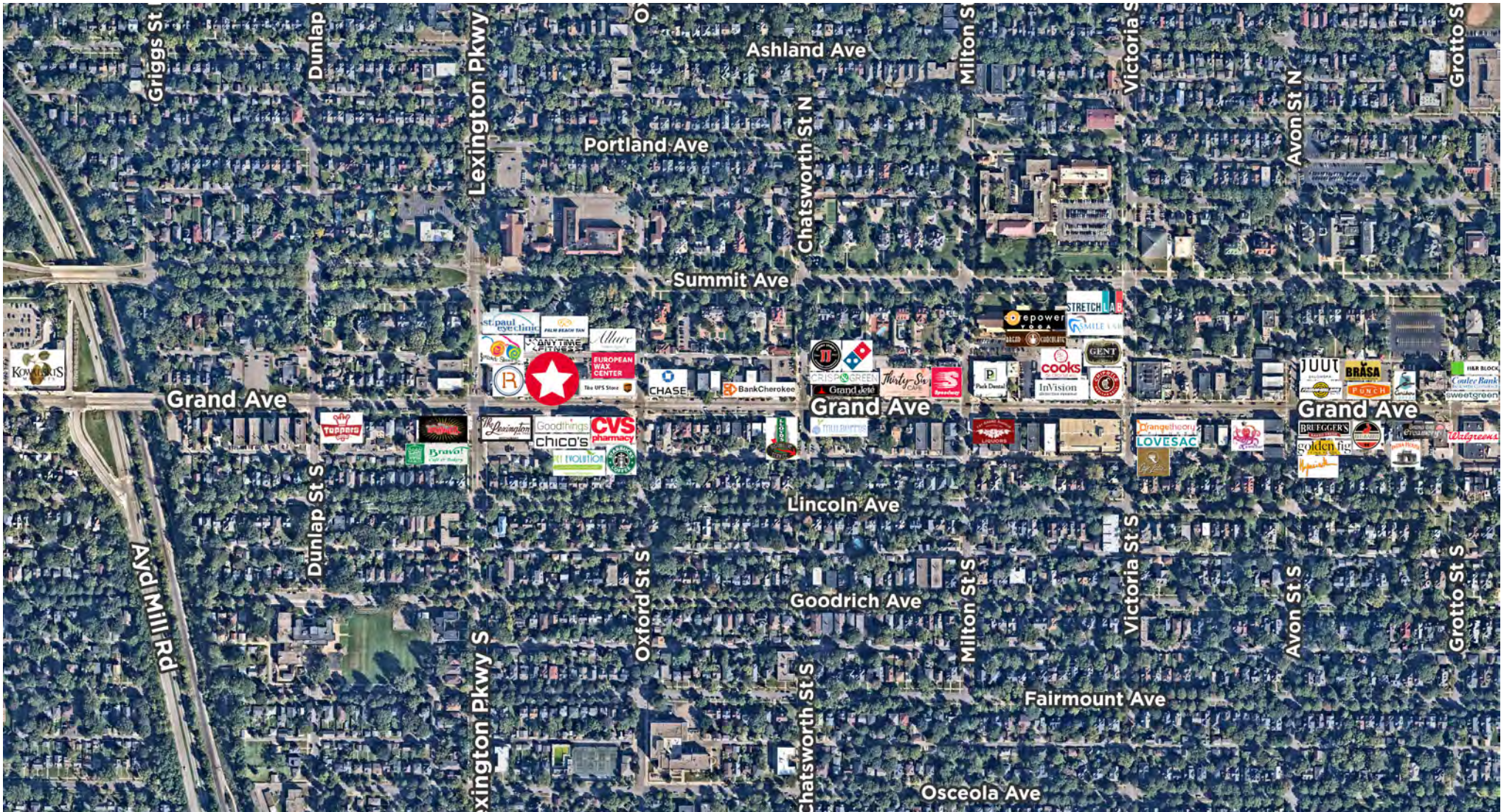
# US BANK BUILDING ST. PAUL, MN

## PROPERTY AERIAL



# US BANK BUILDING ST. PAUL, MN

## AMENITIES AERIAL



# US BANK BUILDING ST. PAUL, MN

**PROPERTY  
IMAGES**





**FOR MORE INFORMATION, CONTACT:**

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