

**FOR LEASE**

# Blair Arcade

165 Western Ave N, St Paul, MN 55102

An iconic building that is full of graceful arches and historic details, this building is the center of one of St. Paul's most successful commercial corridors. A modern renovation, diverse tenants, and influential neighborhood are the key elements of an exciting fusion creating something innovative and timeless.



**Building Size**

66,000 SF

**Year Built / Year Renovated**

1887 / 2018

**Space Available**

936 - 3,023 SF

**Rent Rate**

\$14.00 - \$20.00/SF/yr (NNN)

**CAM & Taxes**

\$14.89/SF/year

## Blair Arcade

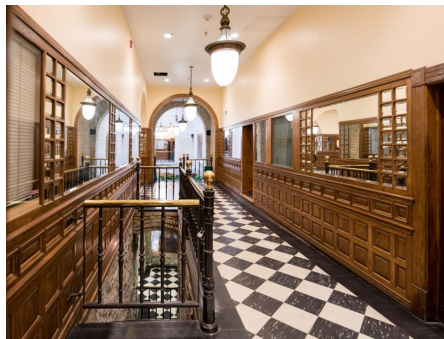
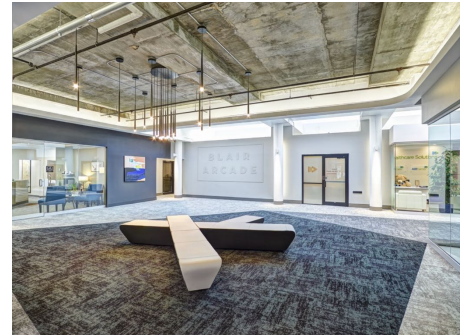
### About the Property

Walking distance from Summit Avenue and Ramsey Hill towards downtown St. Paul, this historic building features exposed stone, barrel vaulted brick ceilings, intricate woodwork, and high ceilings. Enjoy walkable neighborhood charm and free parking. Major renovations of the building were completed in Summer 2018, rejuvenating the spaces with a fusion of art deco and modern minimalist design. This building has a variety of space options for growing businesses in an amenity rich neighborhood with free parking.

### Location

Located in the heart of Cathedral Hill, Blair Arcade is rich with St. Paul heritage and personality. The building is perfect for a diverse range of tenants who are looking for a local, dynamic work space in a walkable community with amazing dining options such as W.A. Frost, Moscow on the Hill, Nina's Cafe, Red Cow, The Fitz, near AA Market, LA Grolla, The Gnome, A Piece of Cake, and Bon Vie. Nearby retailers include Primp, Black Blue, Corazon, and Paper Patisserie.

- ✓ Free parking
- ✓ Mix of historic and modern suites
- ✓ Variety of suites can meet the needs of growing businesses
- ✓ Walkable neighborhood with dozens of restaurants and shops
- ✓ Extensive renovation of common areas completed in Summer of 2018



Blair Arcade

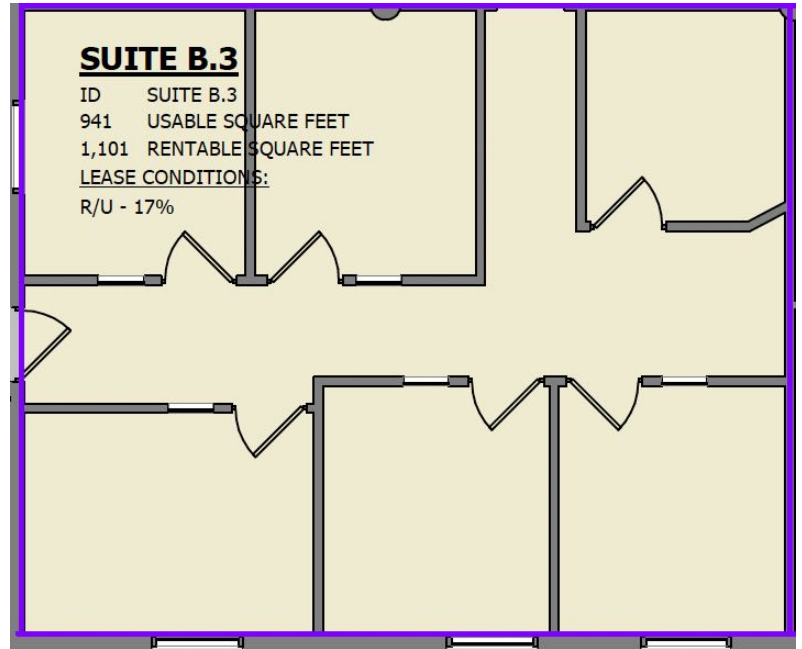
## Suite B3

Rentable Area: **1,101 RSF**

Availability: **6/1/22**

Lease Rate: **\$17.00/SF/yr**

CAM & Taxes: **\$14.89/SF/year**



Charming corner office in St. Paul's Blair Arcade

- Corner office with windows facing common hallway
- Recent remodel of space
- Private office spaces
- Free parking



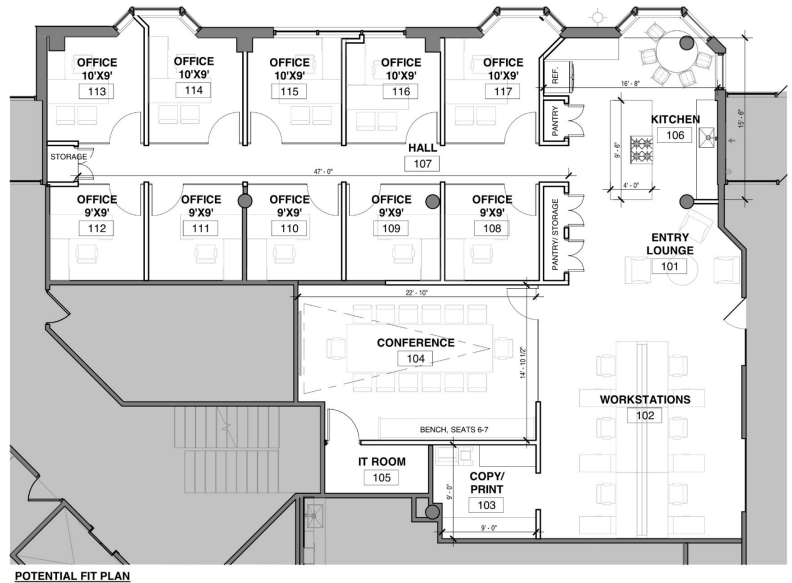
Blair Arcade  
**Suite C**

Rentable Area: **2,978 RSF**

Availability: **Pending Lease**

Lease Rate: **\$18.00 - \$20.00/SF/yr**

CAM & Taxes: **\$14.89/SF/year**



Unique office location in St. Paul's Cathedral Hill with signage potential along Selby Avenue. Large open floor plan with 12' ceilings and a huge wall of windows makes this space work for a variety of users.

- 10 private offices
- Easy entrance from Selby Avenue
- Free parking
- Remodeled in 2019



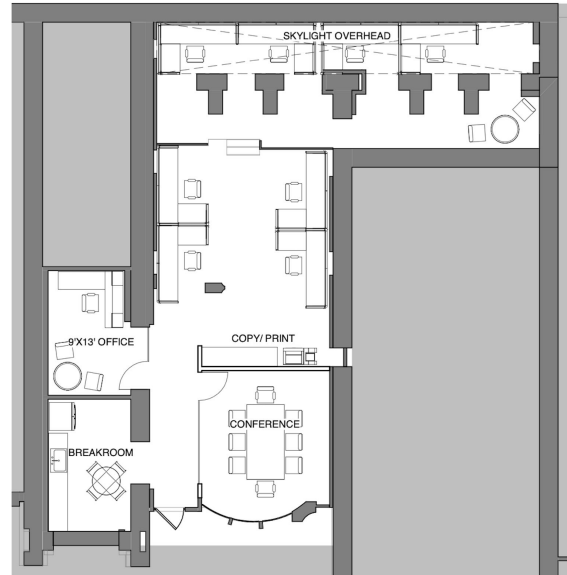
Blair Arcade  
**Suite 13**

Rentable Area: **1,985 RSF**

Availability: **Immediately**

Lease Rate: **\$15.00/SF/yr**

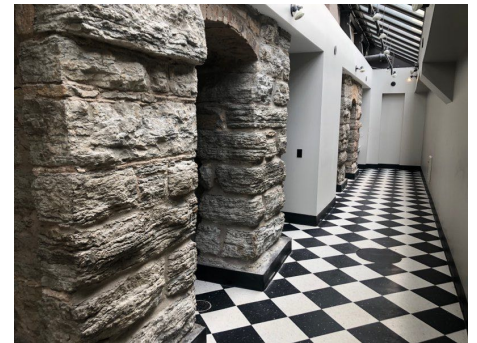
CAM & Taxes: **\$14.89/SF/year**



1 SUITE 13 NEW CONSTRUCTION  
 A01 1/8" = 1'-0"

Fun creative office in St. Paul's Cathedral Hall with exposed stone, large skylight, and flexible office layouts.

- Large glass, front-facing atrium
- Large expanse of skylights for lounge and open office opportunities
- Turn-key buildout
- Conference room
- Private office



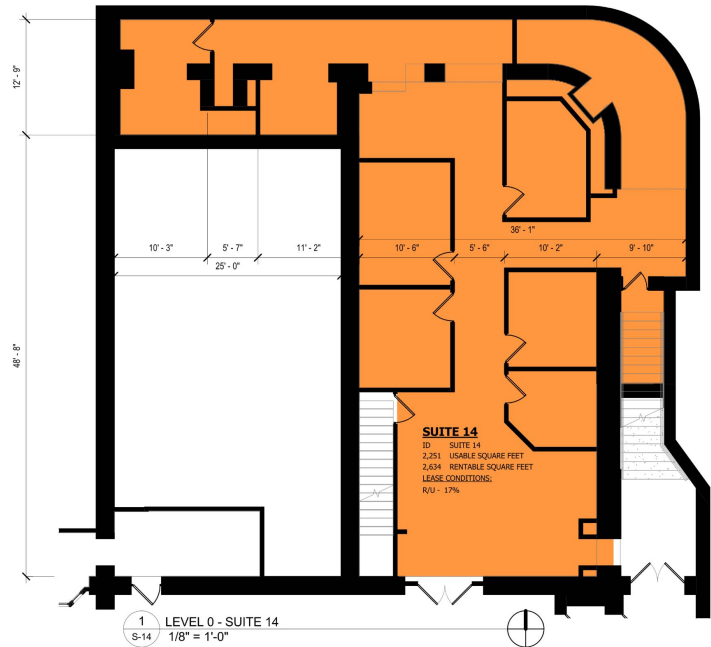
Blair Arcade  
**Suite 14**

Rentable Area: **2,634 RSF**

Availability: **Immediately**

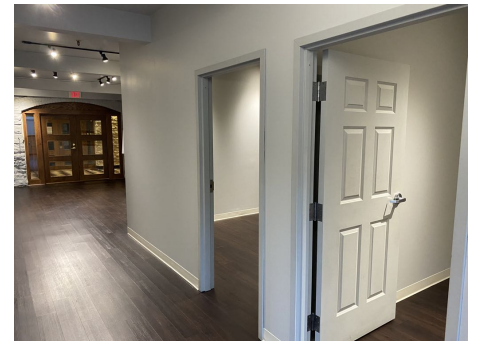
Lease Rate: **\$14.00/SF/yr**

CAM & Taxes: **\$14.89/SF/year**



Located in St Paul's Cathedral Hill, this space is ideal for medical office users, therapists, or professional services room. Reception area with waiting space, four private treatment rooms plus office space for 2+ people.

- Skylights
- Steps from entry
- Possibility for signage on western facing windows
- Utilize foot traffic from nearby Nina's Coffee Cafe and The Coven





## The Neighborhood

# Cathedral Hill

There is no shortage of unique spaces in Cathedral Hill, from historical and quaint to modern and hip. You will come to appreciate and embrace the community you've become a part of, quickly adopting the support of the surrounding business community.



81

WALK SCORE



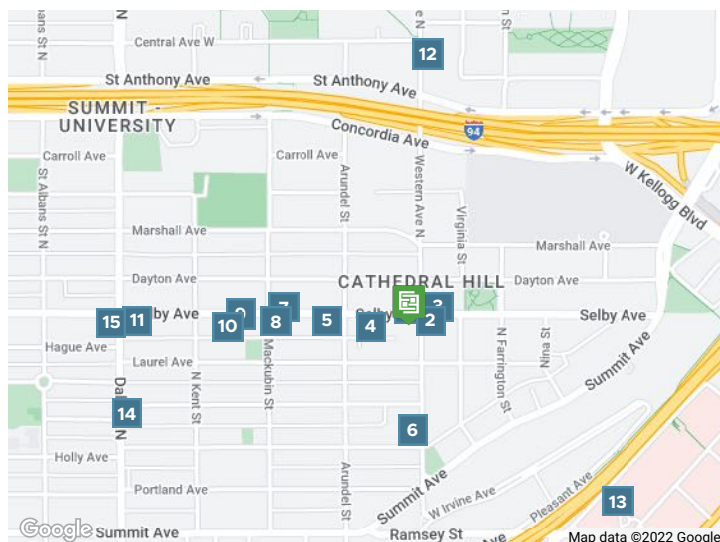
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TRANSIT SCORE



75

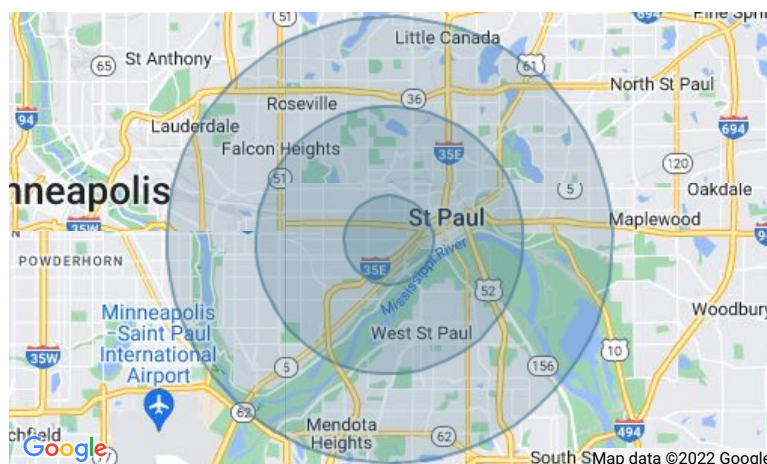
BIKE SCORE



- 1 Nina's Coffee Cafe
- 1 Selby Ave & Western Ave
- 1 Handsome Hog
- 1 Red Cow St. Paul
- 2 W. A. Frost And Company
- 3 Moscow On The Hill
- 4 Yumi Japanese Restaurant & Bar - Saint Paul
- 5 La Grolla
- 6 The Commodore Bar & Restaurant
- 6 Ricks Place
- 7 The Yarnery
- 7 Bon Vie Cafe
- 8 The Gnome Craft Pub
- 9 Ergo Floral
- 9 Viva Cubano
- 9 The French Hen Cafe
- 9 Revival St. Paul
- 10 Great Harvest Bread Co.
- 11 Mango Thai
- 12 Asian Deli & Restaurant
- 13 Ginkgo Coffeehouse
- 14 Sweeney's Saloon
- 15 Mississippi Market Natural Foods Co-op

Demographics	1 Mile	3 Miles	5 Miles
<b>Total population</b>	27,520	172,315	365,282
<b>Median age in years</b>	35.5	33.8	34.8
<b>Total households</b>	12,556	69,478	146,186
<b>Median household income</b>	\$52,151	\$59,384	\$63,389
<b>Average household size</b>	2.09	2.40	2.41
<b>Average home value</b>	\$366,739	\$301,827	\$313,082

Data Source: ESRI/ArcGIS (2021)





# Neighborhood Photos

