

THE LANDMARK SAINT PAUL ATHLETIC CLUB BUILDING

340 CEDAR STREET
SAINT PAUL, MN 55101

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Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size (Gross):	±175,000 RSF
Available SF:	3,380 - 10,509 SF
Year Built:	1917
Renovated:	2023
Zoning:	B4
Market:	Saint Paul
Submarket:	Downtown CBD
Video:	View Here

PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale or lease the historic Saint Paul Athletic Club Building in Downtown Saint Paul, Minnesota ("Property"). This iconic Property has been an integral part of St. Paul's community and social fabric since 1917. The Property is comprised of two separate buildings: the 1917 building and a 1980 building, located in the center of the business district.

The building has many potential re-uses with additional event venues being an attractive option. Pre-Pandemic, the building housed a 56-room boutique hotel [Hotel 340], a first-class health club [The SPAC], banquet operations in the original ballroom & Lobby, a partially completed roof-top banquet venue, and miscellaneous tenant office spaces. Today, banquets are still held in the ballroom, the health club has closed (although it still has much of its infrastructure), the hotel is partially occupied by a homeless shelter, and there are many re-use options for the former office/retail spaces. Construction has begun to add two new event venues.

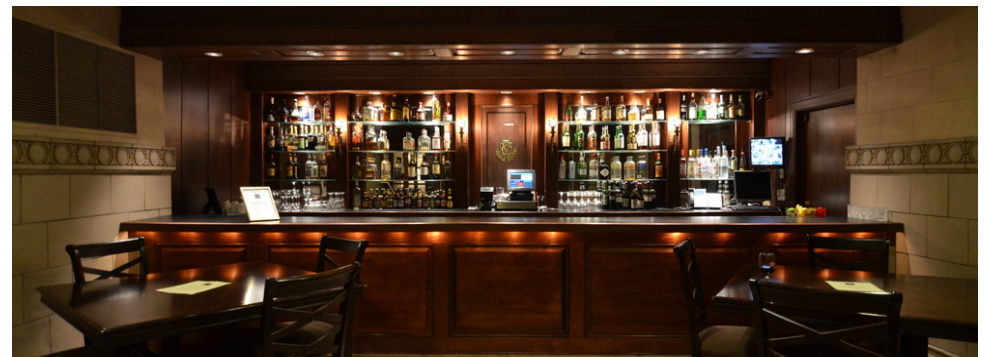
The property is located in the Central Business District, just a few blocks from Rice Park and the Lowertown Arts District, and it is adjacent to the LRT Green Line Station [the station is on the same block].

The Owner will entertain reasonable purchase offers, lease proposals, and joint venture ideas.

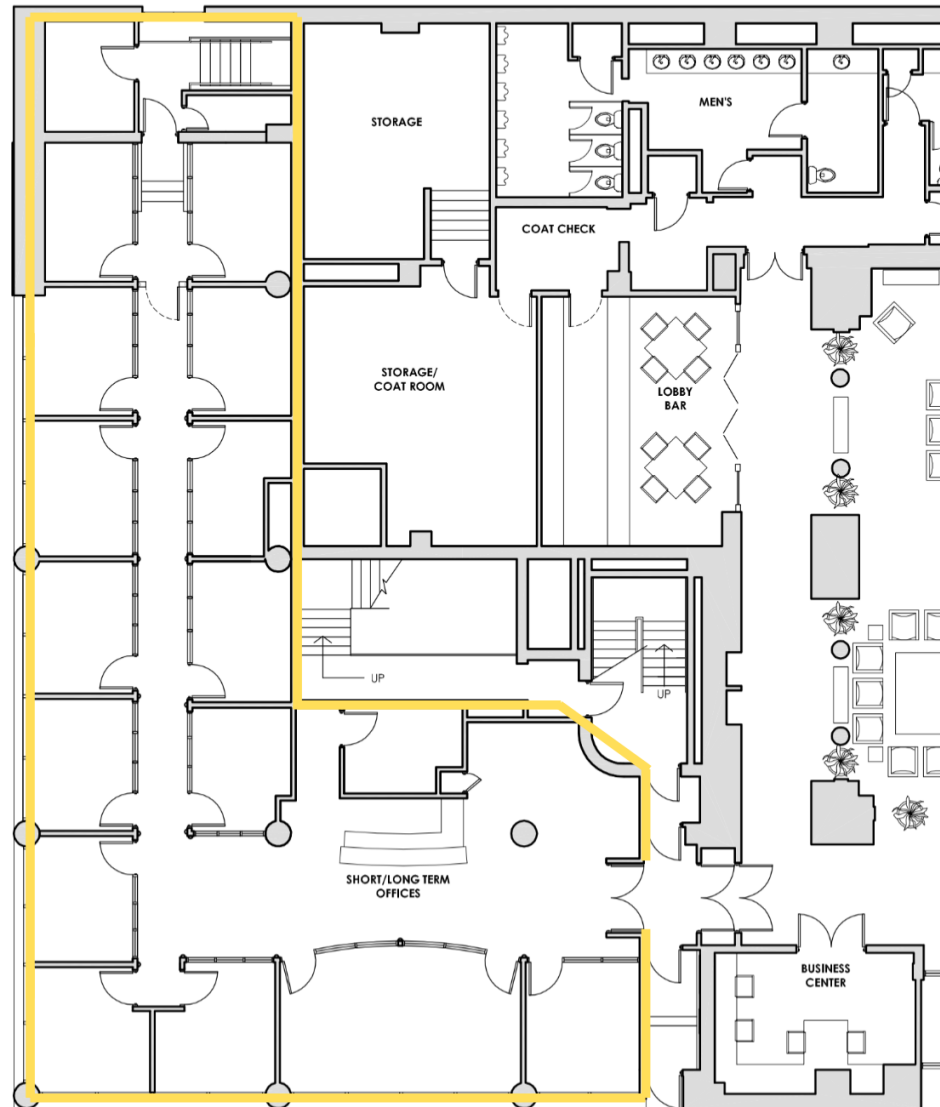
Lease Highlights

LEASE HIGHLIGHTS

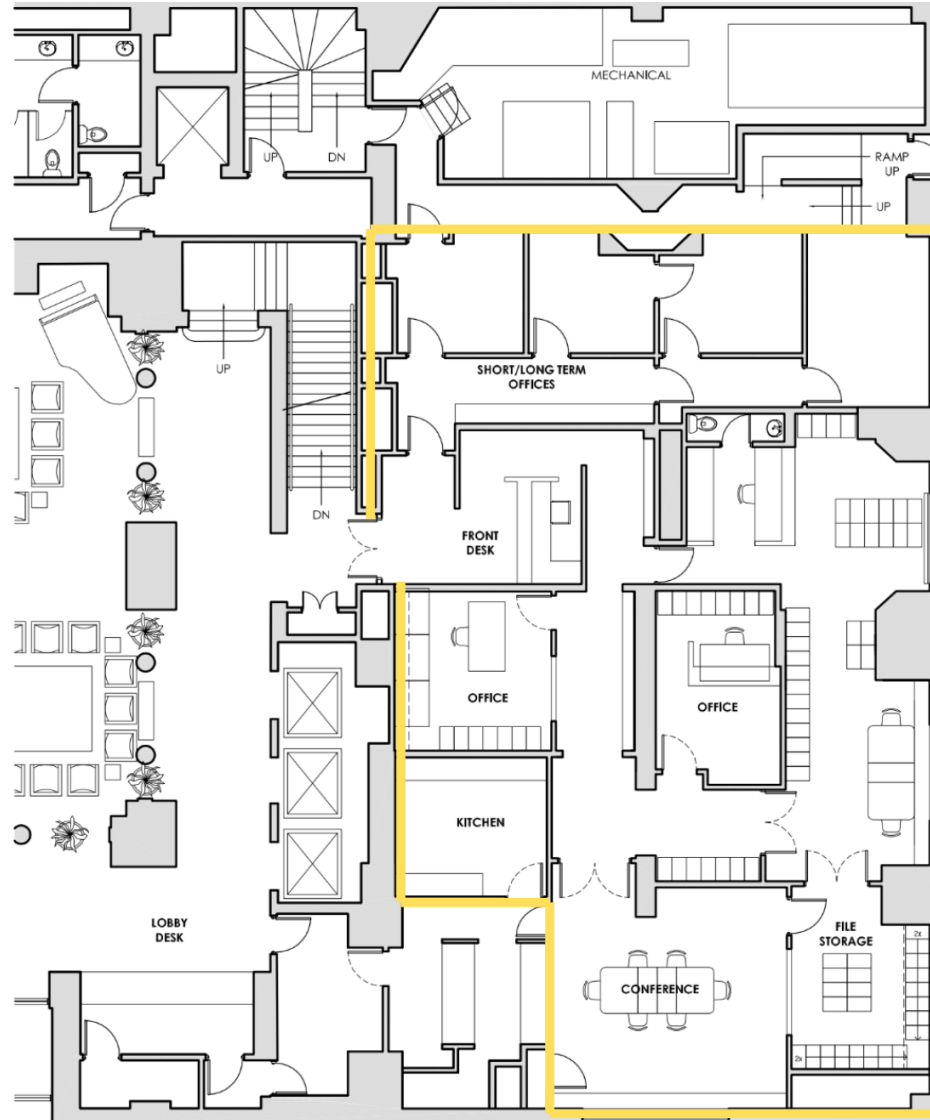
- The entire building is also available for lease
- Fully built out, turnkey spaces: 3,380 SF (NW corner) and 4,400 SF (SW corner) on the first floor, 10,509 SF on the lower level, and 2,545 SF on the skyway level
- These spaces are located in a landmark building that was built in 1917 and designed by Reed and Stem, the architecture firm behind Grand Central Terminal in New York City and many other famous commissions. The building features one of the most beautiful lobby common areas in the metropolitan area.
- Building security is provided
- Located in the Central Business District of Downtown Saint Paul on Cedar Street and 4th Street. Located two blocks from the Mississippi River, three blocks from Rice Park (and the many bars and restaurants that line Saint Peter Street), and four blocks from Lowertown, a popular arts and restaurant district in downtown Saint Paul.
- Adjacent to the Central Station of the LRT Green Line and near numerous bus lines
- Skyway connected
- Located across the street from the Capital City Plaza Parking Ramp, and one block from the Victory Ramp (both skyway connected)
- There are numerous beautiful event spaces in the building, and building tenants receive special deals for events.



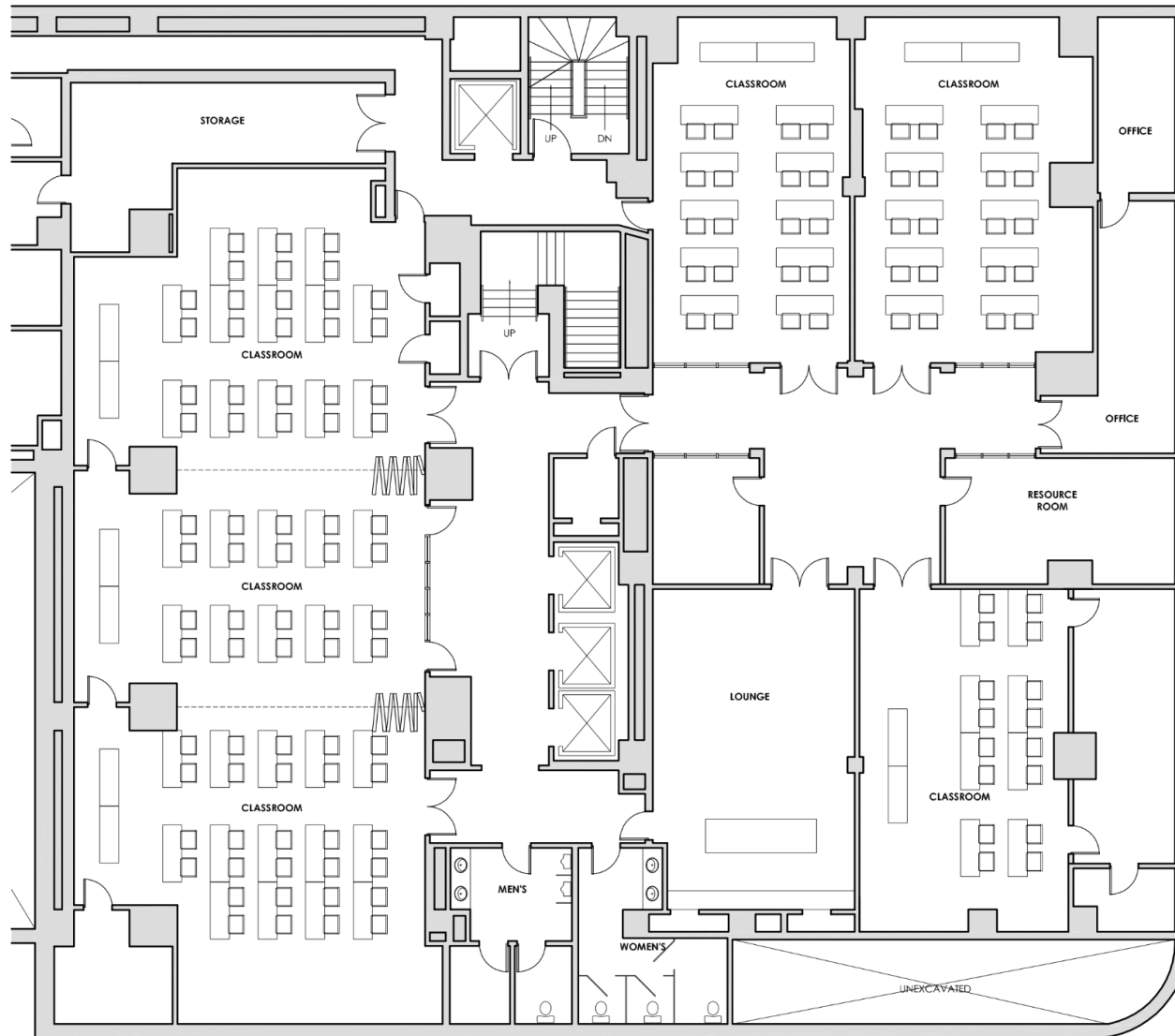
Floorplan: 3,380 SF Office/Retail



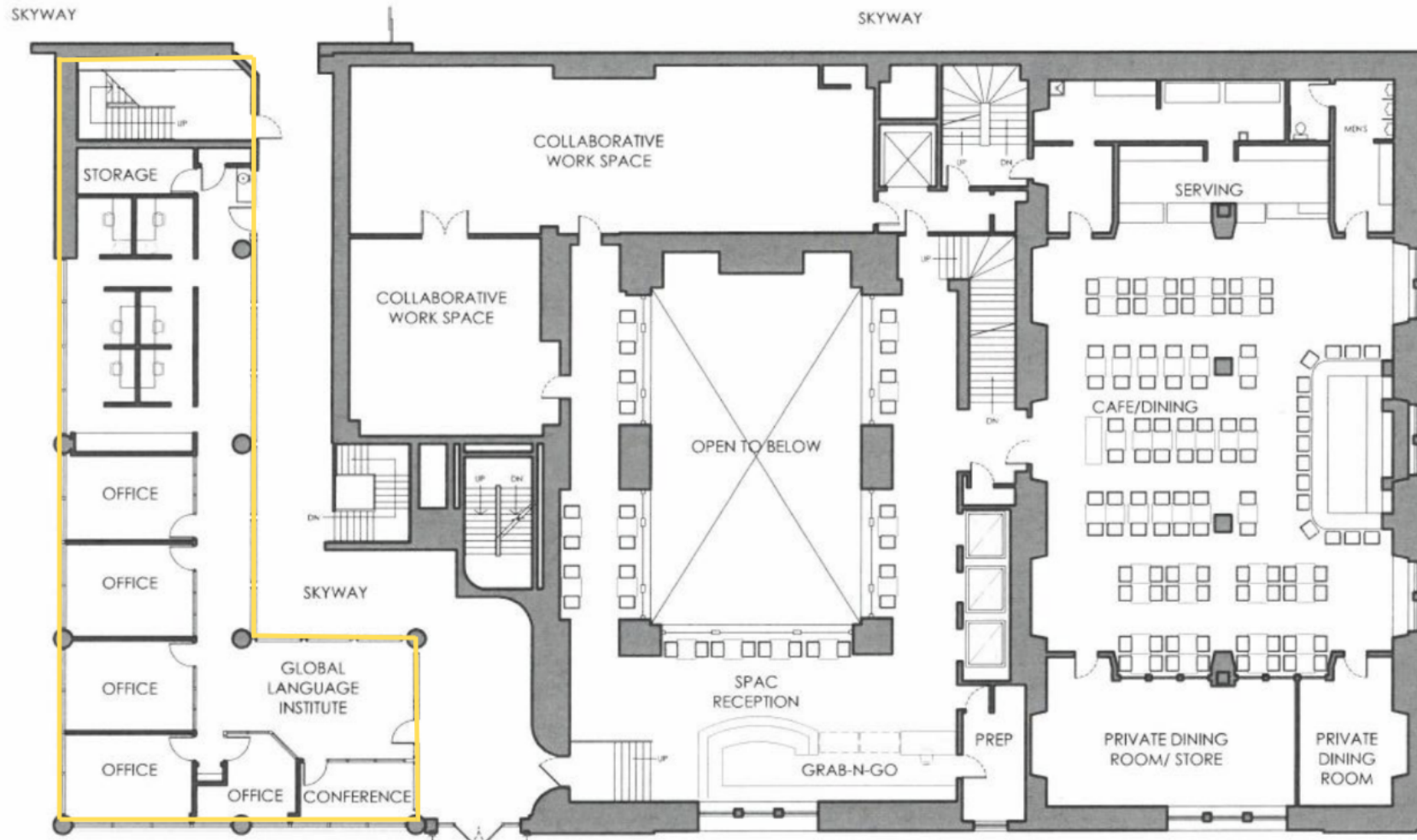
Floorplan: 4,400 SF Office/Retail



Floorplan: 10,059 Office/Training Center



Floorplan: 2,545 SF Office [Skyway Level]



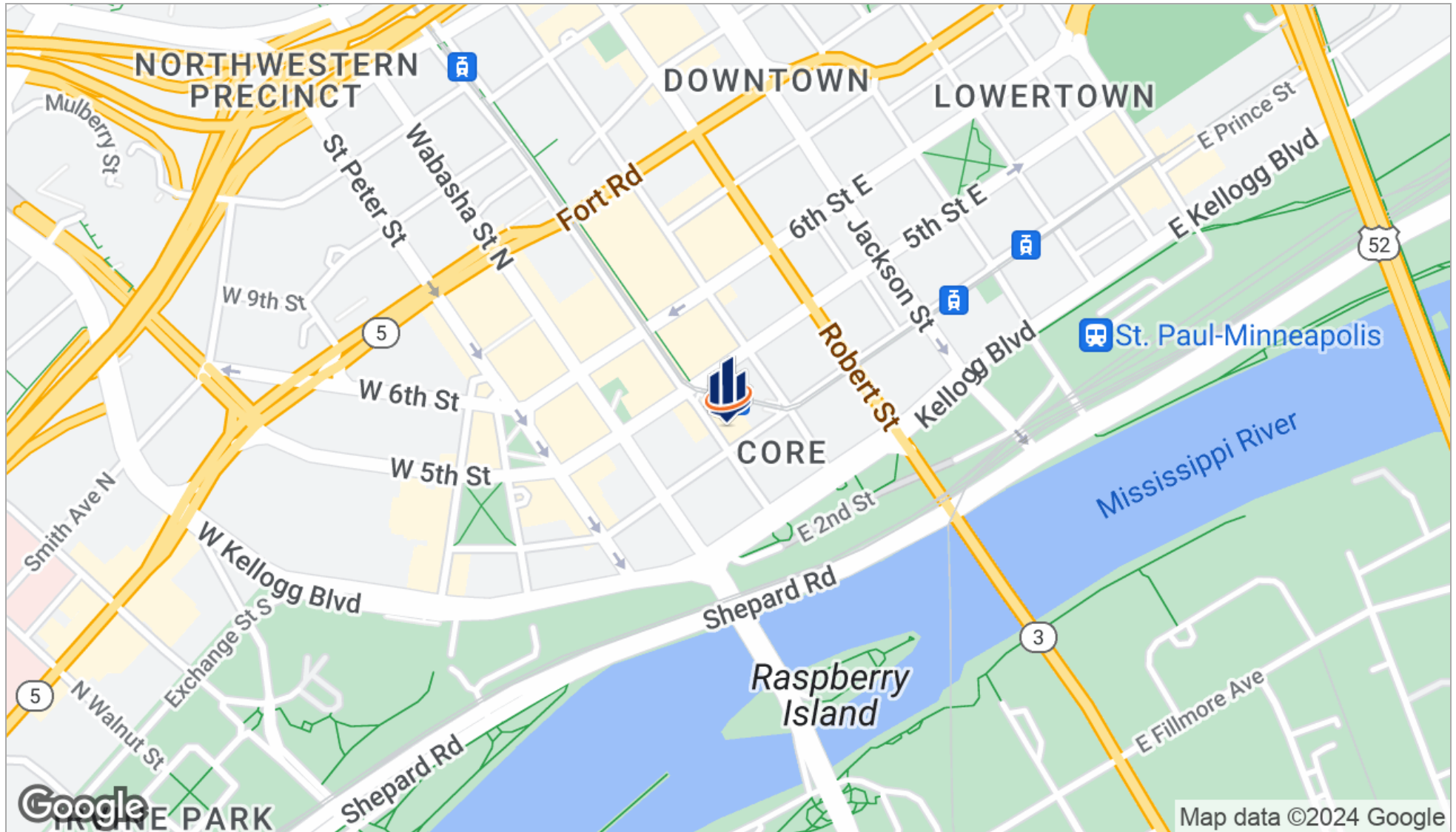
Additional Photos



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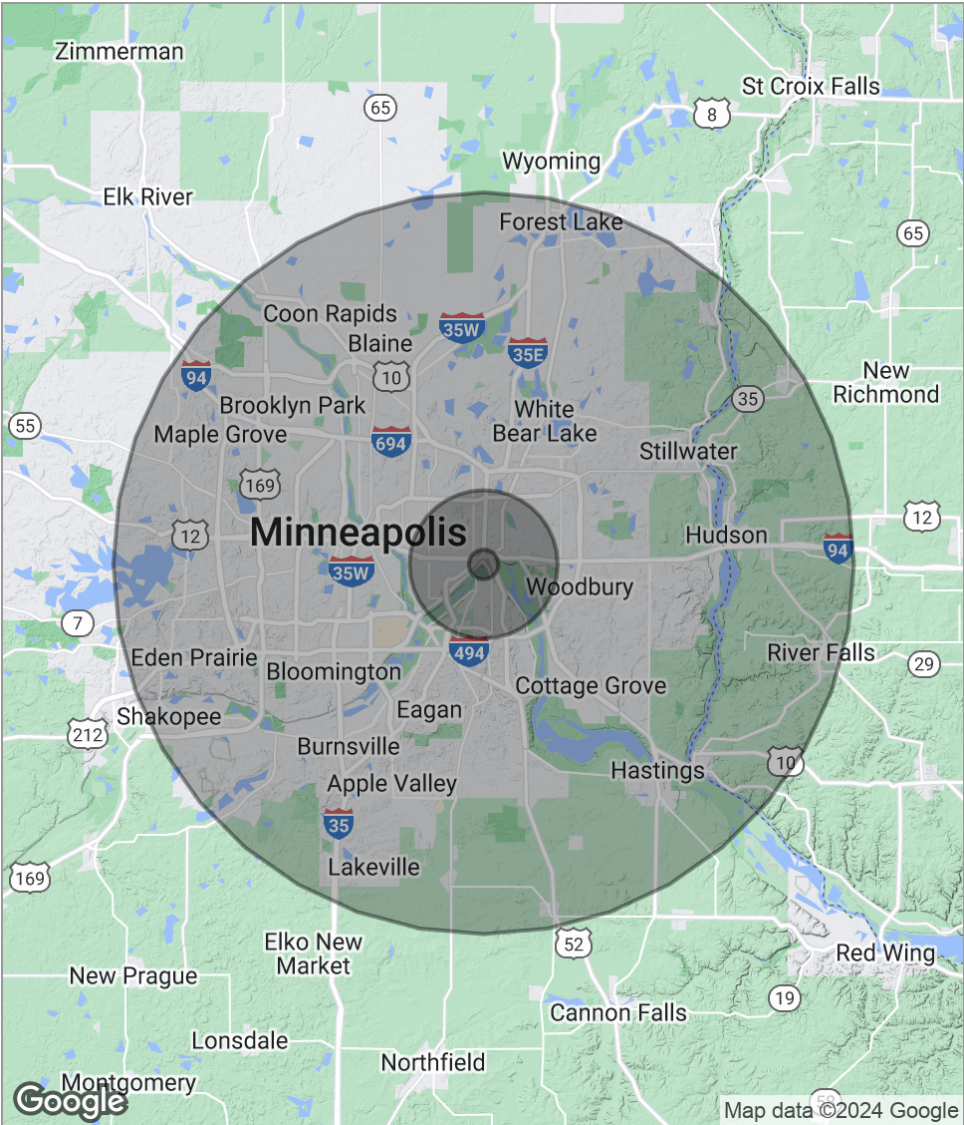
Location Map



Retail/Restaurant Map



Demographics Report



POPULATION	1 MILE	5 MILES	25 MILES
Total population	17,130	348,970	3,160,633
Median age	37.0	32.9	36.2
Median age (Male)	34.2	31.9	35.2
Median age (Female)	39.2	34.1	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	25 MILES
Total households	9,071	139,115	1,278,839
# of persons per HH	1.9	2.5	2.5
Average HH income	\$55,235	\$59,951	\$78,488
Average house value	\$220,868	\$251,475	\$284,767

* Demographic data derived from 2020 ACS - US Census