



Each office independently owned and operated

**FOR LEASE**

**OFFICE BUILDING**

**RE/MAX ADVANTAGE PLUS**

1251 Town Centre Drive

Eagan, MN 55123

REMAXCOMMERCIAL.COM

# 1440 ARCADE ST NORTH - UNIT B

SAINT PAUL, MN 55106

PRESENTED BY:

**TIM LITTLE**

Chief Commercial Broker

952.432.4900

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**JIM STARR**

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**LUIS OLVERA**

Associate

612.803.0142

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Unit B:

## PROPERTY HIGHLIGHTS

- Lease price includes all Utilities & Taxes
- Tenant pay for own Phone & Internet
- Minimum 3 Year Lease
- Ownership makes all final decisions..

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Lot Size:	0.51 Acres
Building Size:	15,960 SF

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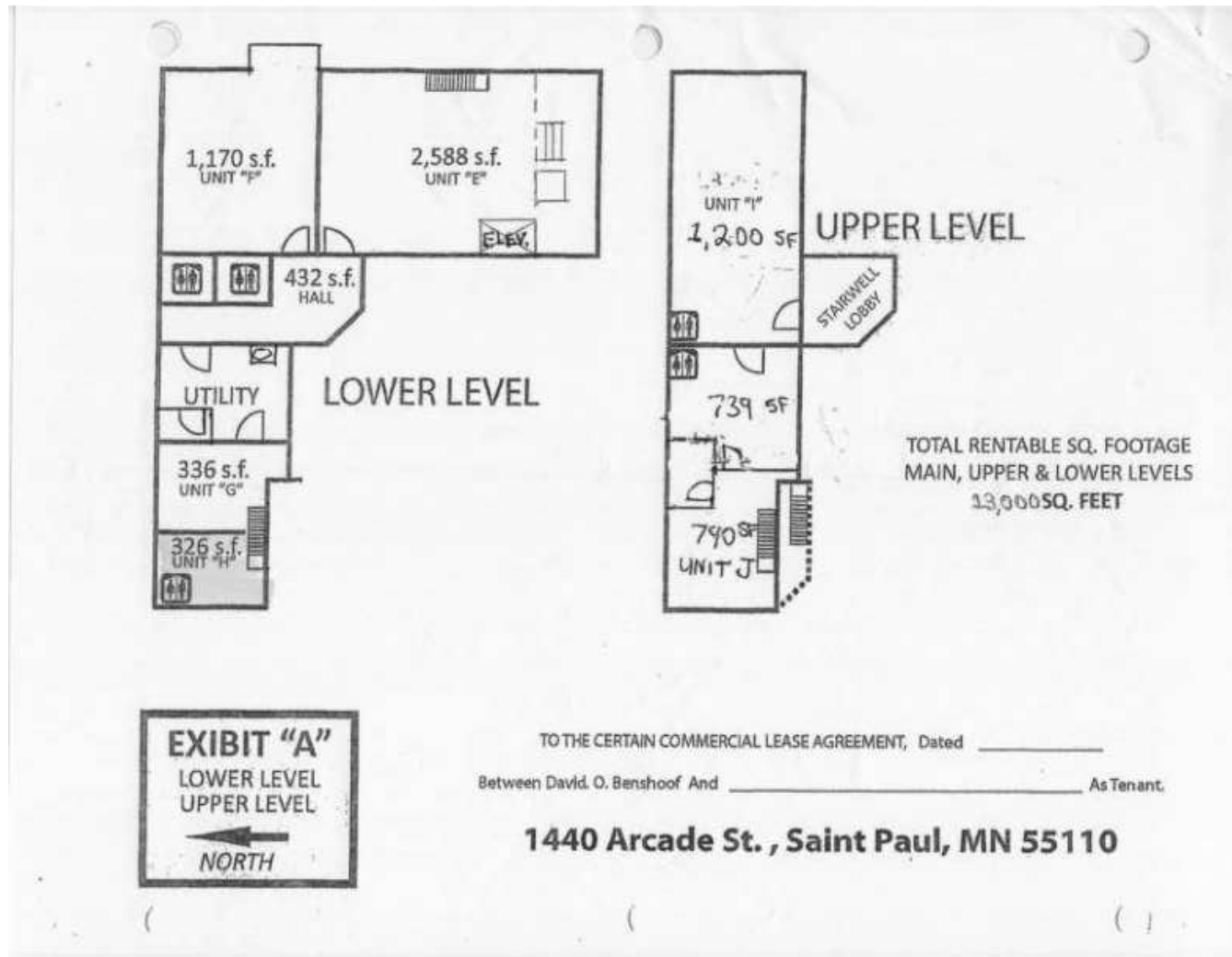
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# FLOOR PLANS



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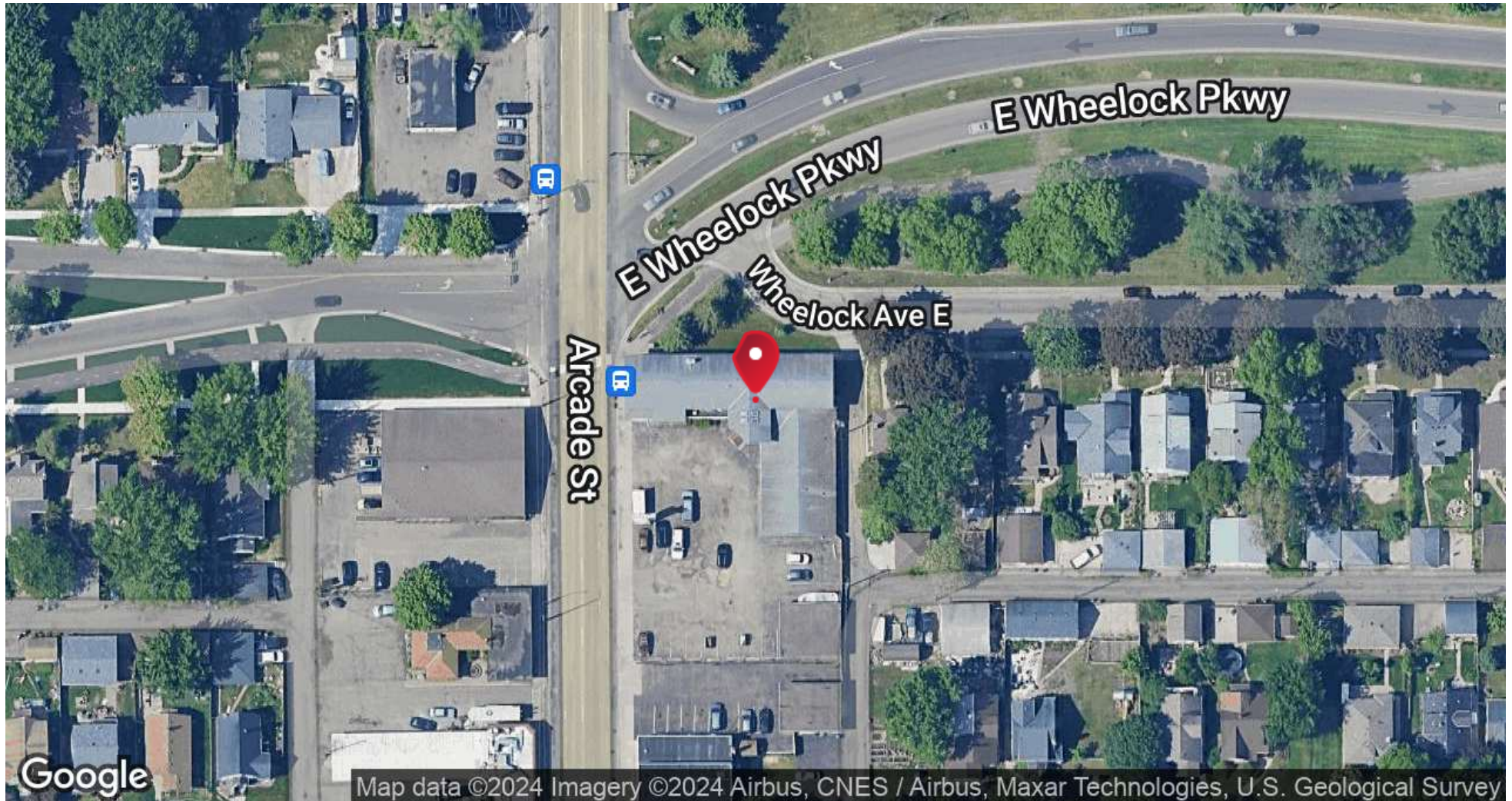
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# LOCATION MAP



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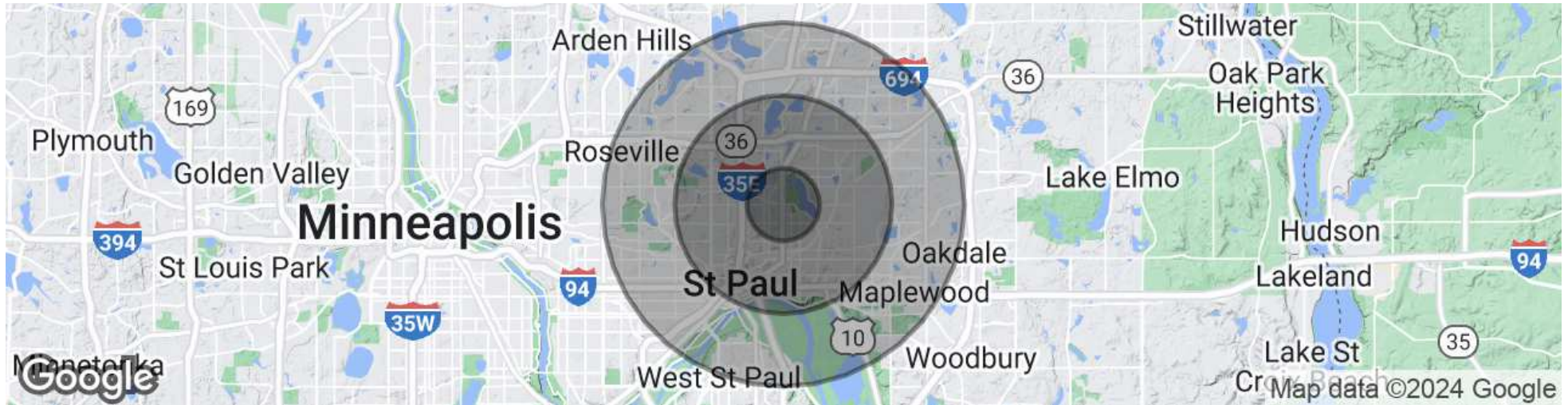
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,925	137,380	312,180
Average Age	29.0	30.2	32.7
Average Age (Male)	28.9	29.7	31.6
Average Age (Female)	29.2	30.8	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,341	48,342	121,186
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$54,852	\$50,433	\$55,719
Average House Value	\$161,274	\$203,927	\$223,046

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# MEET THE TEAM



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