

LEASE BROCHURE

Office Suites at The University Club of Saint Paul

420 SUMMIT AVENUE

Saint Paul, MN 55102

PRESENTED BY:

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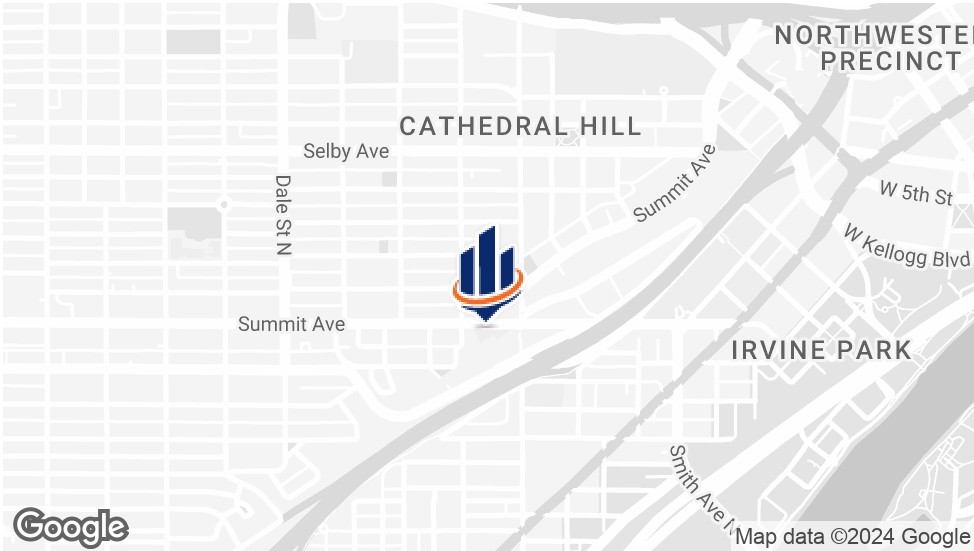
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable Gross Leases
GBA:	29,821 SF
AVAILABLE SF:	Variety of Suites Available
YEAR BUILT:	1913
ZONING:	RT2
APN:	012823310001

PROPERTY OVERVIEW

SVN | Northco is pleased to present for lease multiple office suites at the University Club of Saint Paul, which is located at at 420 Summit Ave in Saint Paul, Minnesota 55102 ("Property"). The Property is a private social and recreational club which has been a legendary piece of local history that has played host to a "who's who" list of Saint Paulites for more than a century. There are several office suites of varying sizes on the second, third, and fourth floors of the Property.

PROPERTY HIGHLIGHTS

- Numerous office suites available to suit the needs of a variety of different tenants
- Most of the suites feature unobstructed views of downtown Saint Paul and the Mississippi River Valley
- The Property contains a gourmet restaurant, bar, fitness center, pickleball court, swimming pool, a dedicated collaborative workspace area, numerous beautiful event spaces and lounge areas, and more
- Easily accessible and near major highways, including the Grand Avenue exit on I-35E at the bottom of Ramsey Hill and the Dale Street exit off of I-94.

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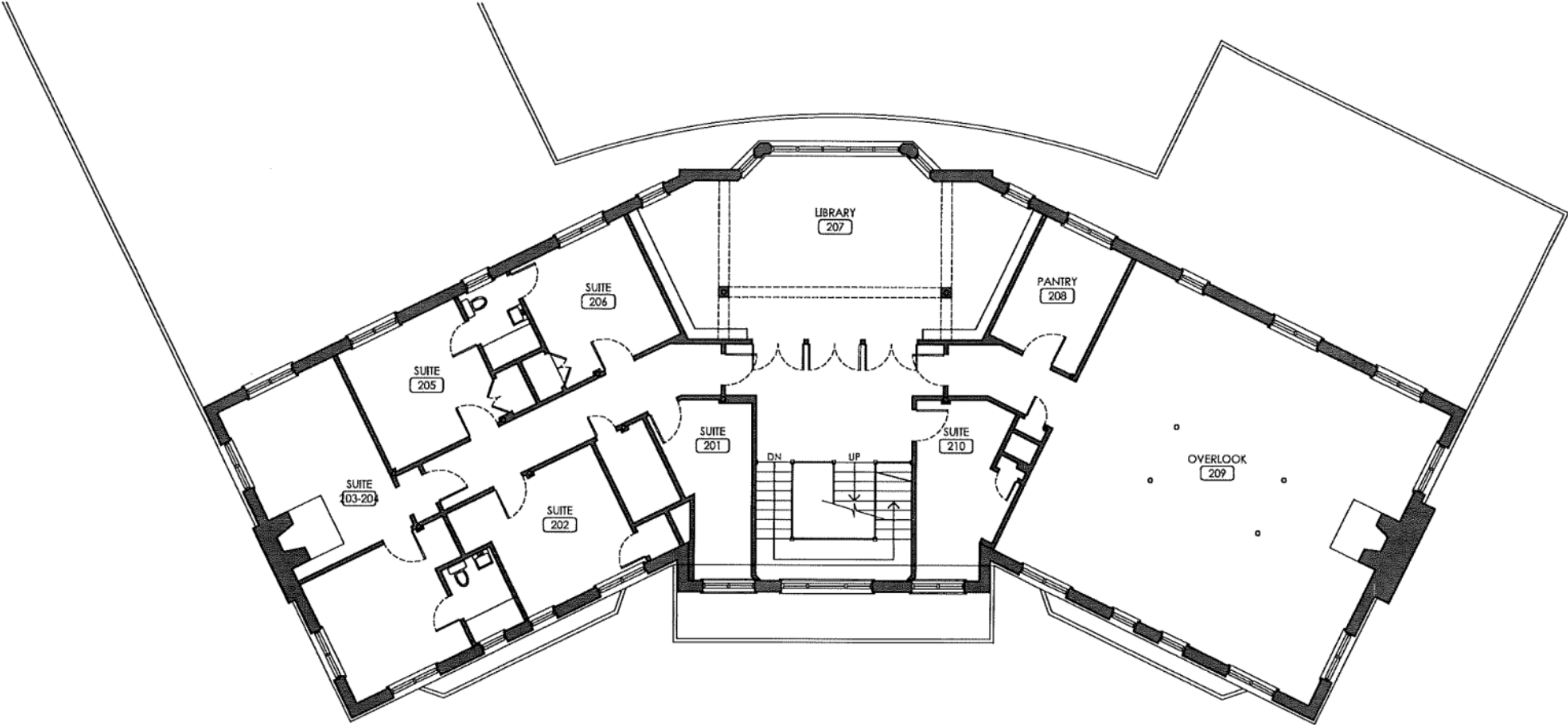
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LEASE HIGHLIGHTS

- Located on prestigious and historic Summit Avenue, the longest stretch of Victorian-era mansions in the Country, on perhaps its best lot
- The Property contains 45+ private offices and multiple large open plan workspaces. There are numerous office suites available to suit a variety of different tenants
- Most of the suites feature unobstructed views of downtown Saint Paul and the Mississippi River Valley
- The Property contains a gourmet restaurant, bar, fitness center, pickleball court and other outdoor game courts, swimming pool, a dedicated collaborative workspace area, numerous beautiful event spaces and lounge areas, and more
- Plentiful on-street parking surrounds the Property
- Special Club membership discounts are available to office tenants
- A variety of social events are hosted at the Club year-round
- Easily accessible and near major highways, including the Grand Avenue exit on I-35E at the bottom of Ramsey Hill and the Dale Street exit off of I-94.
- Building hours and other information, as well as photos, are available on the property's website: <https://ucstp.com>

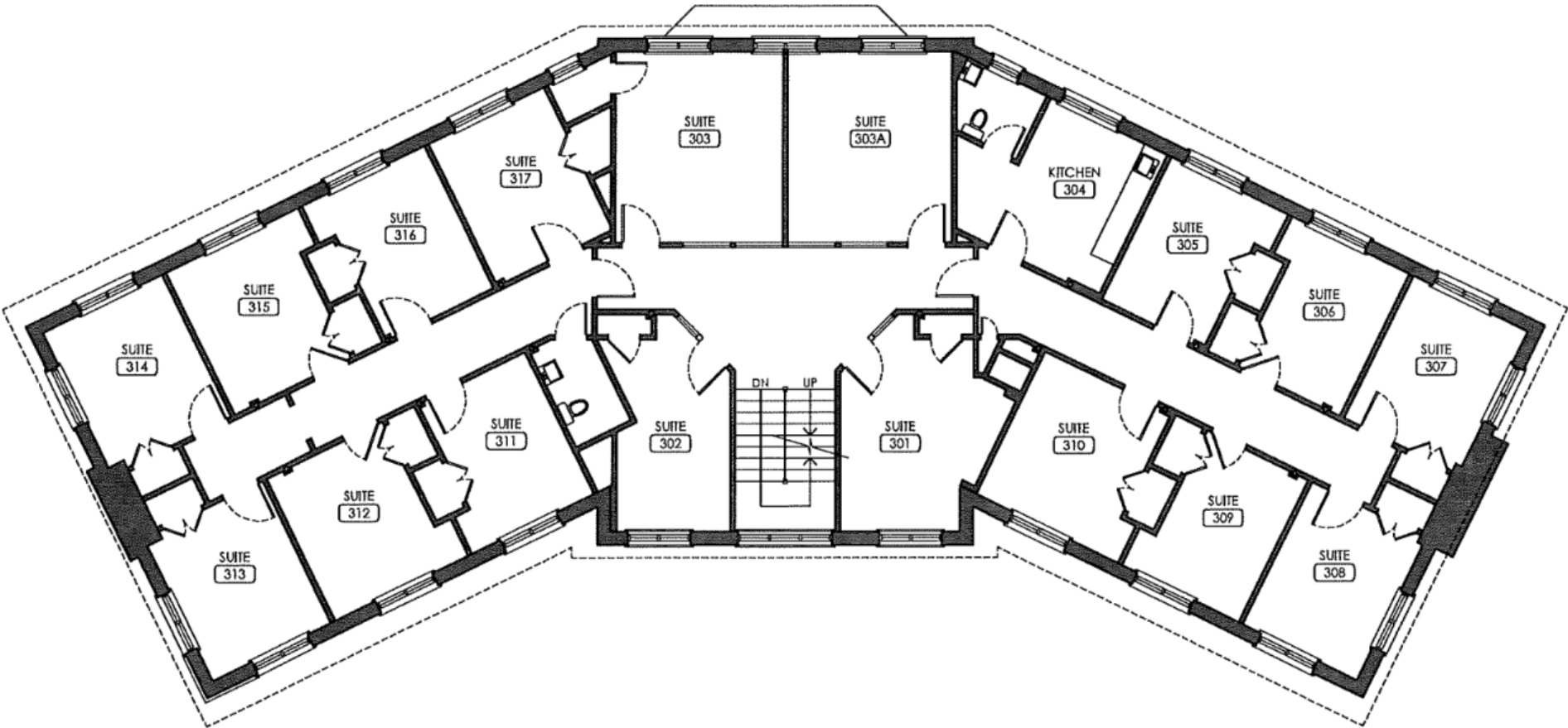
FLOORPLAN - 2ND FLOOR



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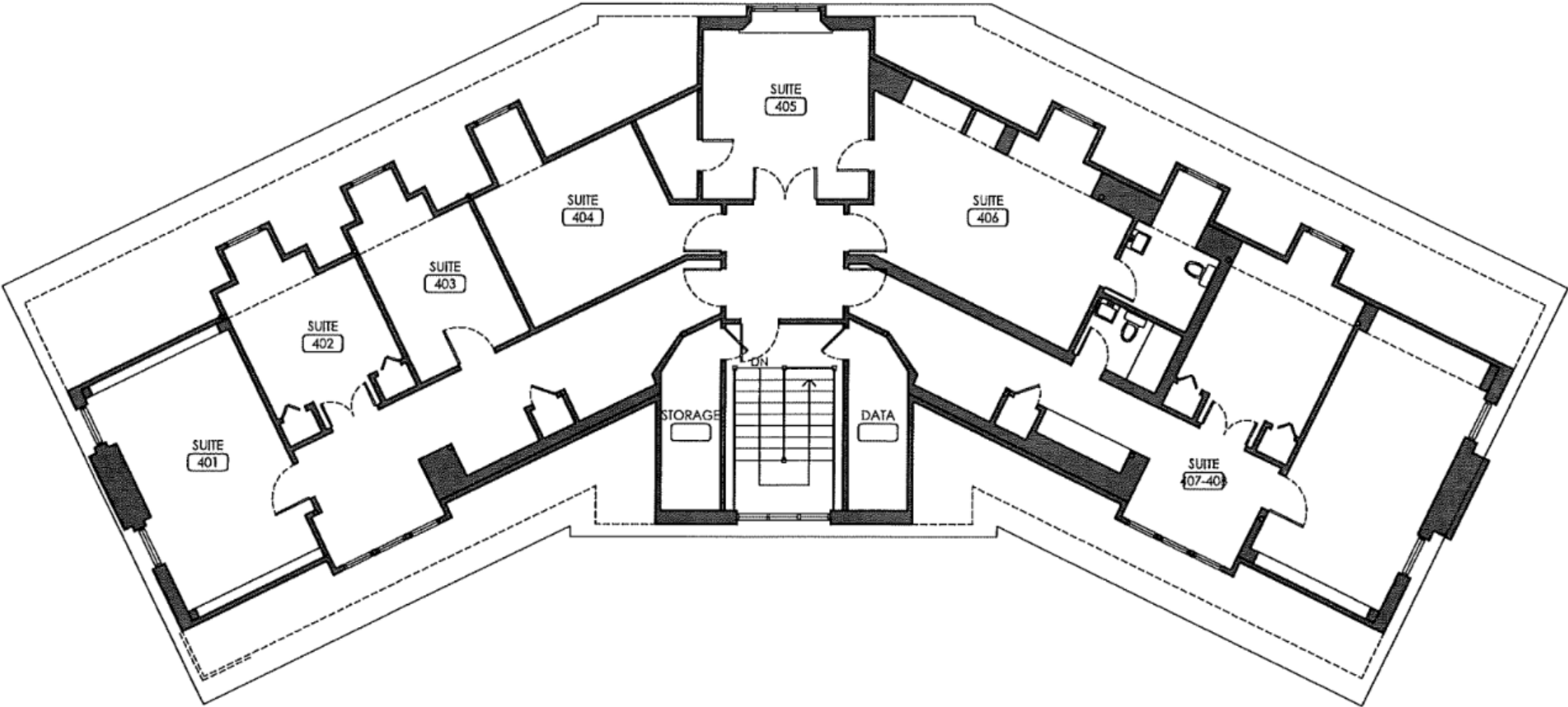
FLOORPLAN - 3RD FLOOR



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FLOORPLAN - 4TH FLOOR



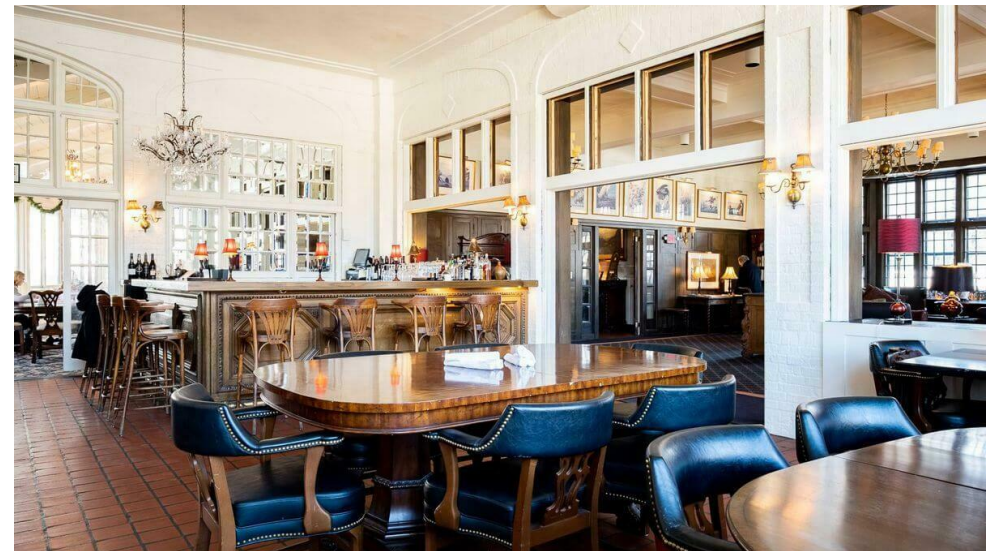
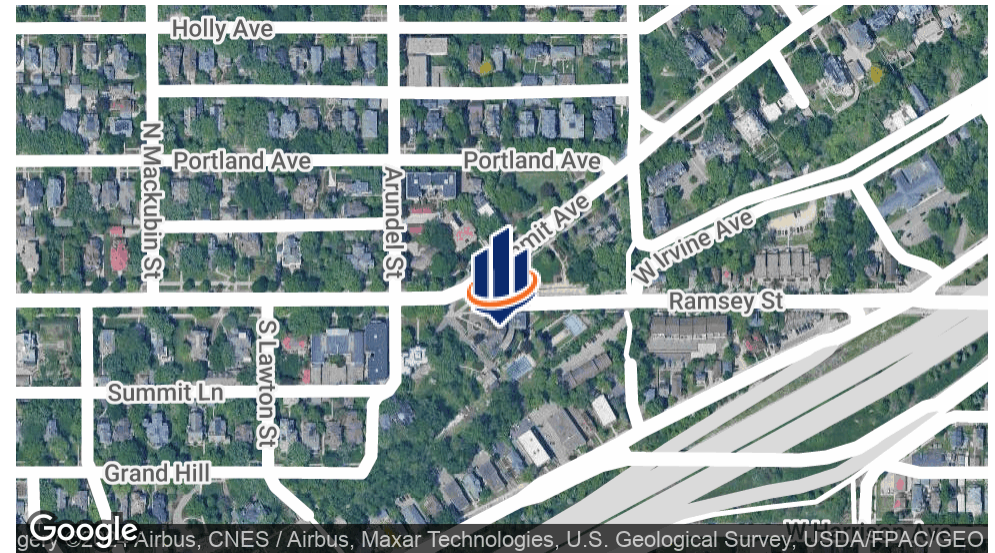
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LOCATION INFORMATION

LOCATION DESCRIPTION

The Property is distinctively perched on a bluff atop Ramsey Hill. It is nestled in the Cathedral Hill neighborhood, which is known for its tree-lined boulevards and its well-preserved Victorian architecture with many of the homes built in the late 19th and early 20th centuries. An architecturally diverse mix of historic homes which showcase Italianate, Queen Anne, and Richardsonian Romanesque builds give the area a picturesque charm. The University Club is within walking distance of both the Governor's Mansion on Summit Ave as well as the James J. Hill House, a historic mansion that provides insight into the Gilded Age. This location affords a spectacular, unobstructed view of the downtown Saint Paul Skyline and the Mississippi River Valley.



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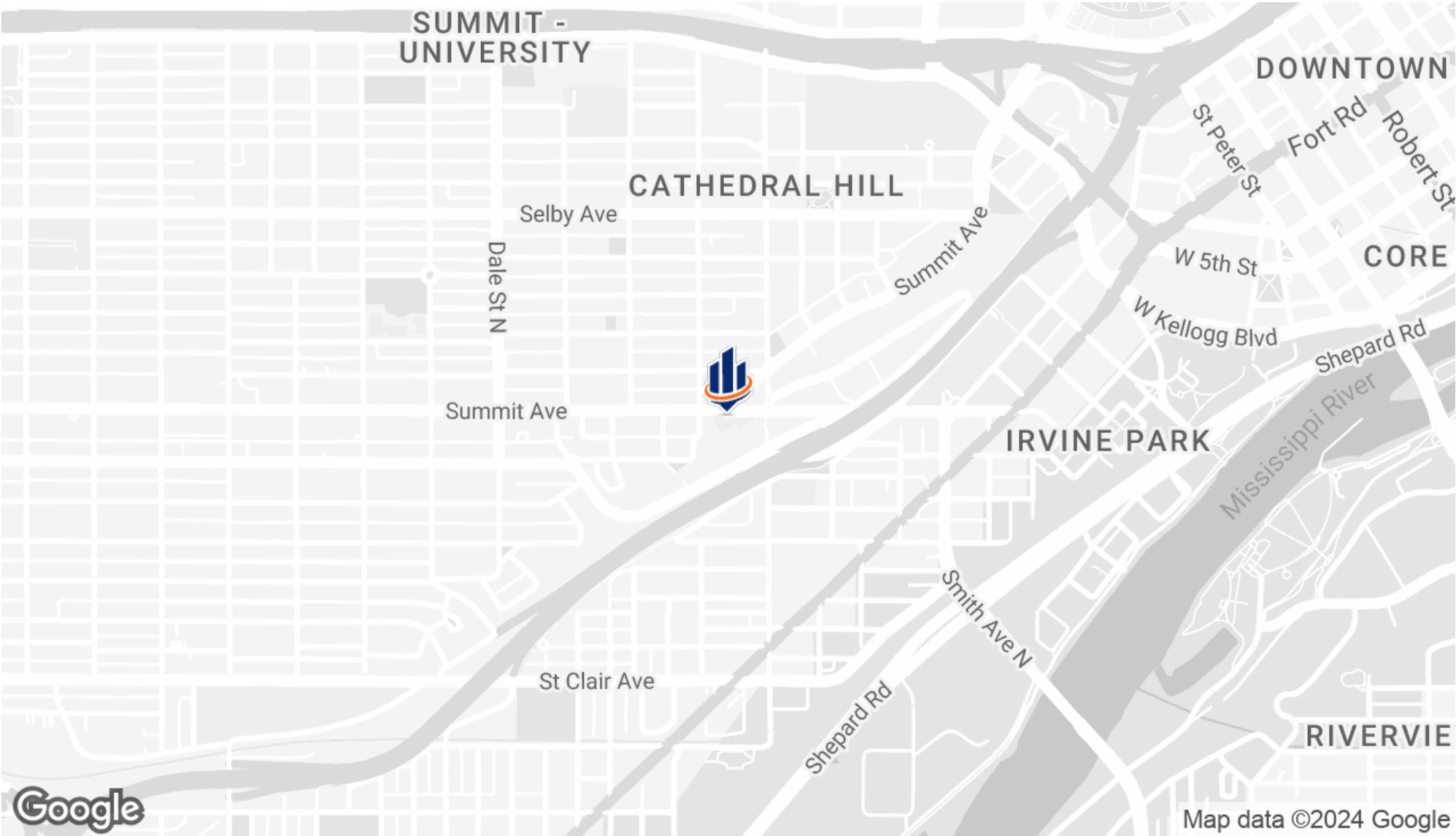
AREA MAP



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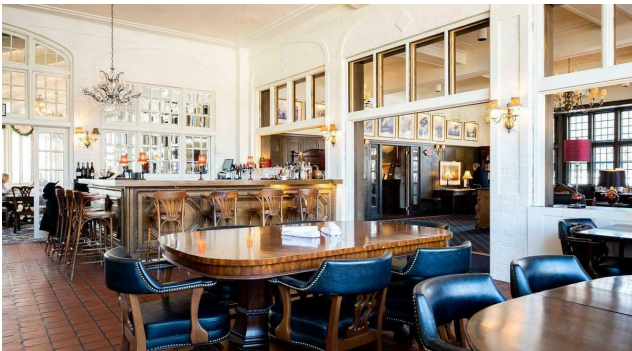
LOCATION MAP



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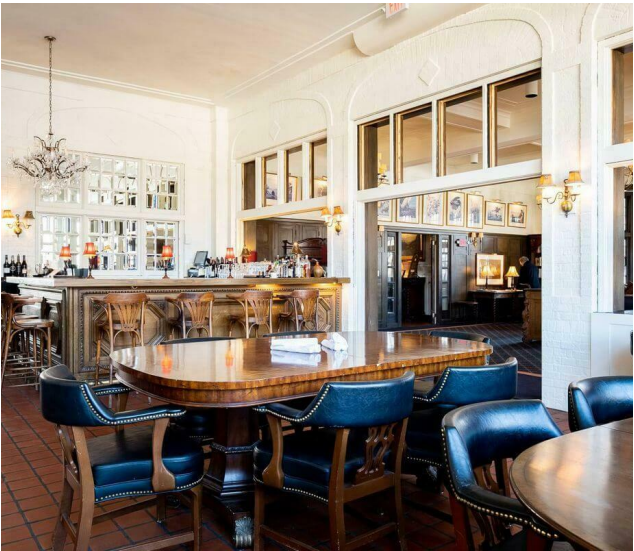
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



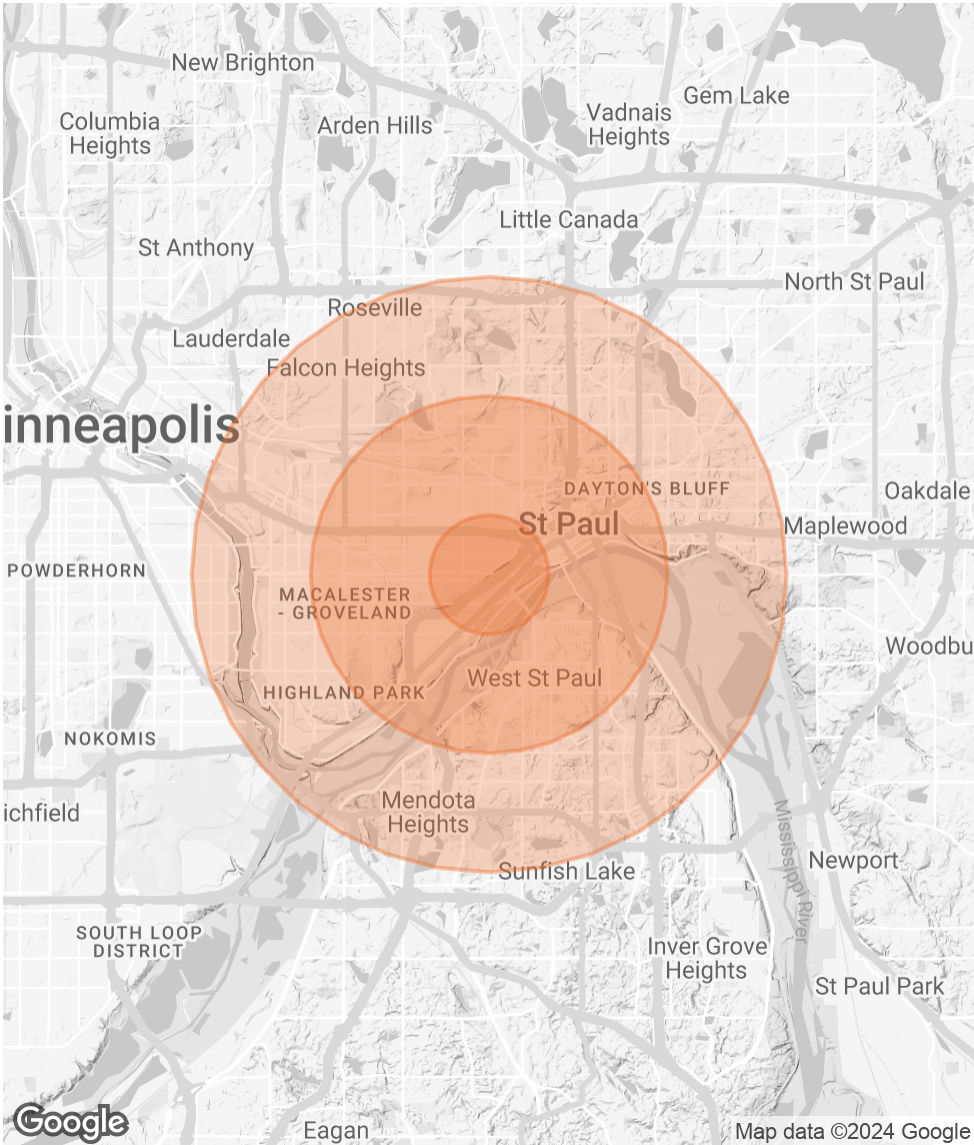
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,056	161,922	355,807
AVERAGE AGE	38.2	34.7	35.2
AVERAGE AGE (MALE)	37.3	33.8	34.4
AVERAGE AGE (FEMALE)	39.0	35.5	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	10,759	69,836	147,660
# OF PERSONS PER HH	1.9	2.3	2.4
AVERAGE HH INCOME	\$89,385	\$81,447	\$82,349
AVERAGE HOUSE VALUE	\$306,607	\$236,369	\$242,437

* Demographic data derived from 2020 ACS - US Census



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