

393 DUNLAP STREET NORTH, SAINT PAUL, MN 55104

**FOR LEASE**



## OFFERING SUMMARY

**Lease Rate:** \$16.00 SF/yr (Gross)

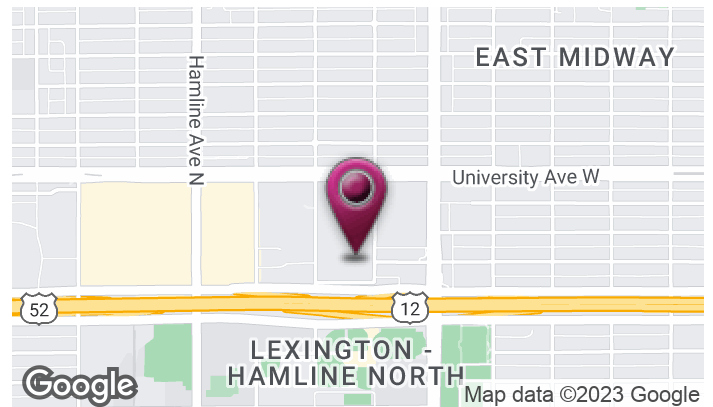
**Lot Size:** 1.21 Acres

**Year Built:** 1967

**Building Size:** 100,500 SF

**Renovated:** 2016

**Zoning:** T-4



- Easy access to I-94
- Close to downtown St Paul & Minneapolis
- Served by Metro Transit bus service
- 2 blocks from Light Rail Transit Hub
- Underground parking available
- Ample free parking is available

### JGM PROPERTIES

1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

For More Information Contact:

**ELI RUSSELL**

612.290.1037

elir@jgmproperties.com



## St Paul Office & Medical Space

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## PROPERTY OVERVIEW

The St Paul office and medical spaces we are proud to feature at our Central Midway location are under new ownership and the benefits show. JGM Properties has several custom designed units available whether you are looking for that perfect standard office space or any type of medical office you need. Whether it's for seeing patients in general practice, specialty, chiropractic, or dental fields, we will work with you to make sure you have everything you need in order to offer your patients the extremely high service and standards you have always held yourself to.

## LOCATION OVERVIEW

To say this JGM Properties site offered convenient access to I-94 would be the understatement of the century. Our Central Midway office and medical building enjoys phenomenal freeway visibility off of interstate I-94 where over 160,000 cars pass by each day. If that doesn't get your wheels turning, another set of wheels from over 35,000 cars turn by the property on Lexington Parkway every day.

The building offers a free conference room (seats up to 25). The property also offer free Wi-Fi.

## PROPERTY HIGHLIGHTS

Easy access to I-94

Close to downtown St Paul & Minneapolis

Served by Metro Transit bus service

2 blocks from Light Rail Transit Hub

Underground parking available

Ample free parking is available

Free conference room & Wi-Fi

Custom build-outs available



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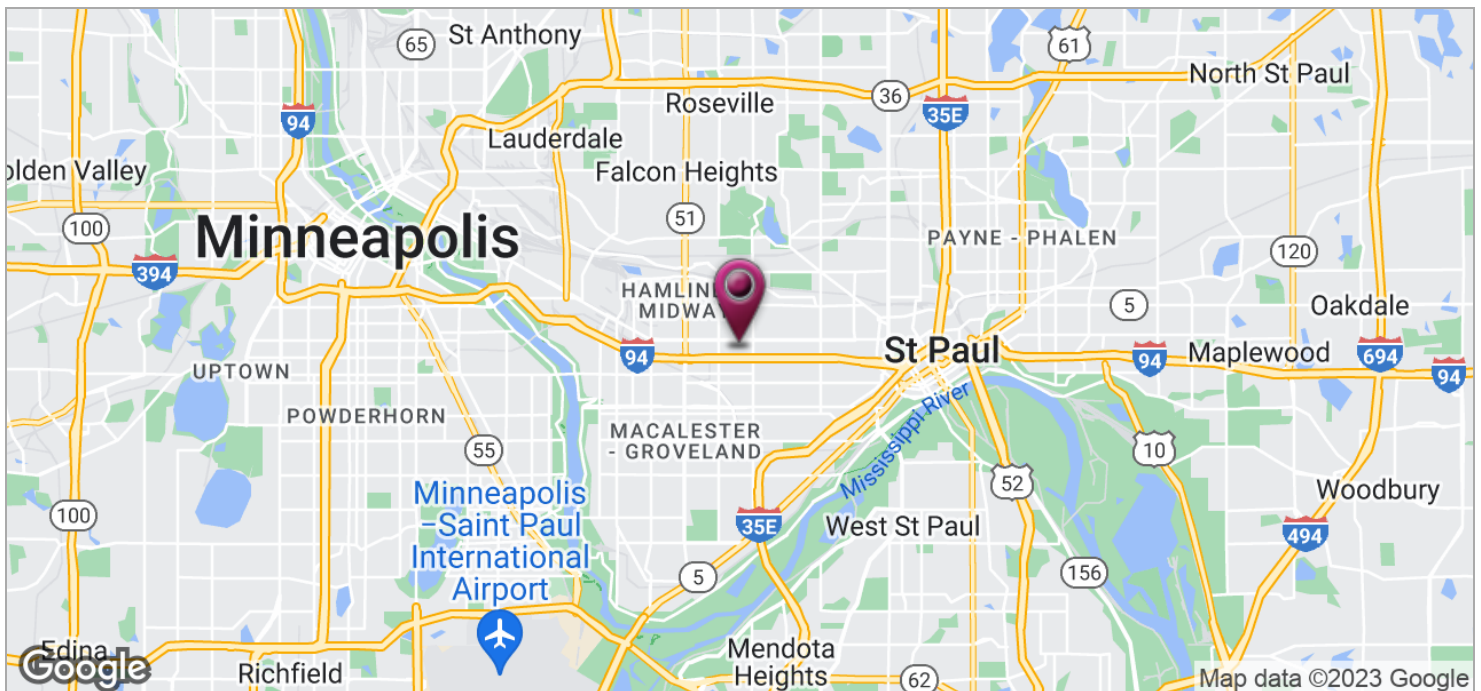
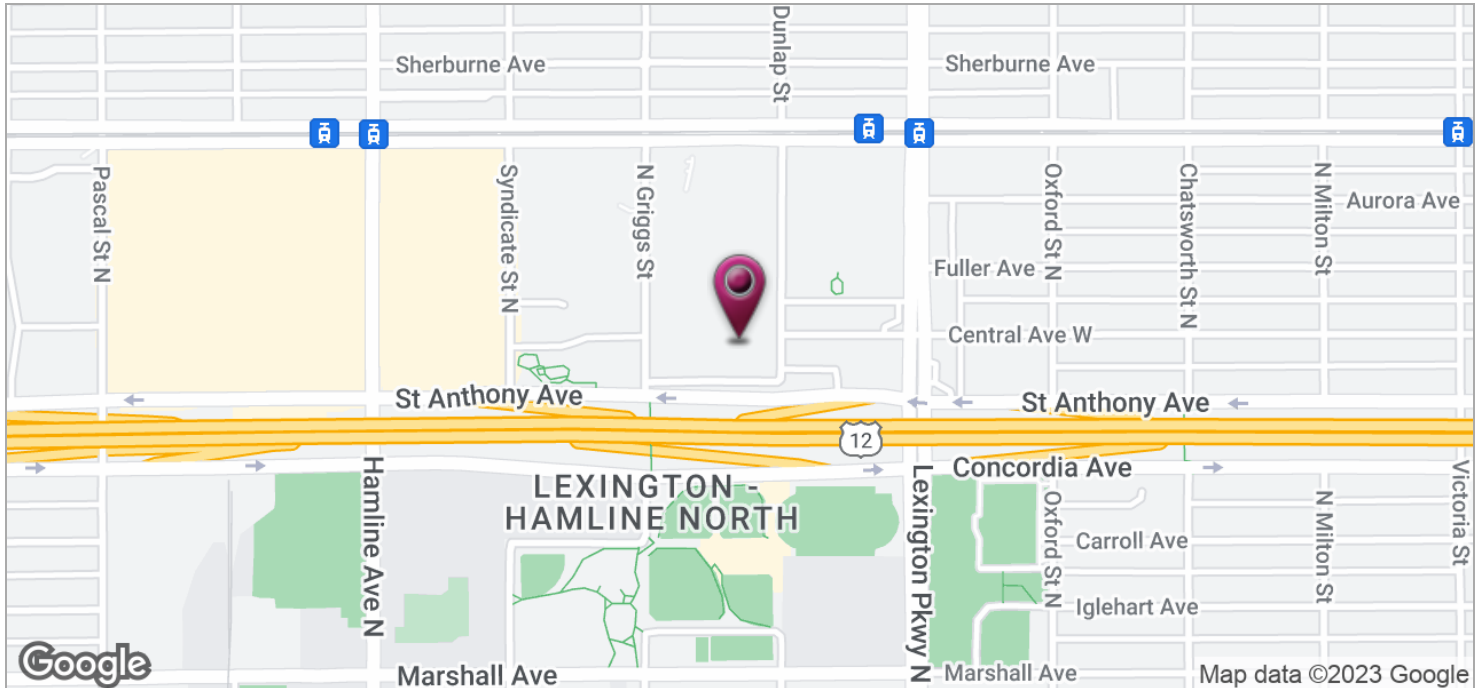
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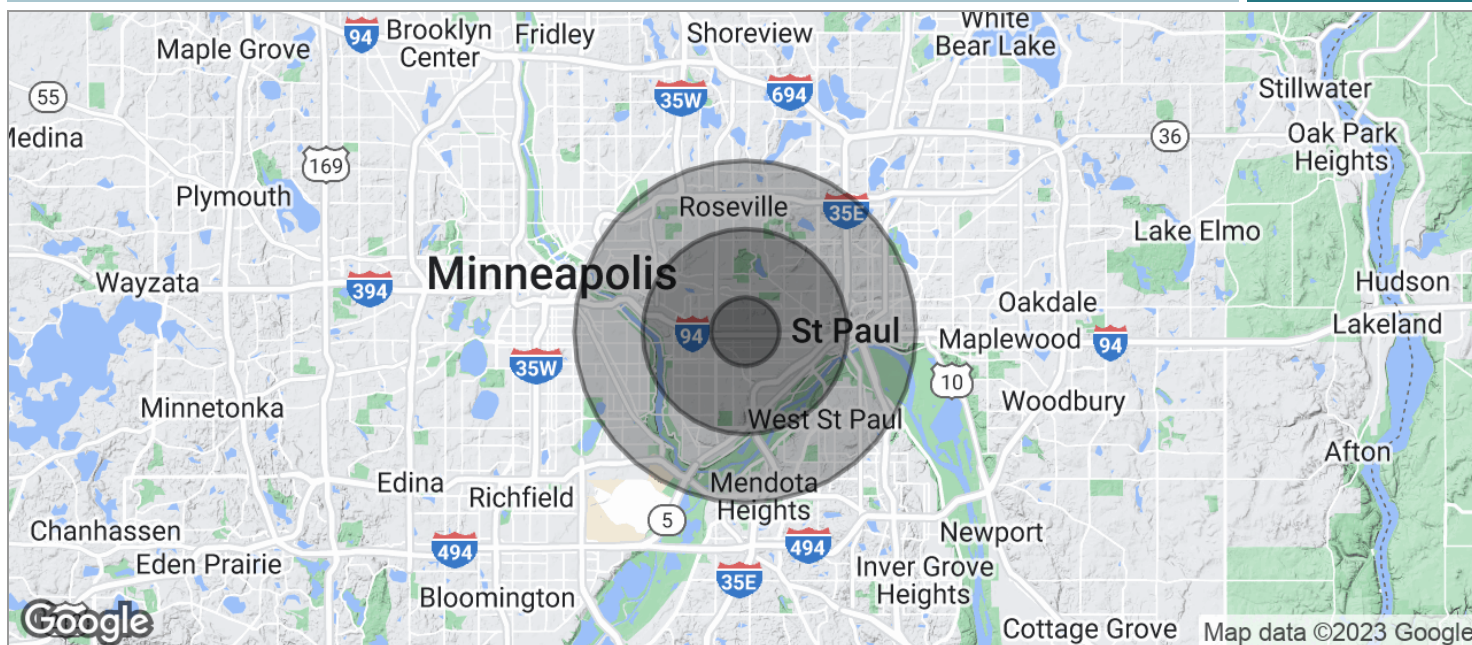
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,411	169,702	346,302
MEDIAN AGE	30.4	32.7	34.6
MEDIAN AGE (MALE)	28.8	31.8	33.8
MEDIAN AGE (FEMALE)	32.4	34.0	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,398	70,925	146,818
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$59,983	\$68,575	\$68,917
AVERAGE HOUSE VALUE	\$272,119	\$294,575	\$279,168

\* Demographic data derived from 2020 ACS - US Census

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