

# MULTI-TENANT OFFICE BUILDING FOR LEASE

1185 N. Concord Street, South Saint Paul, MN 55075



**AVAILABLE SF:** 1,243 - 6,214 SF

**LEASE RATE:** Negotiable

**LOT SIZE:** 10.96 Acres

**BUILDING SIZE:** 110,000 SF

**BUILDING CLASS:** B

**YEAR BUILT:** 1957

**ZONING:** NCMU - North Concord Mixed Use

## PROPERTY OVERVIEW

This office building has a variety of suites and finishes available to suit the needs of an array of tenants. The distinctive and vintage architecture, wooded landscape and Mississippi River views add to the desirability of this former Cenex headquarters location. There are three parking lots: 1 north, 1 south and 1 east that accommodate over 290 vehicles.

## PROPERTY FEATURES

- Less than 3 miles to downtown St. Paul
- Deli/cafe in the spacious lobby entrance
- Building conference room and basement storage
- Originally the Cenex headquarters
- Wooded site with Mississippi River views
- TI package offered on term leases

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

**JIM ZELLER**  
Director Of Specialty Property Services  
O: 651.775.3333  
C: 651.775.3333  
kwc.sps@gmail.com  
MN #40333862

**DAVID FINIGAN**  
Director  
O: 651.262.1008  
dave.finigan@kwcommercial.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 424	Office	NEGOTIABLE	Full Service	1,831 SF	VACANT
Suite 410	Office	NEGOTIABLE	Full Service	1,243 SF	VACANT
Suite 304	Office	NEGOTIABLE	Full Service	6,214 SF	VACANT
Suite 230	Office	NEGOTIABLE	Full Service	2,688 SF	VACANT
Suite 224	Office	NEGOTIABLE	Full Service	1,831 SF	VACANT
Suite 201	Office	NEGOTIABLE	Full Service	3,600 SF	VACANT

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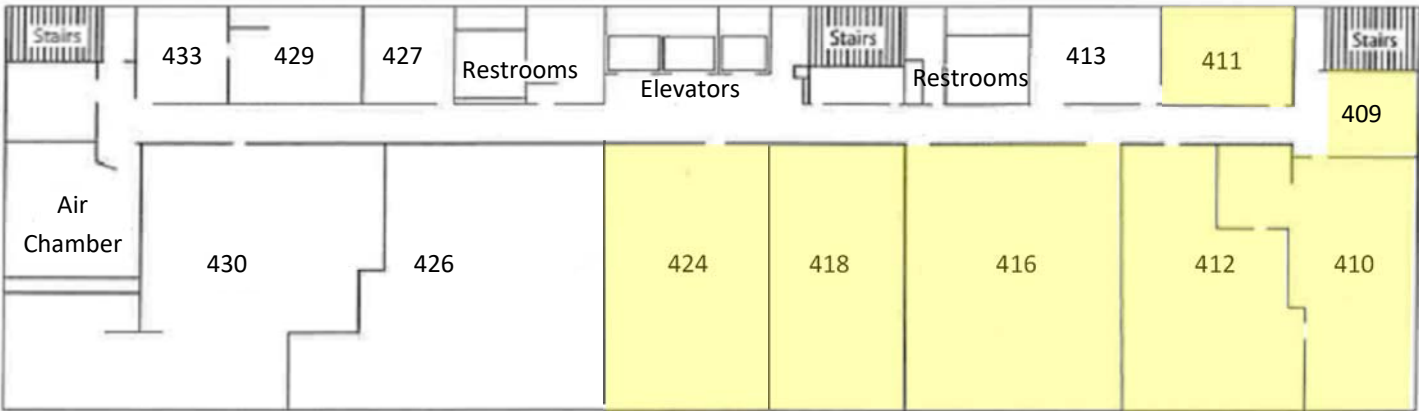
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FOURTH  
FLOOR PLAN



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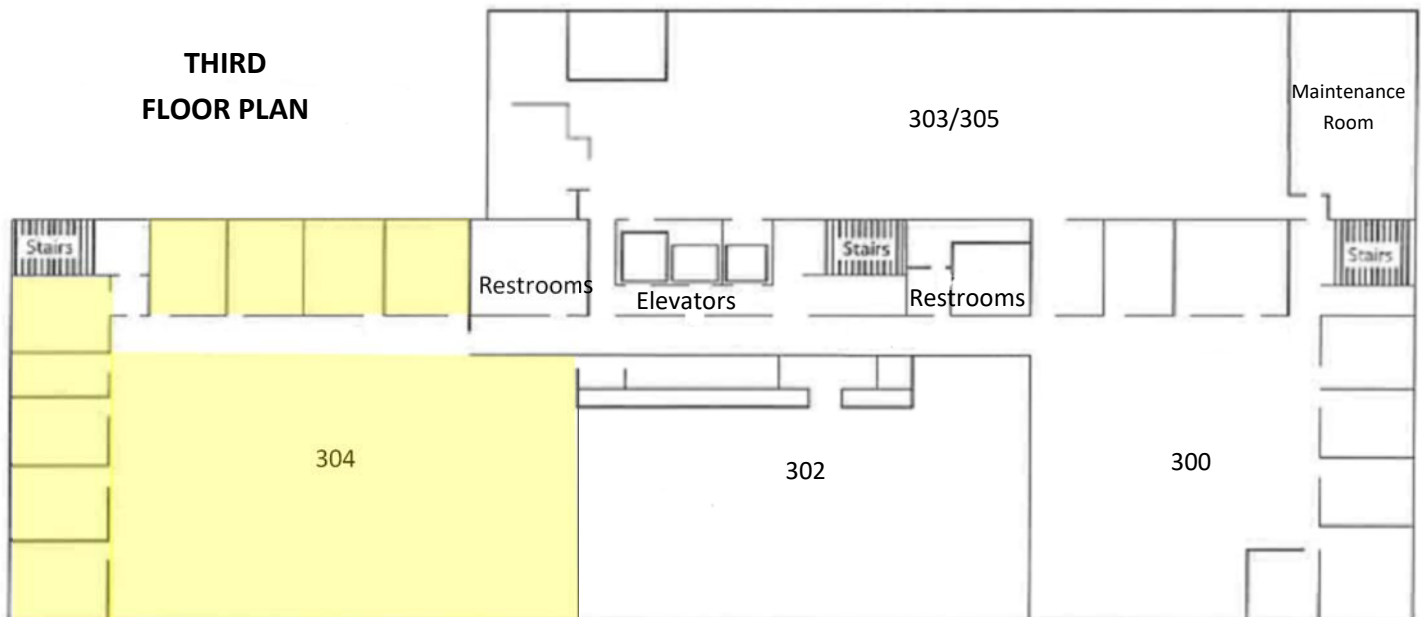
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### THIRD FLOOR PLAN



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### SECOND FLOOR PLAN



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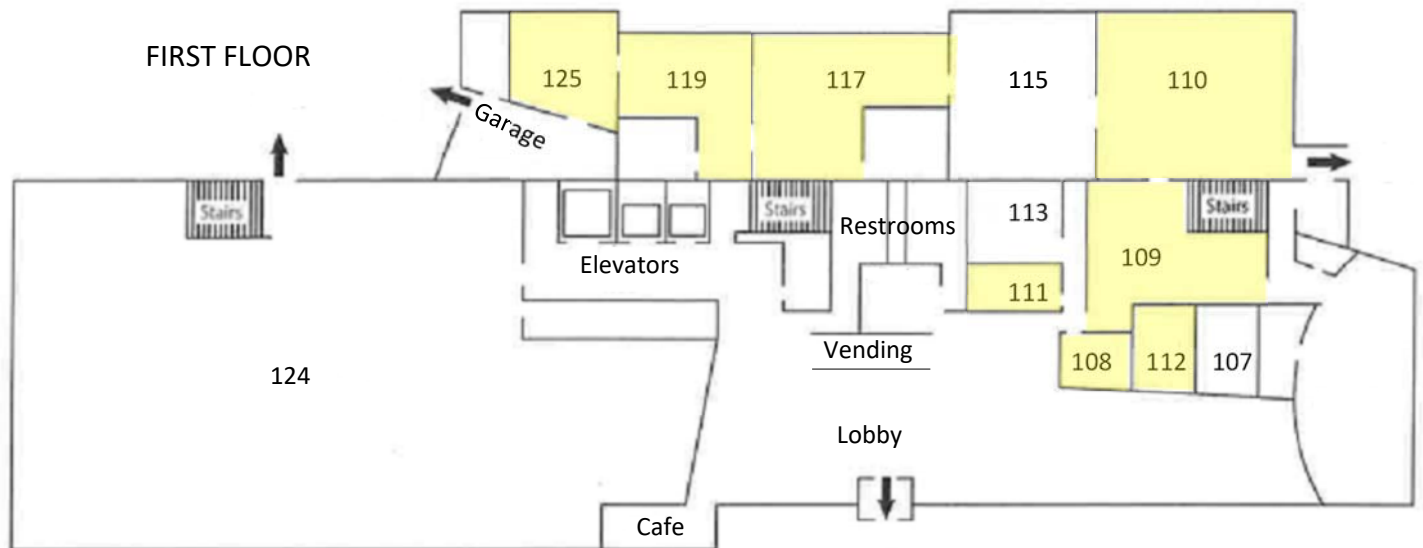
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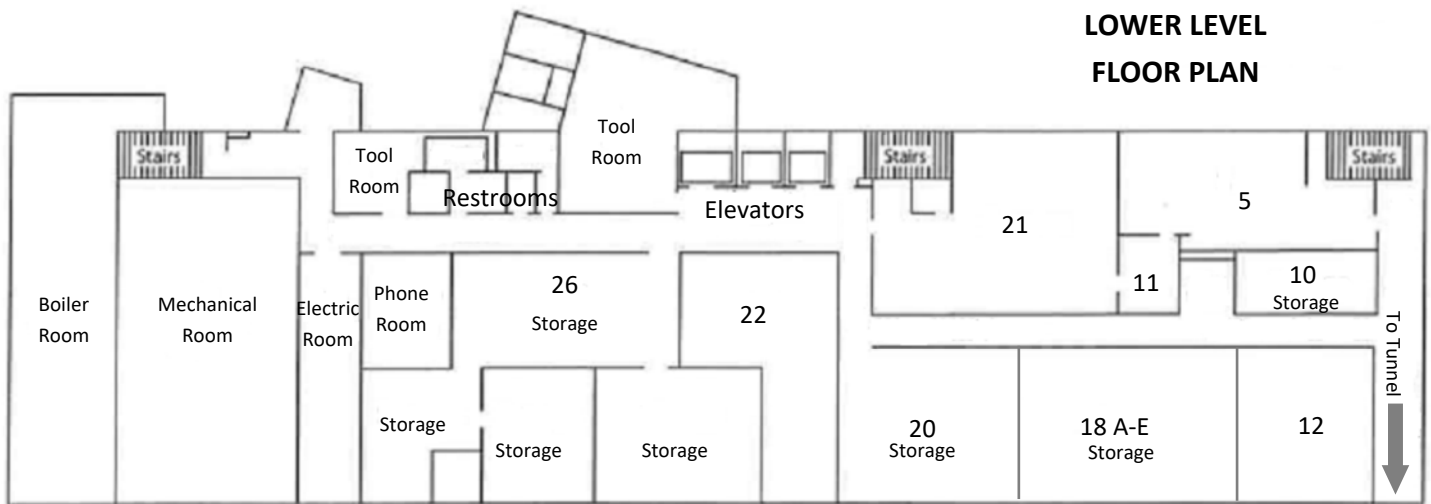
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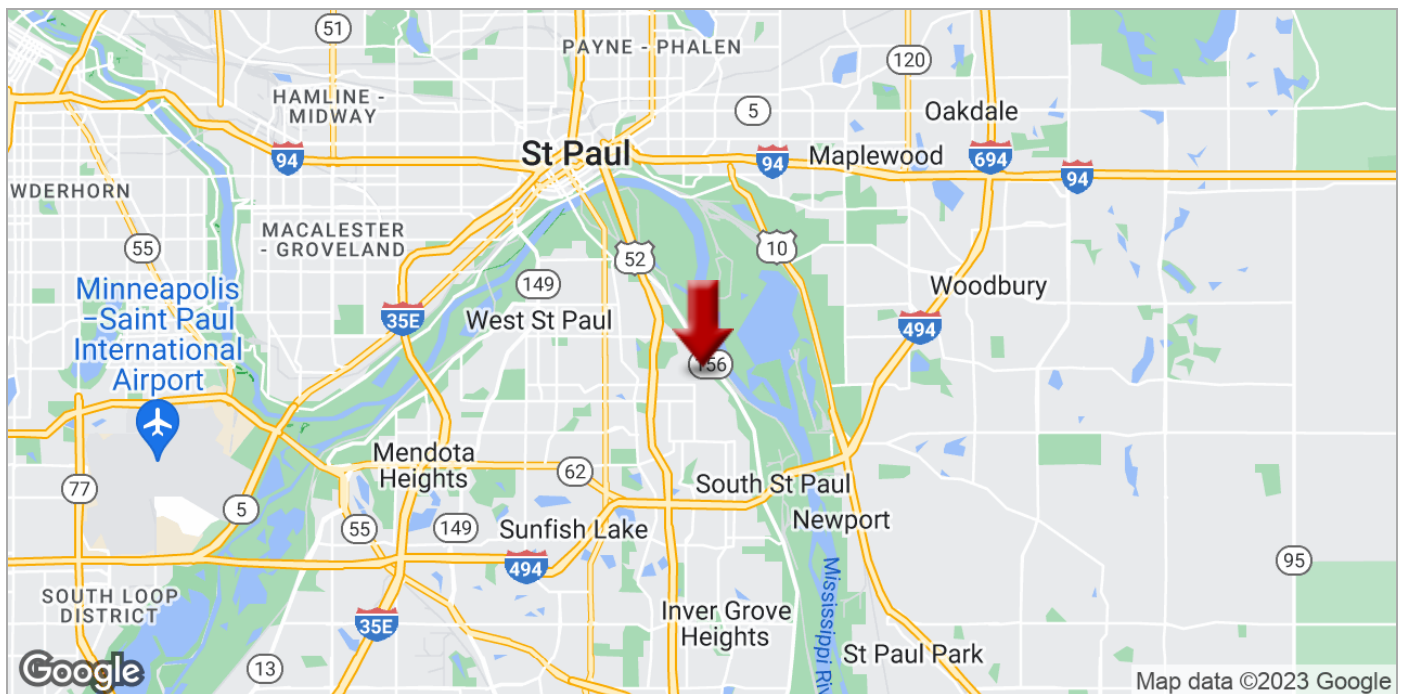
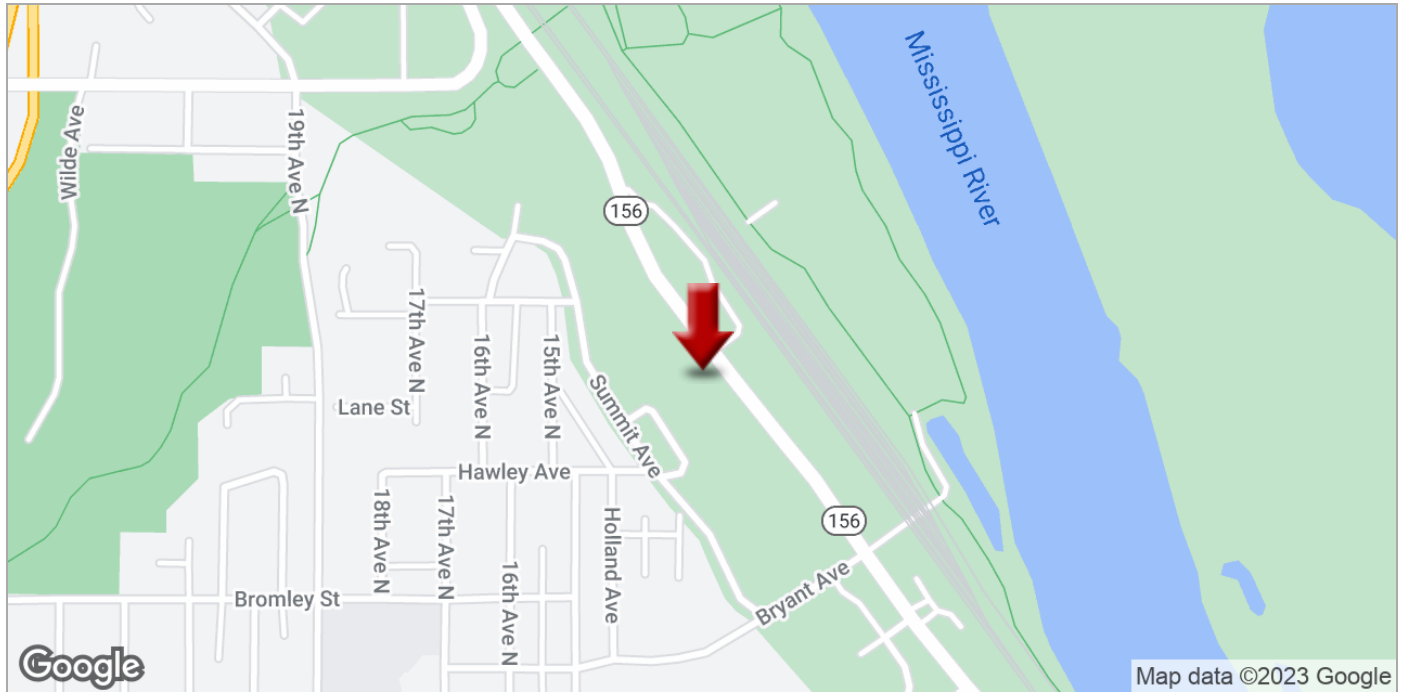
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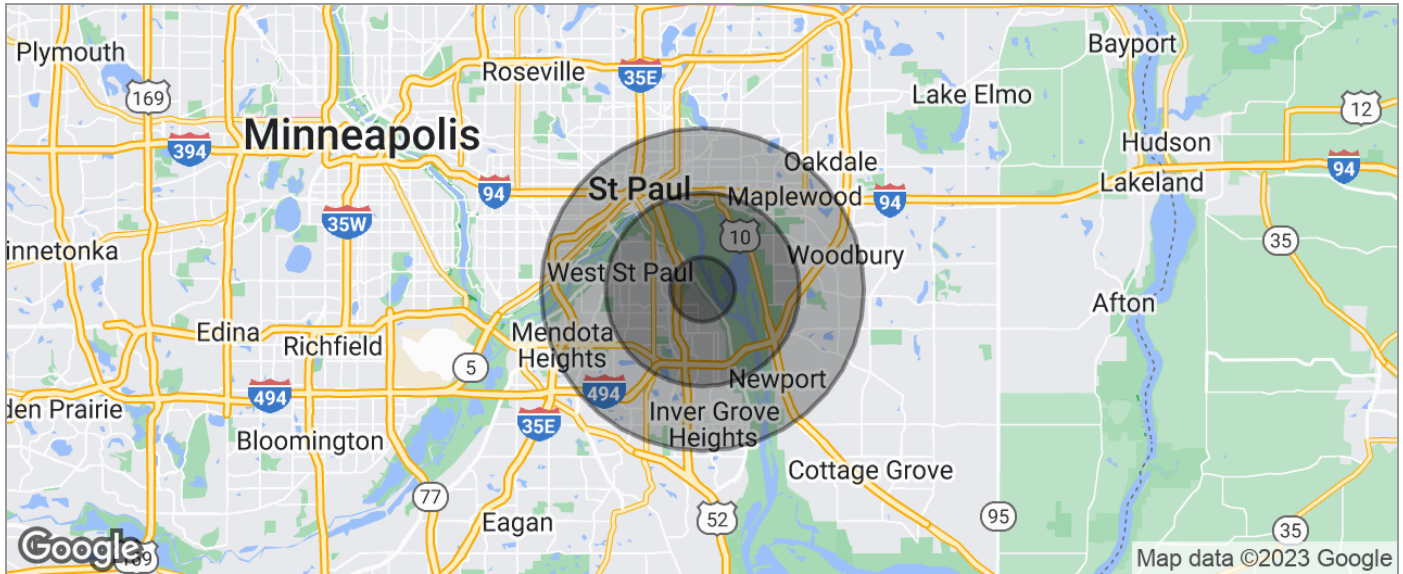
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POPULATION		1 MILE	3 MILES	5 MILES
TOTAL POPULATION		8,065	72,787	241,587
MEDIAN AGE		34.1	35.2	33.7
MEDIAN AGE (MALE)		35.4	33.8	32.3
MEDIAN AGE (FEMALE)		31.9	36.0	34.7
HOUSEHOLDS & INCOME		1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS		2,826	28,965	94,173
# OF PERSONS PER HH		2.9	2.5	2.6
AVERAGE HH INCOME		\$68,920	\$61,263	\$61,802
AVERAGE HOUSE VALUE		\$230,534	\$225,065	\$228,339

\* Demographic data derived from 2020 ACS - US Census

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