



## CONTACT

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**FOR LEASE**

**965 Payne Ave., St Paul, MN 55130**

# RETAIL & OFFICE SUITES


**Asking Rate: \$12 psf NNN**

**CAM/Tax & Insurance: \$6.48 psf**

## PROPERTY HIGHLIGHTS

- ▶ Corner Retail and Office Suites
- ▶ Abundant Light/Multiple Windows
- ▶ Public Transportation Steps Away
- ▶ Busy Intersection for Visibility
- ▶ Vibrant Neighborhood with Music & Art Venues
- ▶ Parking Lot with 25 spaces
- ▶ Move-in Ready

**7401 Bush Lake Rd Edina, MN 55439**

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# LEASE OVERVIEW


965 Payne Ave.,  
St Paul, MN 55130

Lease Type	NNN
Asking Base Rent PSF	\$12 psf
CAM/Tax & Insurance PSF	\$6.48 psf

Suite #	RSF	Availability Date
100	3,148	Now
200	3,148	Now
300	3,128	60-day notice

County	Ramsey
Property Type	Multi Tenant Office
Property ID	292922130176
Building Size	16,006 SF
Property Status	For Lease
Building Dimensions	~80' x 50'
Total Floors	3 Floors + Lower Level Basement
Year Built	1923
Tenancy Type	Office/Retail
Class	B
Sprinklers	Yes
Parking Ratio	1.6
Parking Spaces	25
Land Area	.18 acres
Zoning	B-2 Office
Elevators	1
Cross Street	Payne & Case
Co-tenants	The Treasury, a non-profit music venue
Area Tenants	US Bank, St Paul Medical Center, Nova SP Apartments built 2021, CVS, Walgreens, Ace Hardware, Loeffler Shoes, Schools, YMCA, a Liquor Store, and many Locally-owned Businesses, Grocery Store & Restaurants

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# PROPERTY PHOTOS

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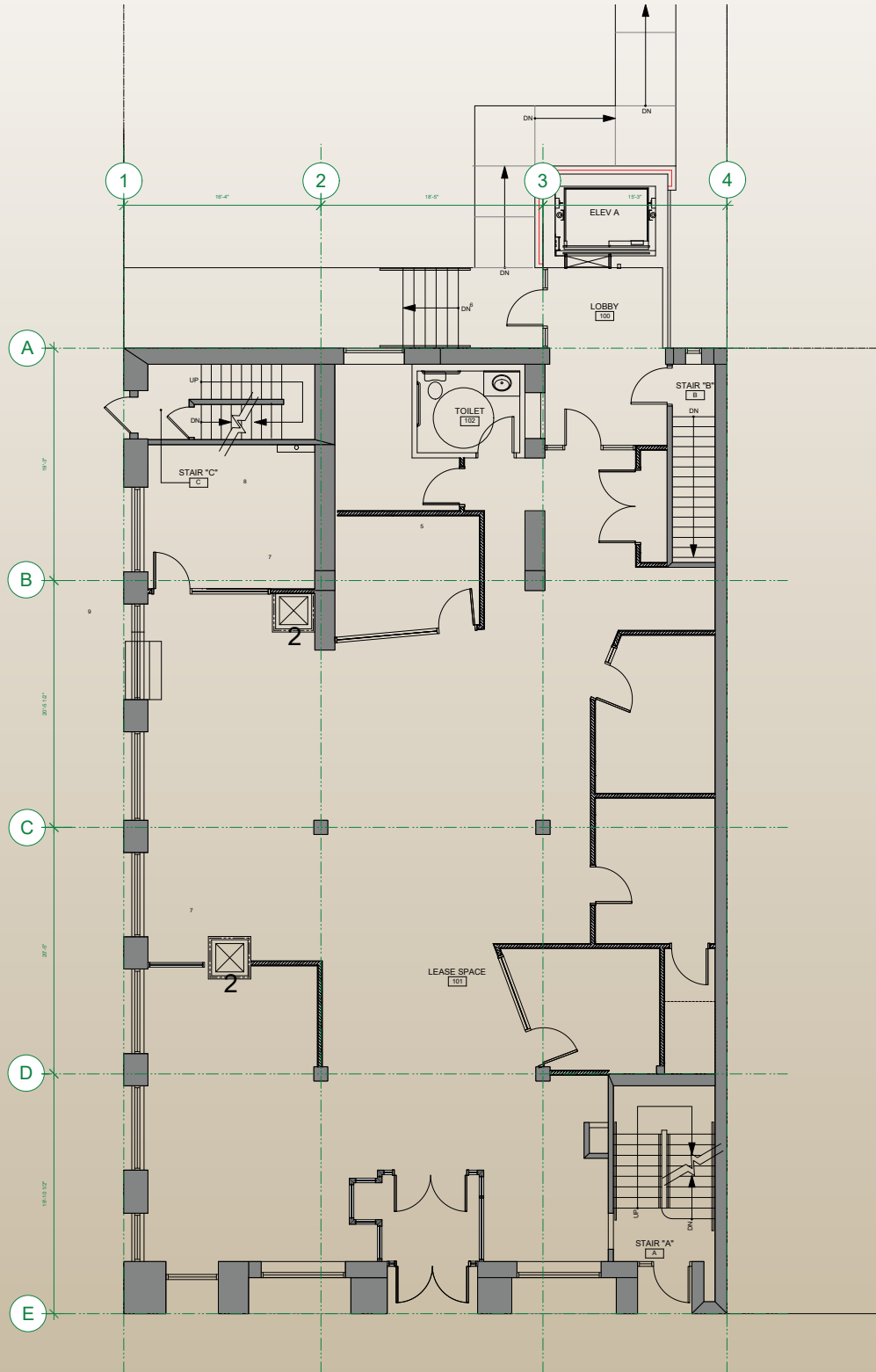
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# FIRST FLOOR PLAN

965 Payne Ave.,  
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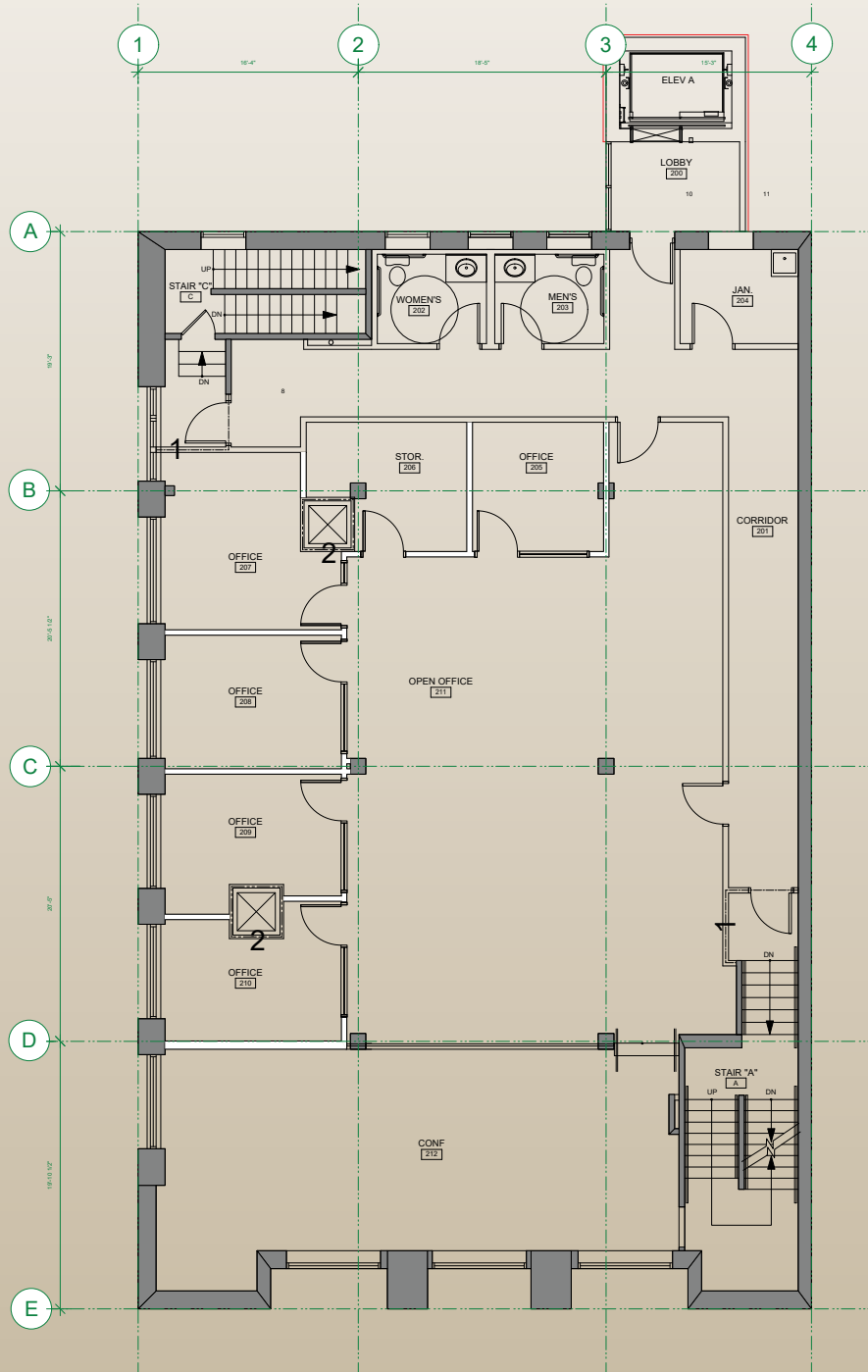


1 EXISTING FIRST FLOOR PLAN  
A101 Scale: 1/8" = 1'-0"



# SECOND FLOOR PLAN

965 Payne Ave.,  
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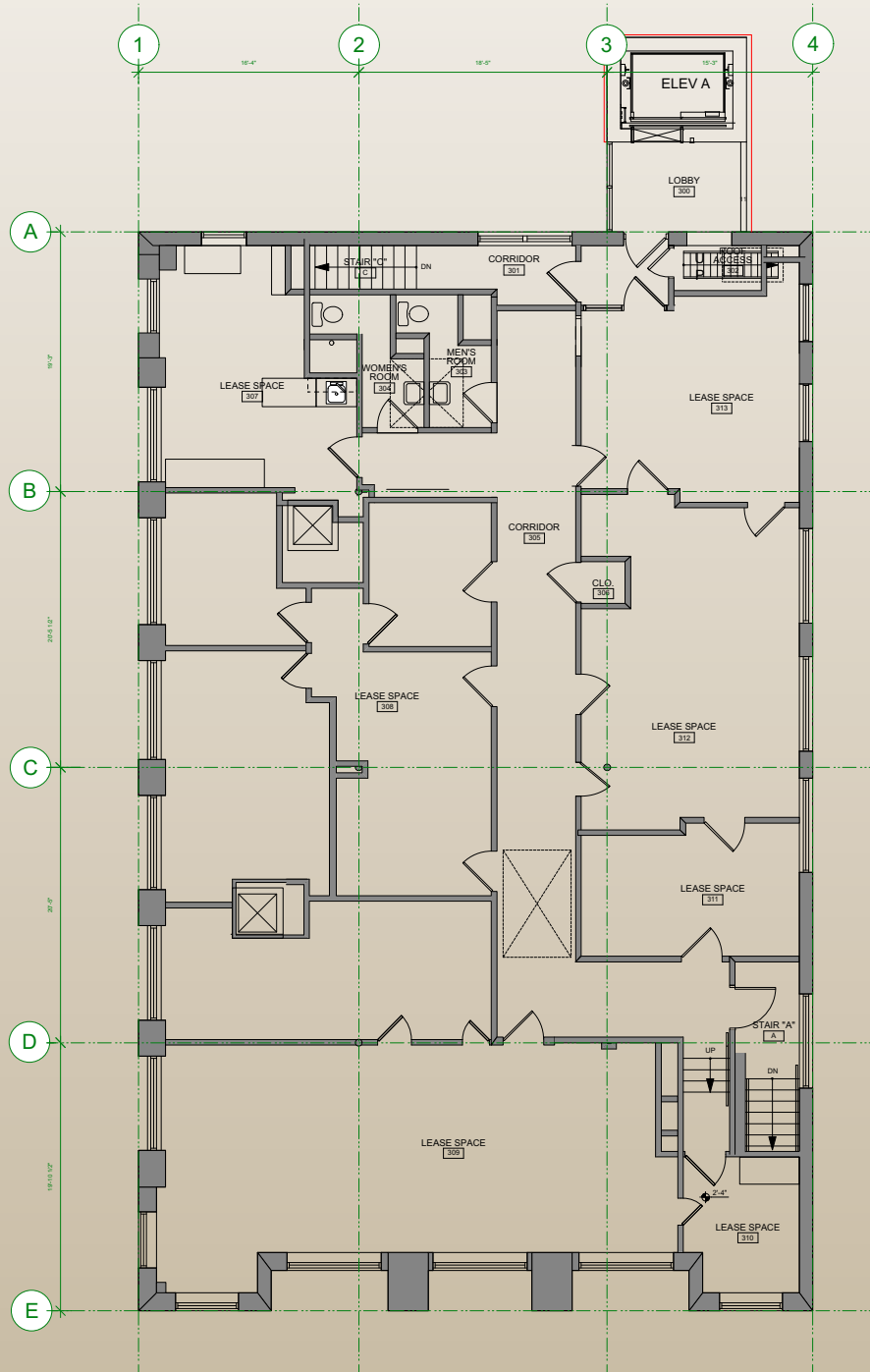


2 EXISTING SECOND FLOOR PLAN  
A102 Scale: 1/8" = 1'-0"



# THIRD FLOOR PLAN

965 Payne Ave.,  
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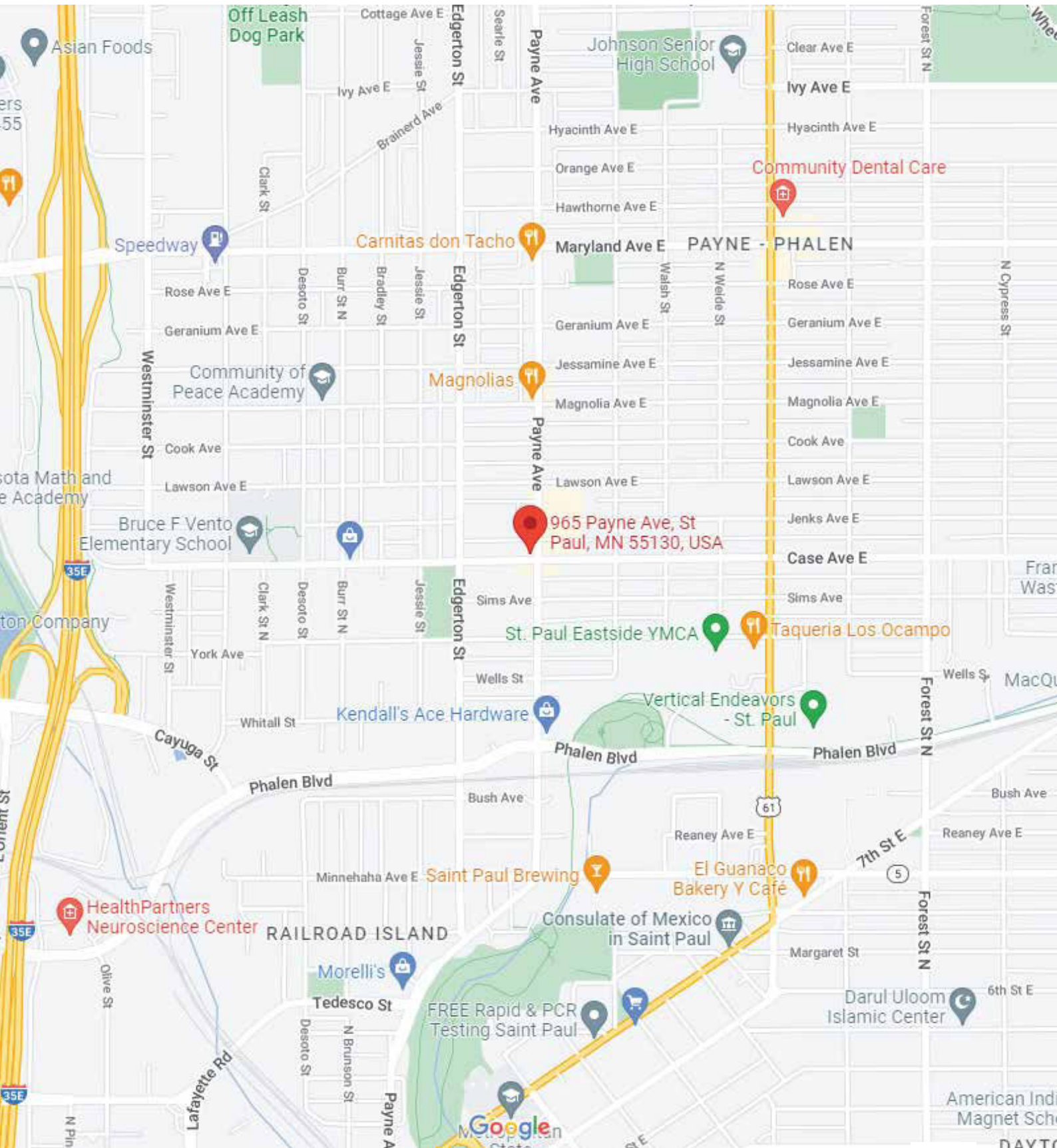


1 EXISTING THIRD FLOOR PLAN  
A103 Scale: 1/8" = 1'-0"




# PROPERTY LOCATION

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Whether you're looking to buy, sell, lease, or rent; our agents will work hard to find what you need. Our team becomes your team when you choose to do business with us, because our business wouldn't work without you.

At Caspian we strive to provide the best service possible and our group of talented brokers is enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business and through consistent communication and updates we ensure that our clients are always aware of what is going on and are in front of the transaction.

#### **CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 965 Payne Ave., St Paul, MN. It has been prepared by Caspian Group. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and Caspian Group. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

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