

GLADSTONE MEDICAL BUILDING

230-238 Wentworth Avenue E | W. St. Paul, MN 55118

Medical Office Space For Lease

The Gladstone Medical Building is a 2-story office building located on Wentworth Avenue with great access to I-494 and Hwy 52. There are separate public entrances from the front and back parking lots including private interior access to all suites from the front parking lot. A 172-unit independent living complex for seniors called The Winslow is adjacent to the building. Co-tenants include CDI-Medical Imaging, Entira Family Clinic, and Ally Support Services.

Highlights and Features:

- Tenant base made up of established long-term medical users
- Parking: 55 front lot parking stalls and 45 top lot parking stalls
- Generous on-site parking (7/1000 parking ratio)
- New siding, roof, and windows
- Monument signage available
- Remodeled in 2009
- Suite A includes a receptionist area built-in desk, 5 workrooms with sinks, 3 kitchenette areas, and one bathroom
- Suite D includes a receptionist/waiting area, 6 offices with sinks, 2 kitchenette areas, and one ADA bathroom

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 12,733, 3 miles - 72,737, 5 miles - 228,282
- Average Household Income: 1 mile - \$75,660, 3 miles - \$86,919, 5 miles - \$88,349
- 12,200 vehicles per day on Wentworth Avenue E

Space Available:

- Suite A: 1,534 sf
- 2021 CAM/Tax: \$7.49 psf plus utilities
- Lease Rate: Negotiable



Christianson & Company
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Suite A Interior Photos

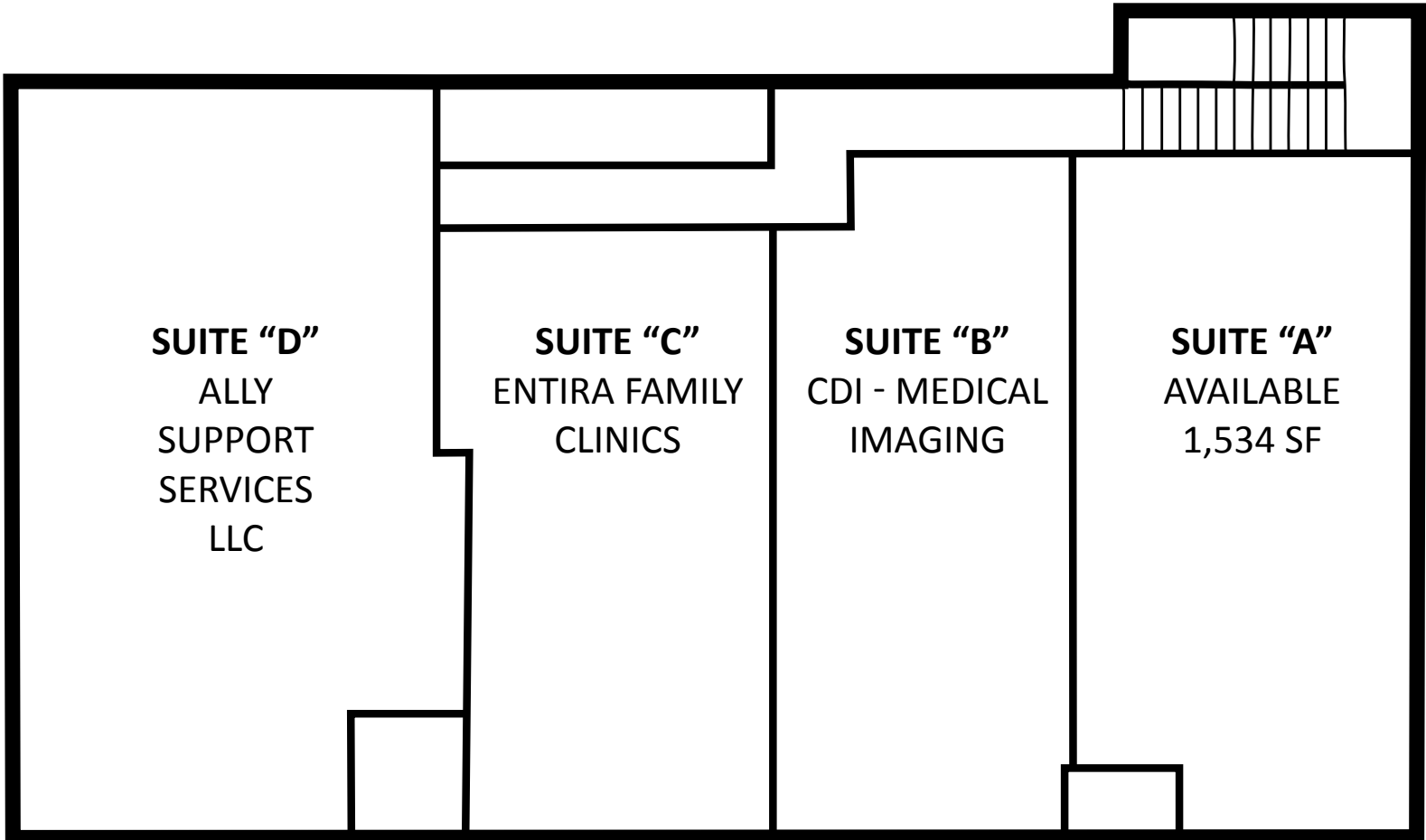


Suite A Interior Photos

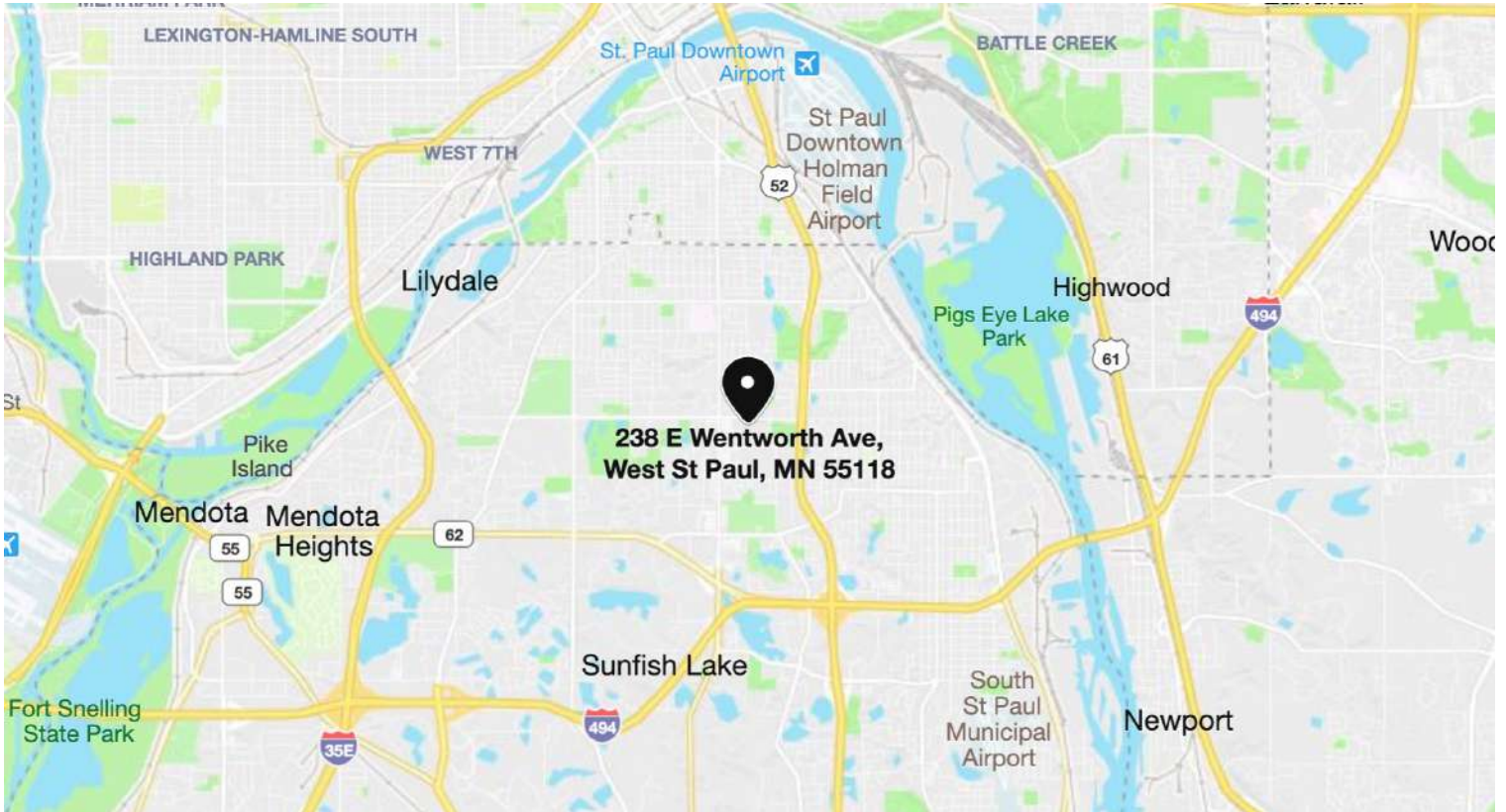


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First Floor Plan



Map



Aerial



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