

# 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 RAYUS Radiology, 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
- New landscaping
- Suite A includes a receptionist area built-in desk, 5 workrooms with sinks, 3 kitchenette areas, and one 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
- 2022 CAM: \$4.05 psf and Tax: \$3.45 psf plus utilities
- Lease Rate: Negotiable

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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**



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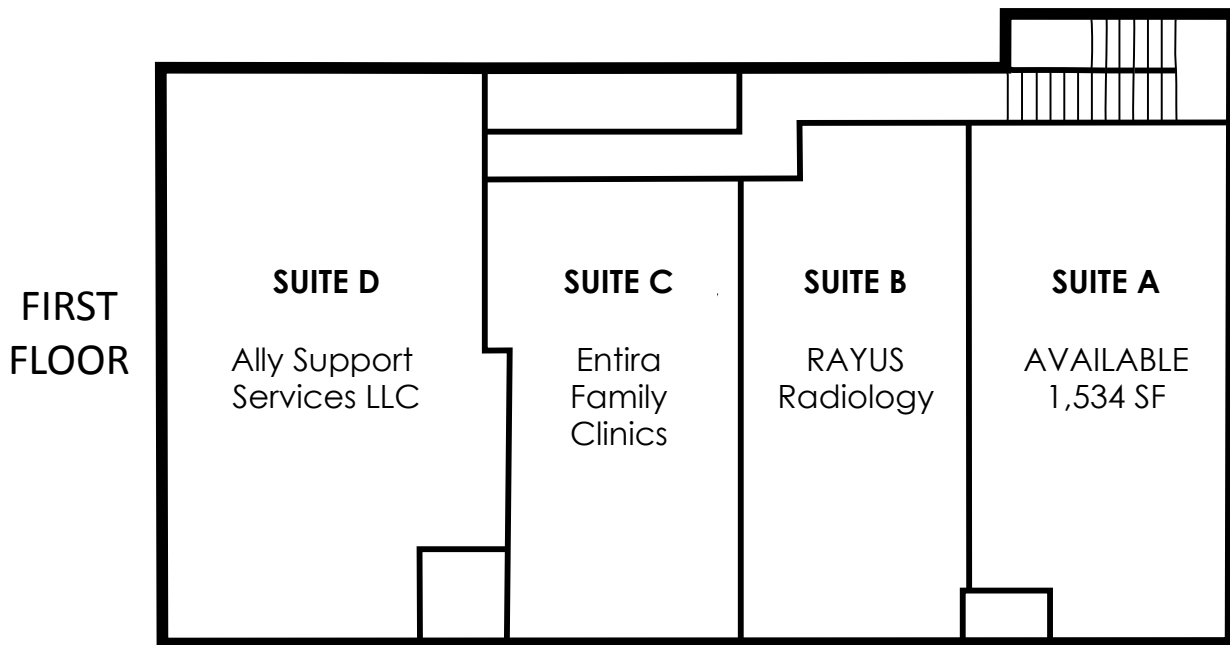


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## Space Plan - Suite A

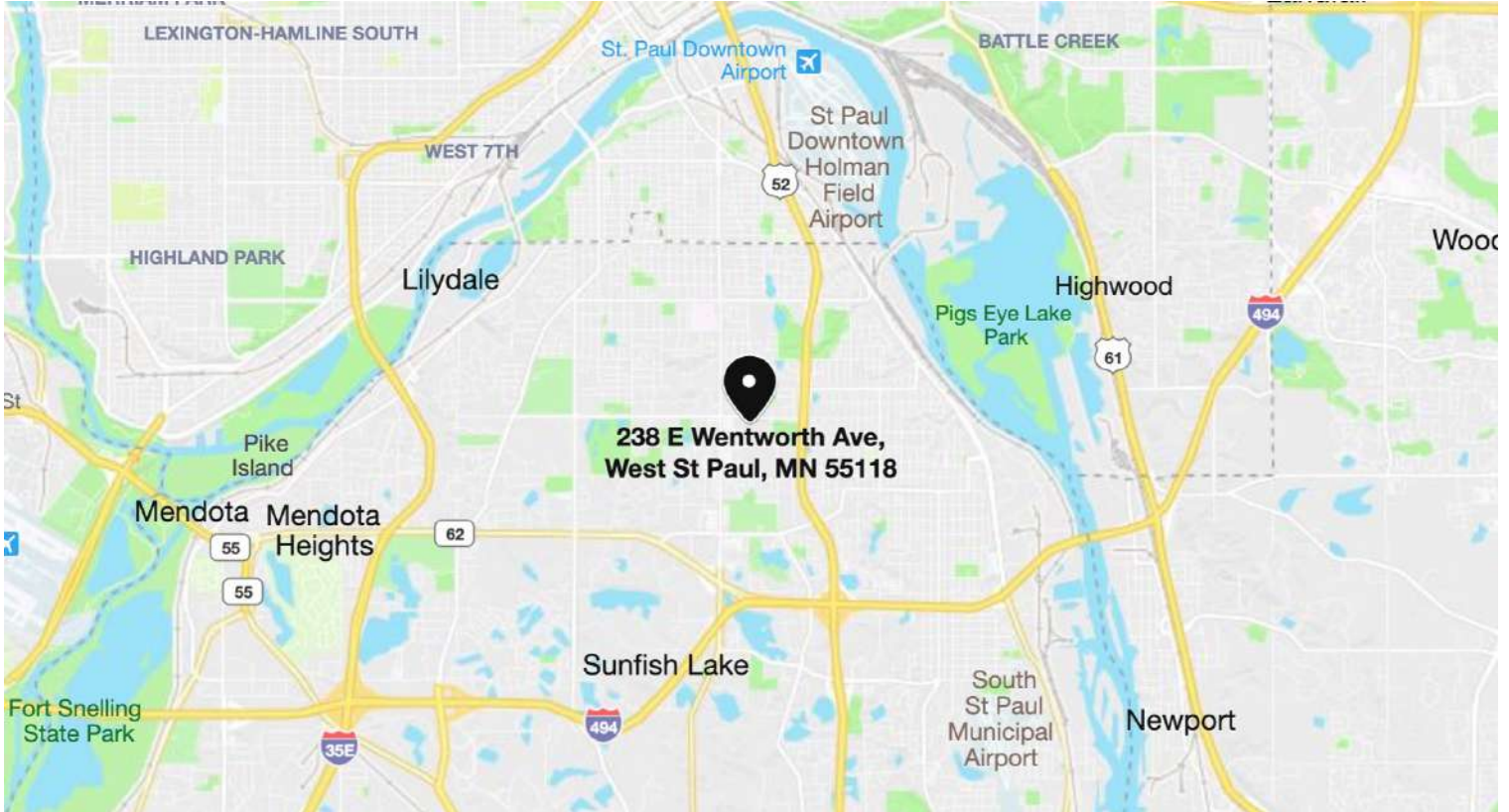


First Floor Plan





## Map



## Aerial



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