



624 Selby Avenue N | St. Paul, MN 55104

Office Space For Lease

Highly visible building on the corner of Selby Avenue and Dale Street in St. Paul. The property sits just outside the Historic Hill District in the walkable Selby/Dale neighborhood. It is just half a mile to the shops and restaurants of Grand Avenue to the south and of Cathedral Hill to the east. The available office space offers incredible windows and natural light, high, open ceilings, and tons of flexible space - a perfect location for your business!

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 17,175, 3 miles - 101,606 and 5 miles - 241,836
- Average Household Income: \$61,148, 3 miles - \$60,448 and 5 miles - \$63,499
- Dale Street N: 16,800 vpd and Selby Avenue: 5,900 vpd

Space Available:

- 624 Selby Avenue: 3,830 sf (approx, divisible to 2,231 sf)
- Lease Rate: Negotiable

Highlights and Features:

- 2nd floor office space over store with elevator
- Secured entrance to 2nd floor offices
- 3 private offices & a conference room
- Break/copier room
- Open area with desks
- High, open, industrial ceilings
- Many large windows
- Great view over Dale Street
- Shared bathroom and conference room
- Signage available on 2 entrance doors on Dale & Selby
- Walk Score: 84
- Area Tenants: Mother Plants, Black Blue Men's Clothing, Claddagh Coffee, Mango Thai, Louisiana Cafe, Summit-University Planning Council, Urban Tails Waggin', E & J Dry Cleaners, Capitol Guitars, The Laundry Doctor, Clean Cuts
- Co-tenants: Mississippi Market Natural Foods Co-op, Rondo Community Land Trust



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COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

AMY C. BERG

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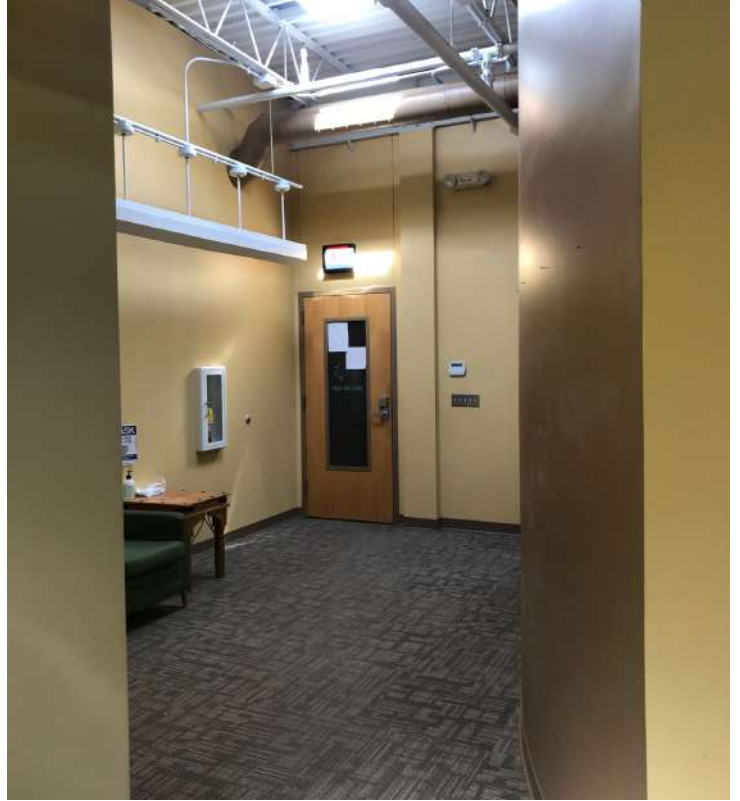
amy@christiansonandco.com

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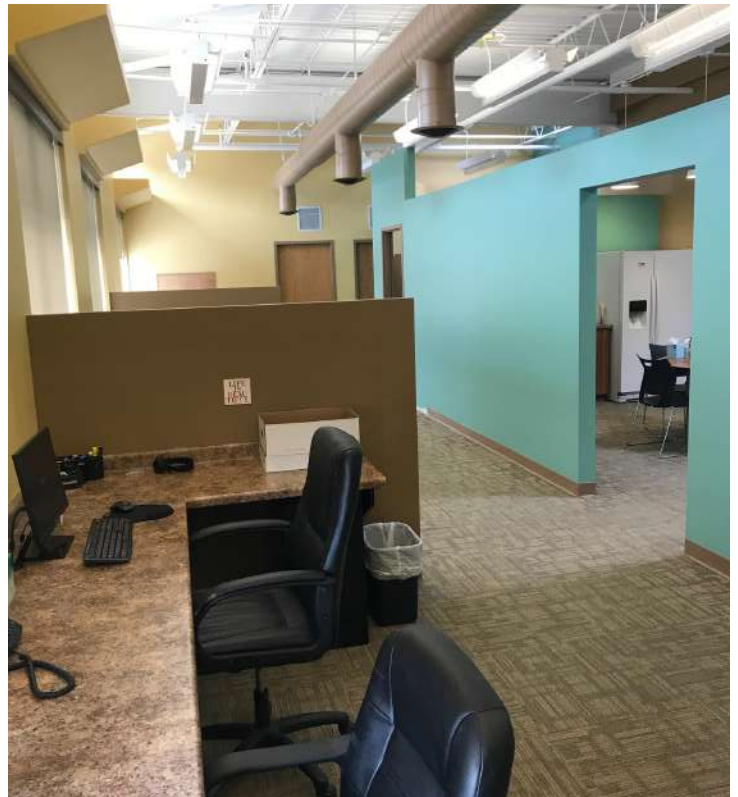
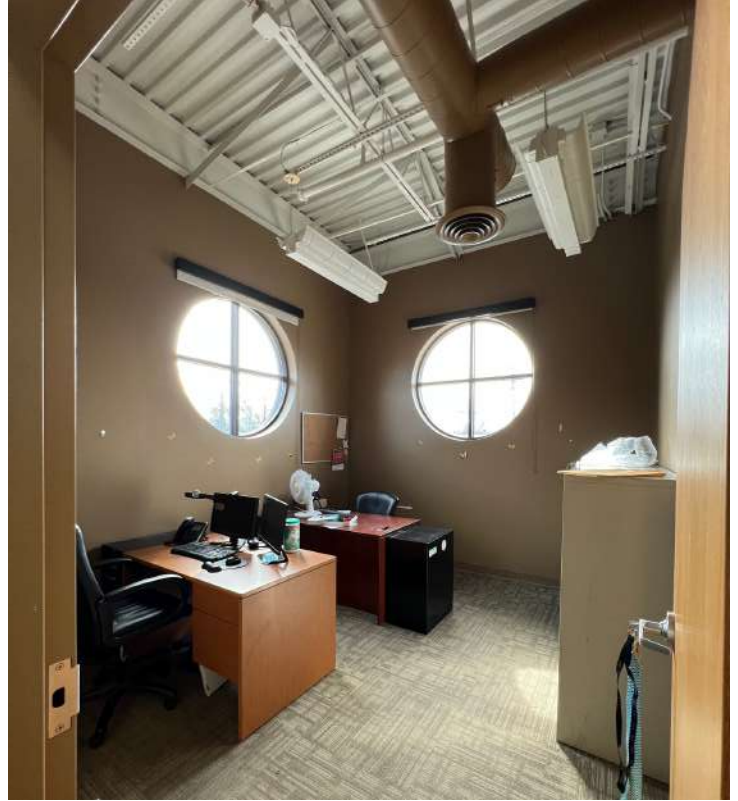
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Interior Photos



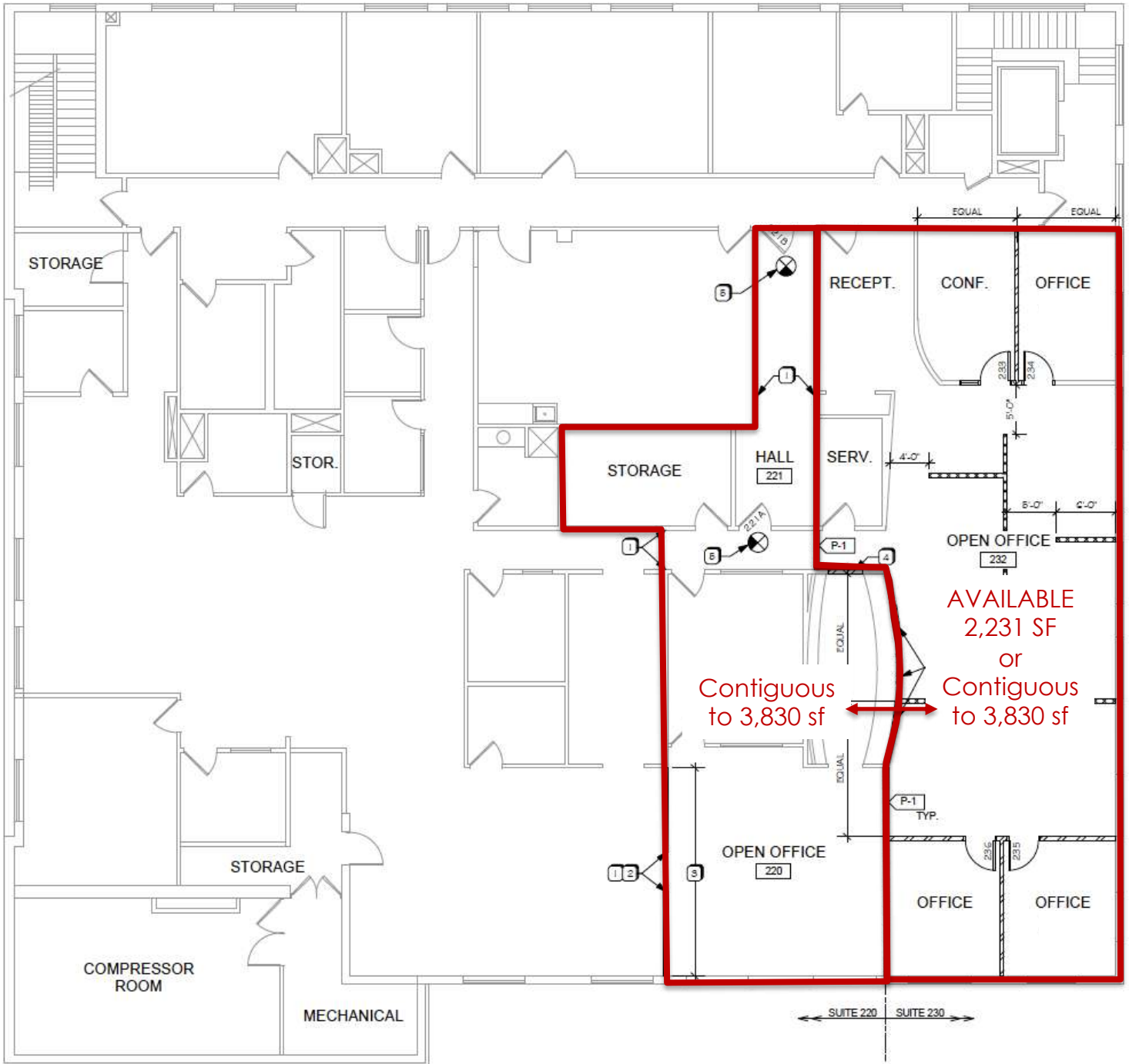
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Interior Photos

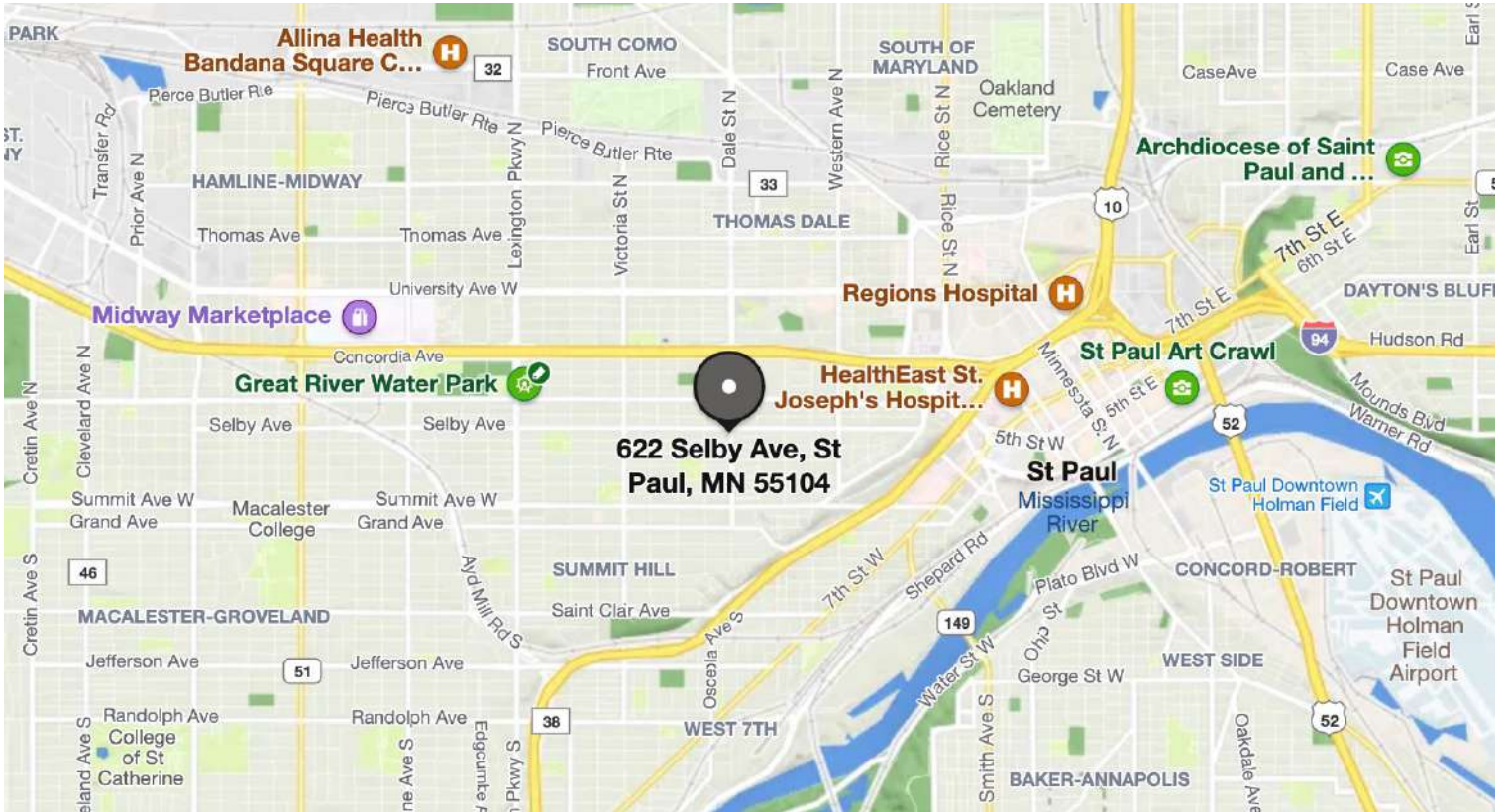


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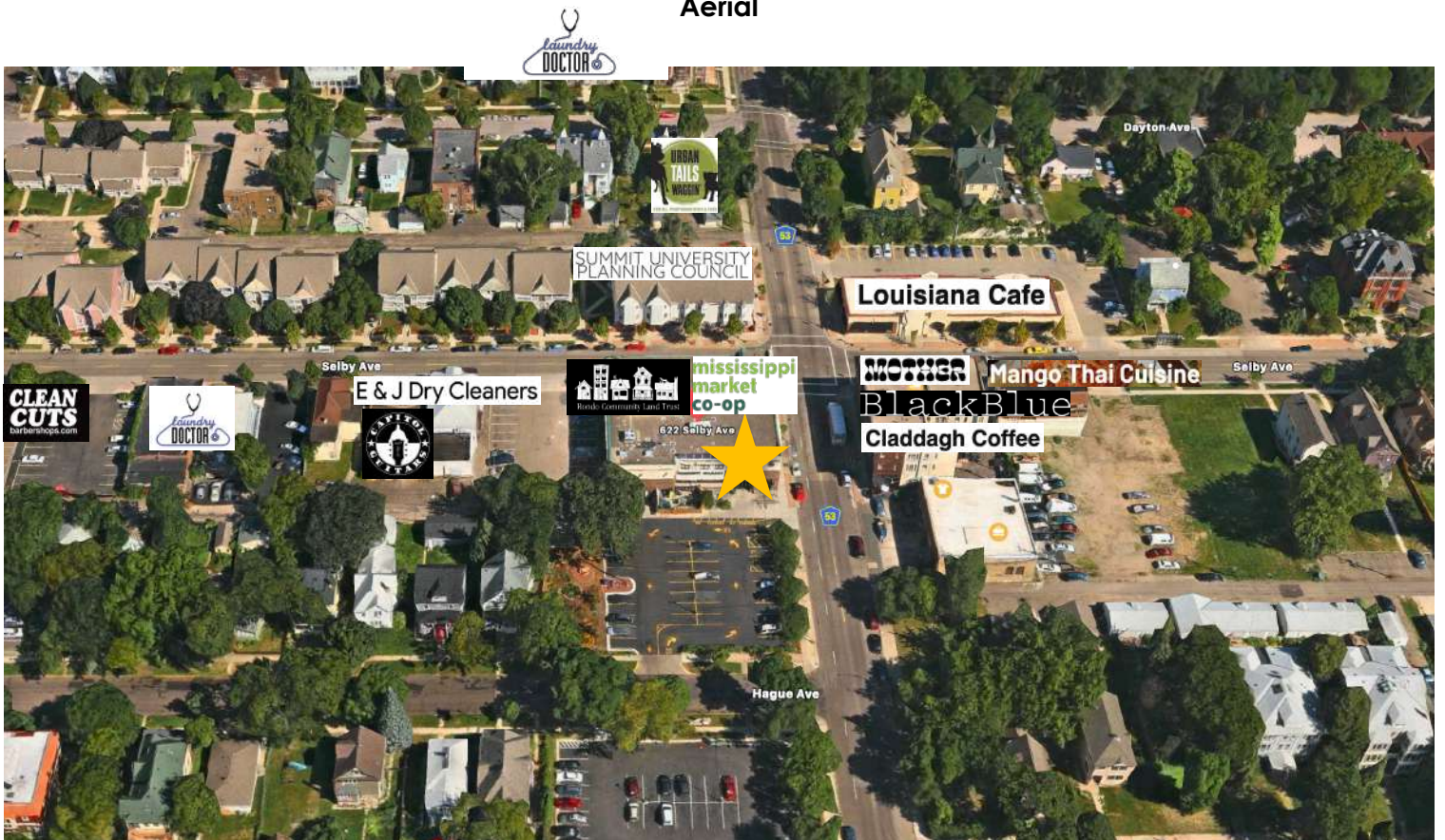
Floor Plan



Map



Aerial



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