



THE WESTY

1880 Livingston Avenue | West St. Paul, MN 55118

Office Space For Lease

Space Available:

- Suite 200: 1,615 sf
- Suite 203: 978 sf
- Suite 200 and Suite 203 contiguous to 2,593 sf
- 2021 CAM: \$10.20 psf (includes utilities) and Tax: \$3.71 psf
- Lease Rate: Negotiable

Highlights and Features:

- Co-tenants: Menon Periodontics and Implants, Mendakota Pediatrics, Allergy and Asthma Center of MN, Prosthetics at Graphica Medica, Haworth & Company, LTD, EZ Payroll
- Close to Robert Street corridor
- Minutes to downtown St. Paul and MSP airport
- Class A building
- Two-story building
- Stately brick exterior
- Modern interior remodel
- New planned outdoor patio
- Open space with breakout rooms
- High ceilings with skylight
- Energy-efficient LED lights throughout
- Elevator, card access, and security cameras
- Ample parking on a newly resurfaced and striped lot
- Monument signage available



Demographics and Traffic Counts:

- Average Household Population: 1 mile - 3,987, 3 miles - 46,281 and 5 miles - 90,966
- Average Household Income: 1 mile - \$65,381, 3 miles - \$74,362 and 5 miles - \$68,653
- Robert Street - 23,400 vpd, Marie Avenue - 6,100 vpd and Livingston Avenue - 3,700 vpd

Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

LAURA GILL
612.310.5399

laura@christiansonandco.com

LISA CHRISTIANSON
952.393.1212

lisa@christiansonandco.com

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www.SpaceAvailableMN.com
info@SpaceAvailableMN.com | 952.921.5844

Interior Photos

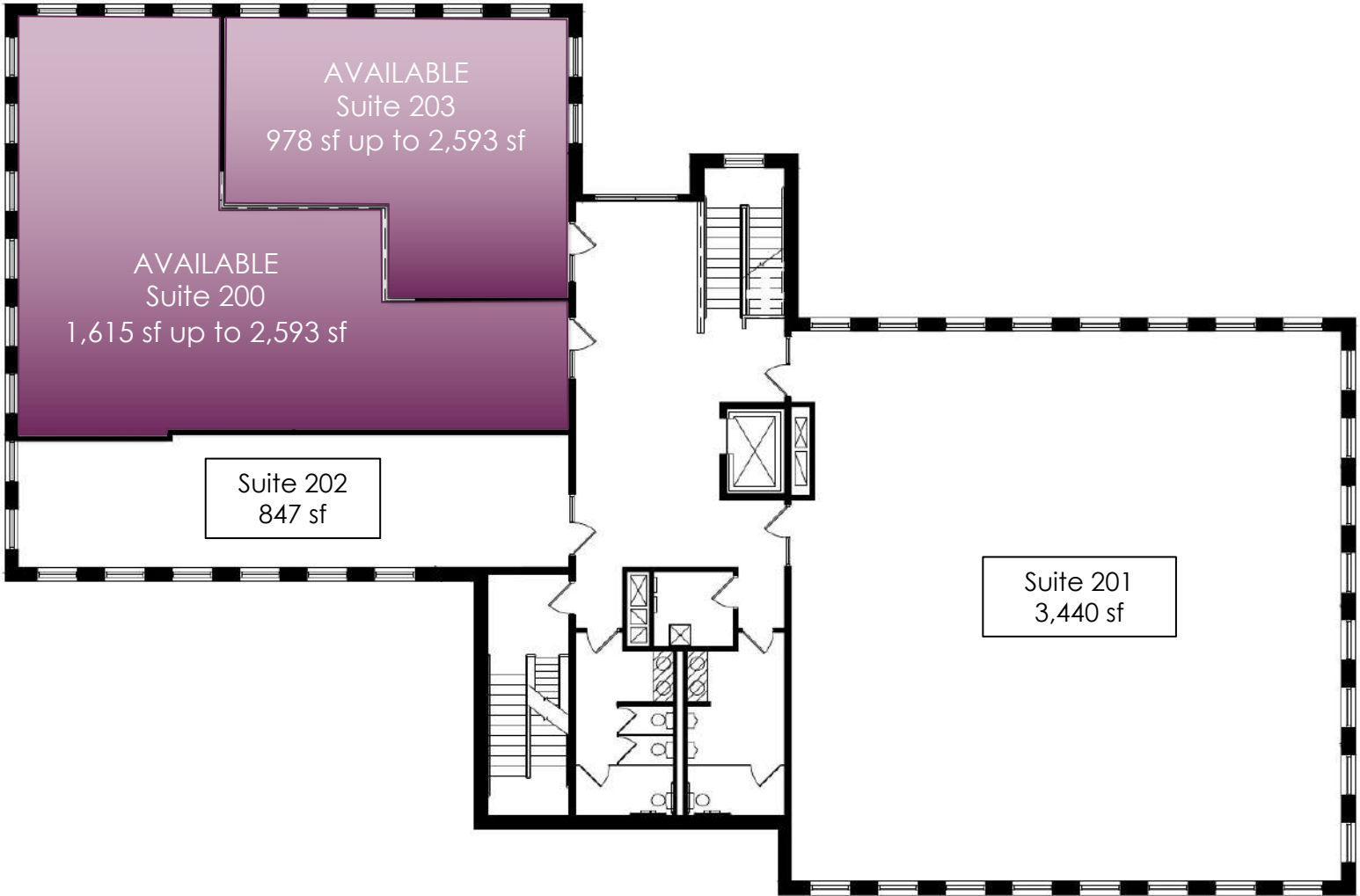


Interior Photos

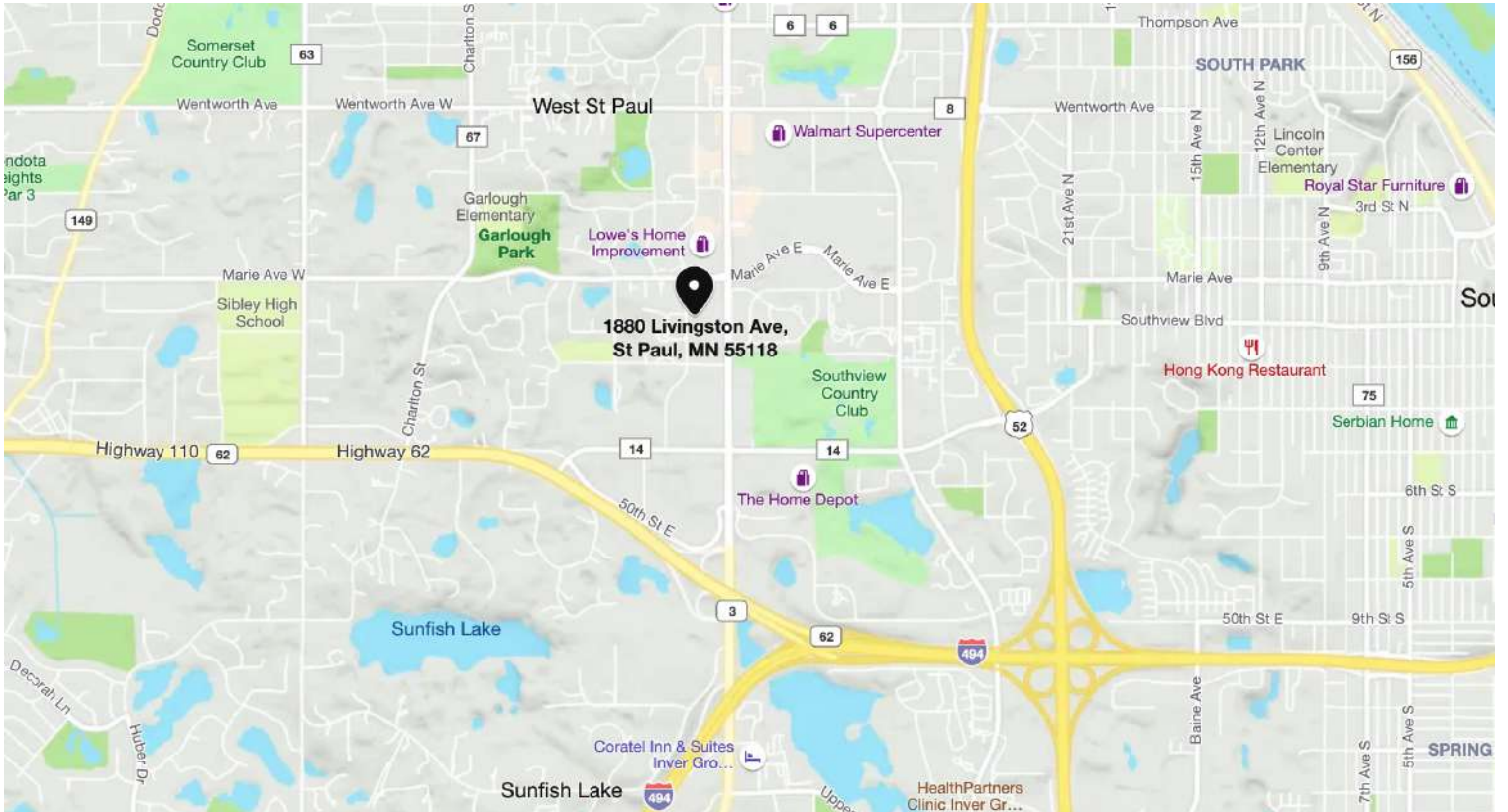


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Floor Plans - Suite 200 to Suite 203



Map



Aerial



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