



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
- 2022 CAM: \$8.76 psf (includes utilities) and Tax: \$3.57 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](http://www.SpaceAvailableMN.com)

**LAURA GILL**

612.310.5399

[laura@christiansonandco.com](mailto:laura@christiansonandco.com)

**LISA CHRISTIANSON**

952.393.1212

[lisa@christiansonandco.com](mailto:lisa@christiansonandco.com)

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.

[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

[info@SpaceAvailableMN.com](mailto:info@SpaceAvailableMN.com) | 952.921.5844



## Interior Photos

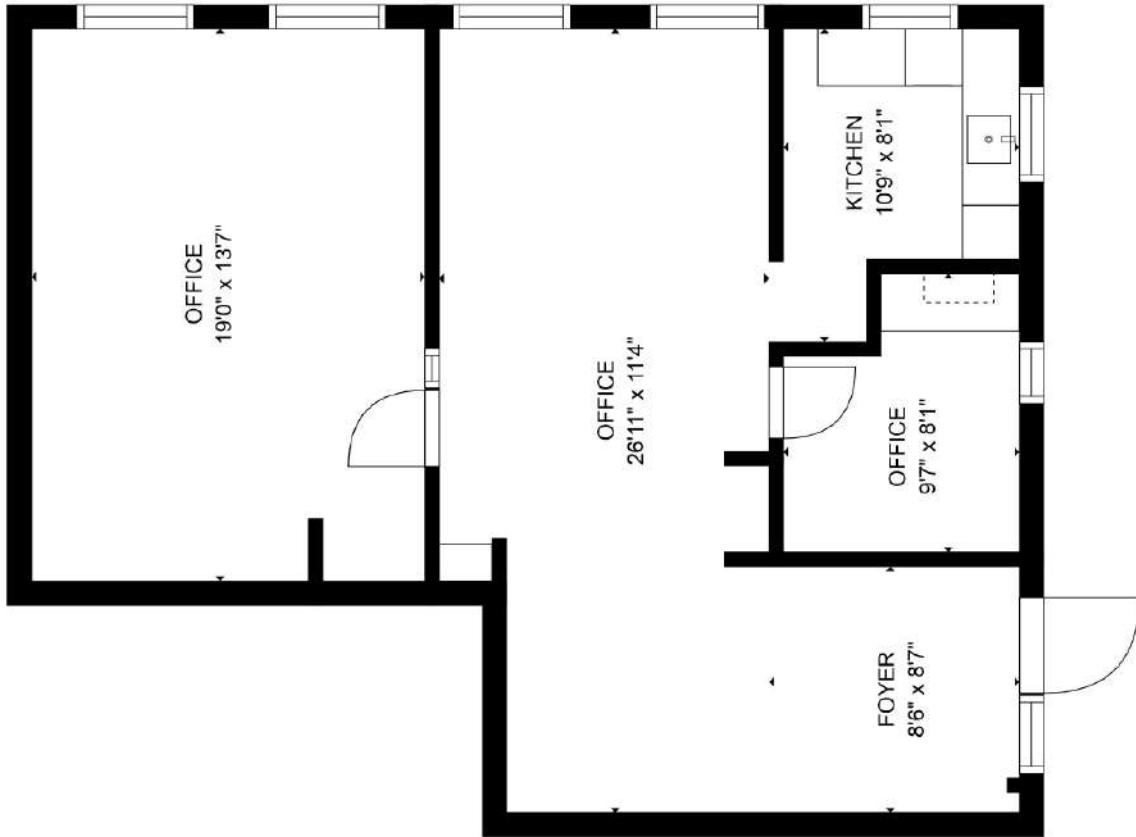


## Interior Photos

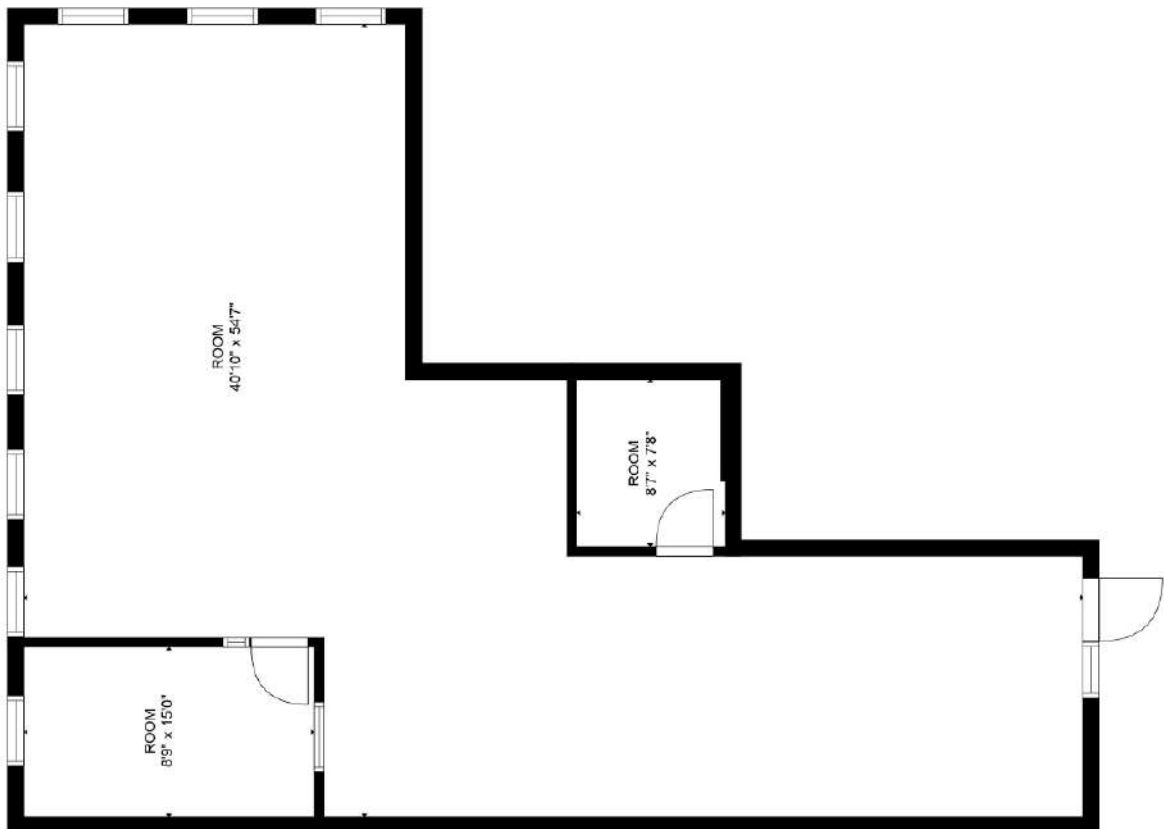


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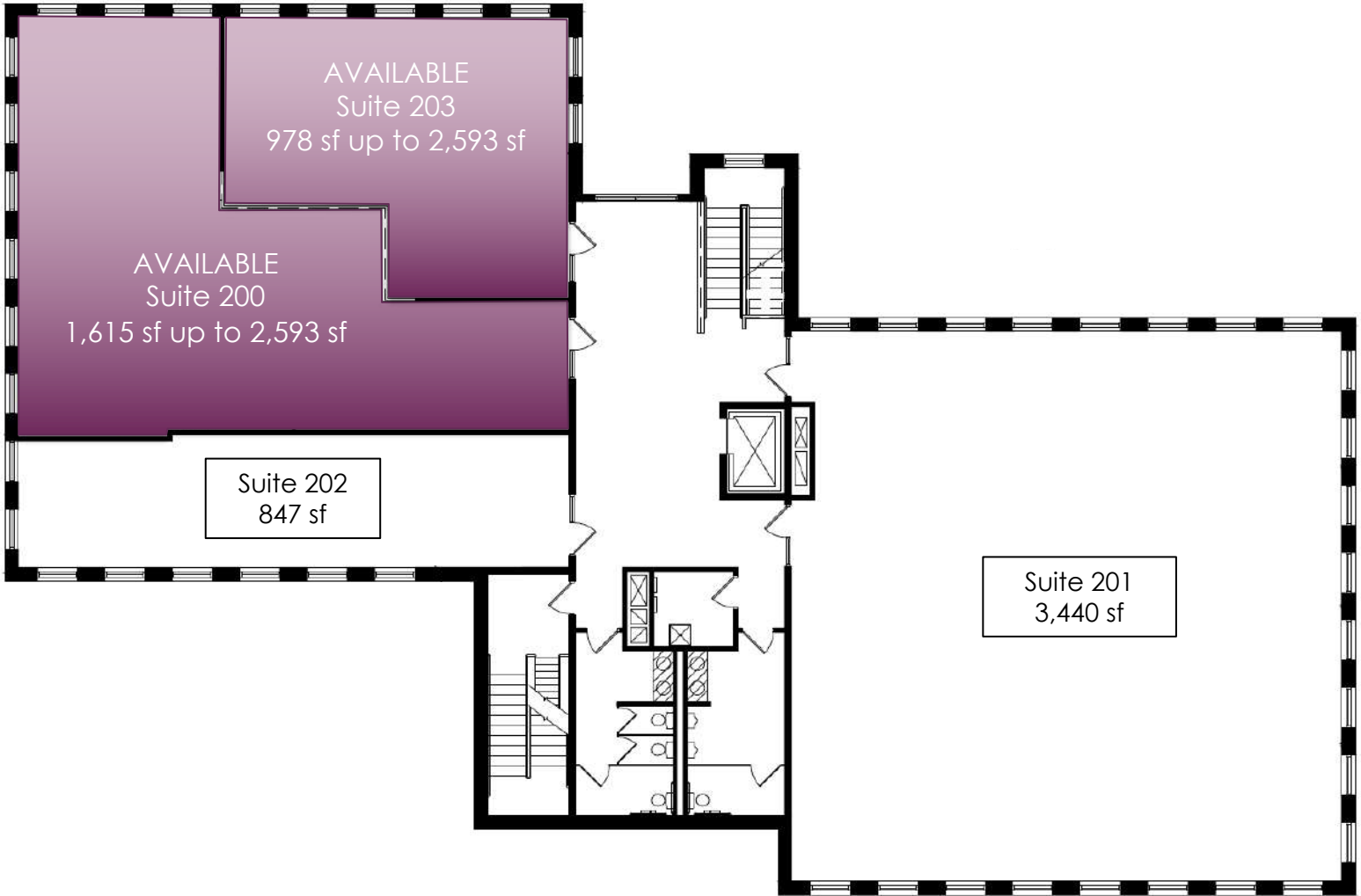
### Space Plan - Suite 203



### Space Plan - Suite 200

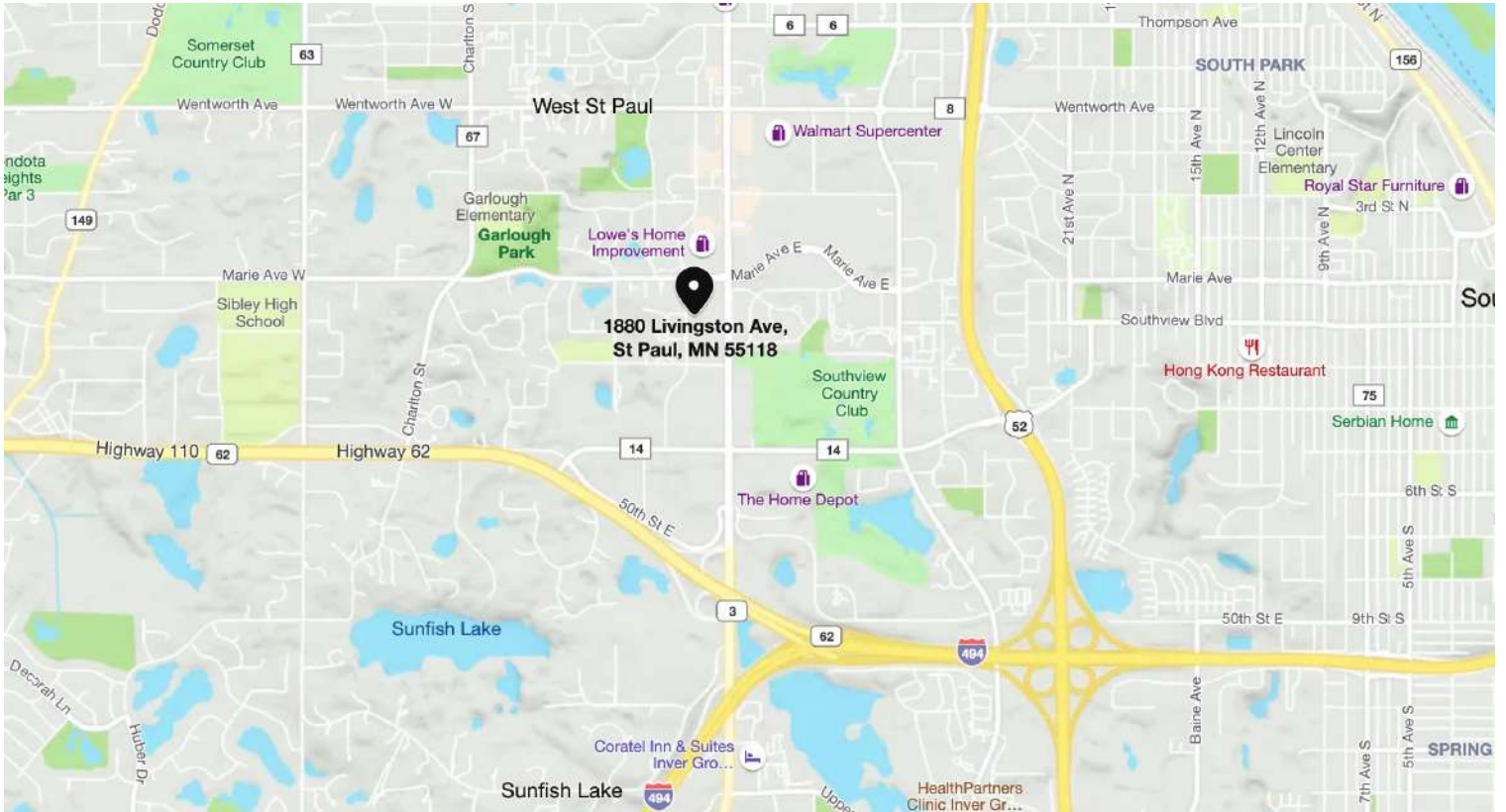


Floor Plans - Suite 200 to Suite 203





## Map



## Aerial



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