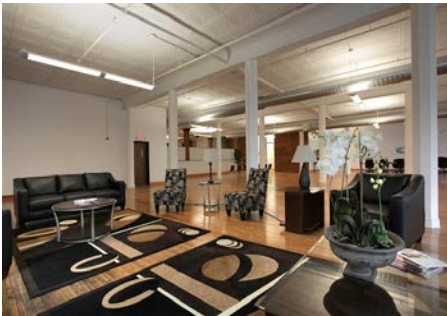


# MOVE IN READY SUITES

## 81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101



### Location:

Highly visible location on the corner of Minnesota Street and 7th Street in the heart of Downtown Saint Paul.

### Year Built:

1907 and Fully Renovated

### Building Size/Floors:

47,086 SF - Four Floors (Excluding Lower Level)

### Space Available:

Suite 100	4,650 RSF
Suite 150	4,550 RSF
Suite 200	13,062 RSF
Suite 300	13,101 RSF
Suite 400	3,293 RSF
Suite 450	4,875 RSF
Suite LL1	5,749 RSF
Suite LL2	4,061 RSF

### Lease Rate:

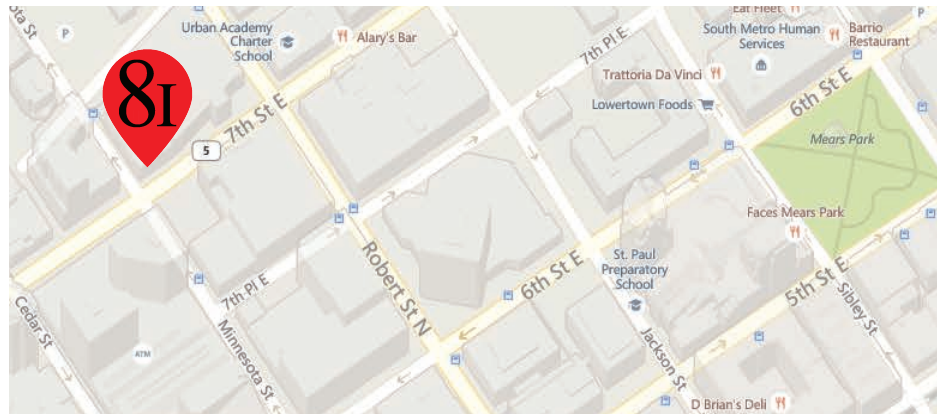
\$11.00 - \$13.00 Per SF

### 2025 Estimated Taxes and Operating:

\$ 1.27 PRSF Taxes  
\$10.81 PRSF Operating  
\$12.08 PRSF Total

### Amenities/Features

- Douglas fir columns, high tin stamped ceilings, and wood floors.
- New energy-efficient copper trimmed showroom windows.
- Great visibility and accessibility in the heart of the Central Business District of Downtown Saint Paul, Minnesota.
- Less than 3 blocks from the Green Line Central Station and on major bus routes.
- Near CHS Field and the growing.
- Lowertown neighborhood.
- District Energy Cooling and Heating.



COMMERCIAL REAL ESTATE SERVICES, INC.

85 EAST SEVENTH PLACE, SUITE 200, ST. PAUL, MN 55101-2106

**Pat Wolf**  
(651) 290-8892  
patwolf@cres-inc.com

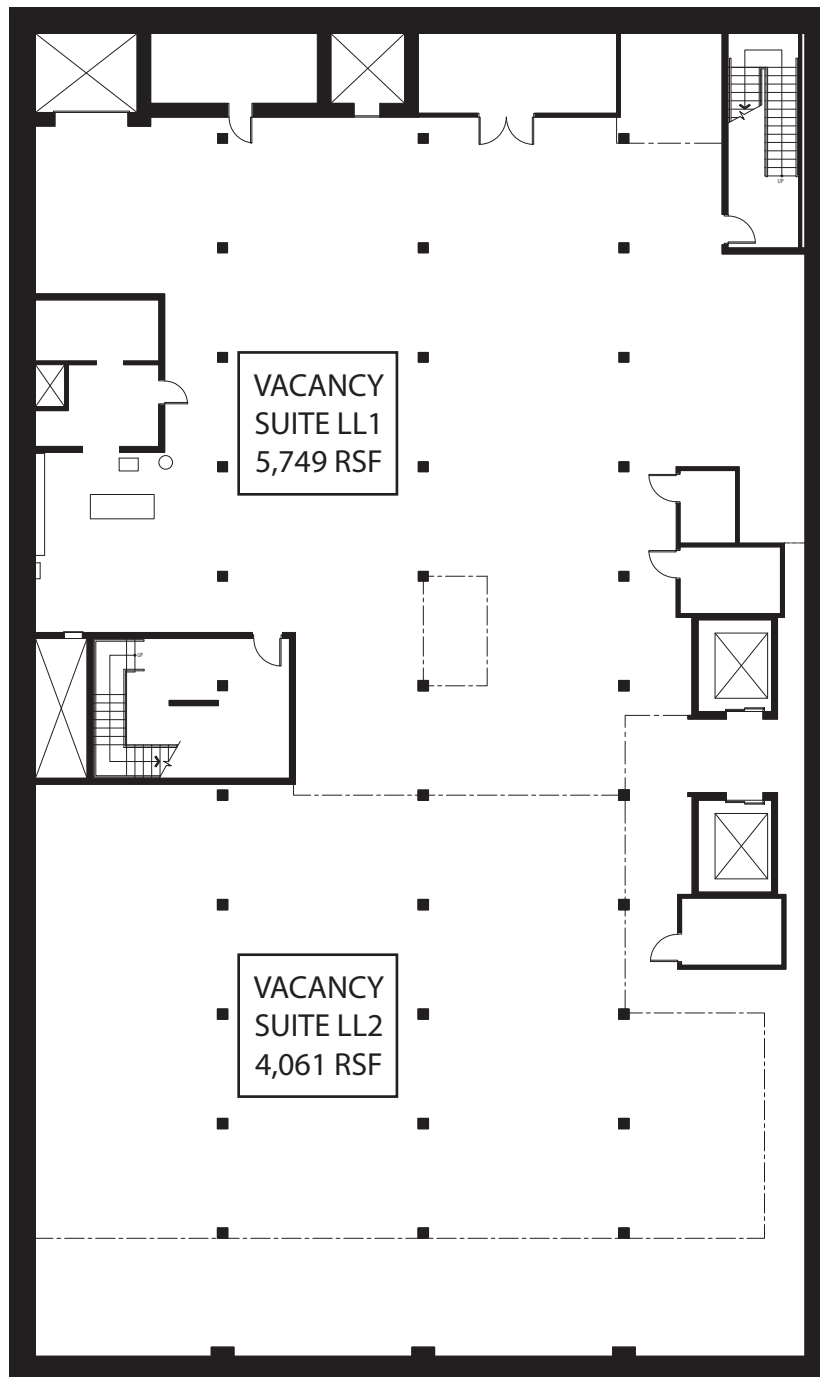
**Sherry Hastings**  
(651) 290-8893  
shastings@cres-inc.com

# MOVE IN READY SUITES

## 81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

### Lower Level



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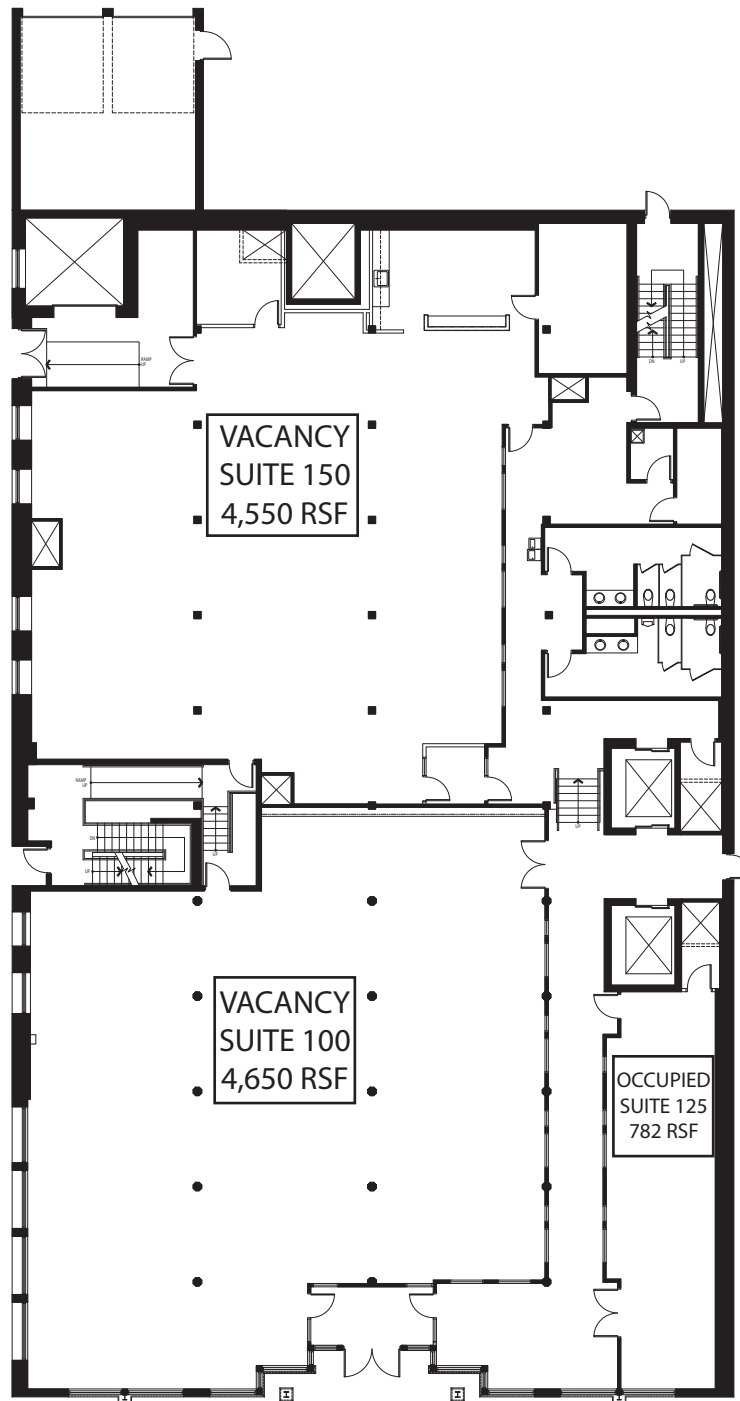
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# MOVE IN READY SUITES

## 81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

### 1st Floor



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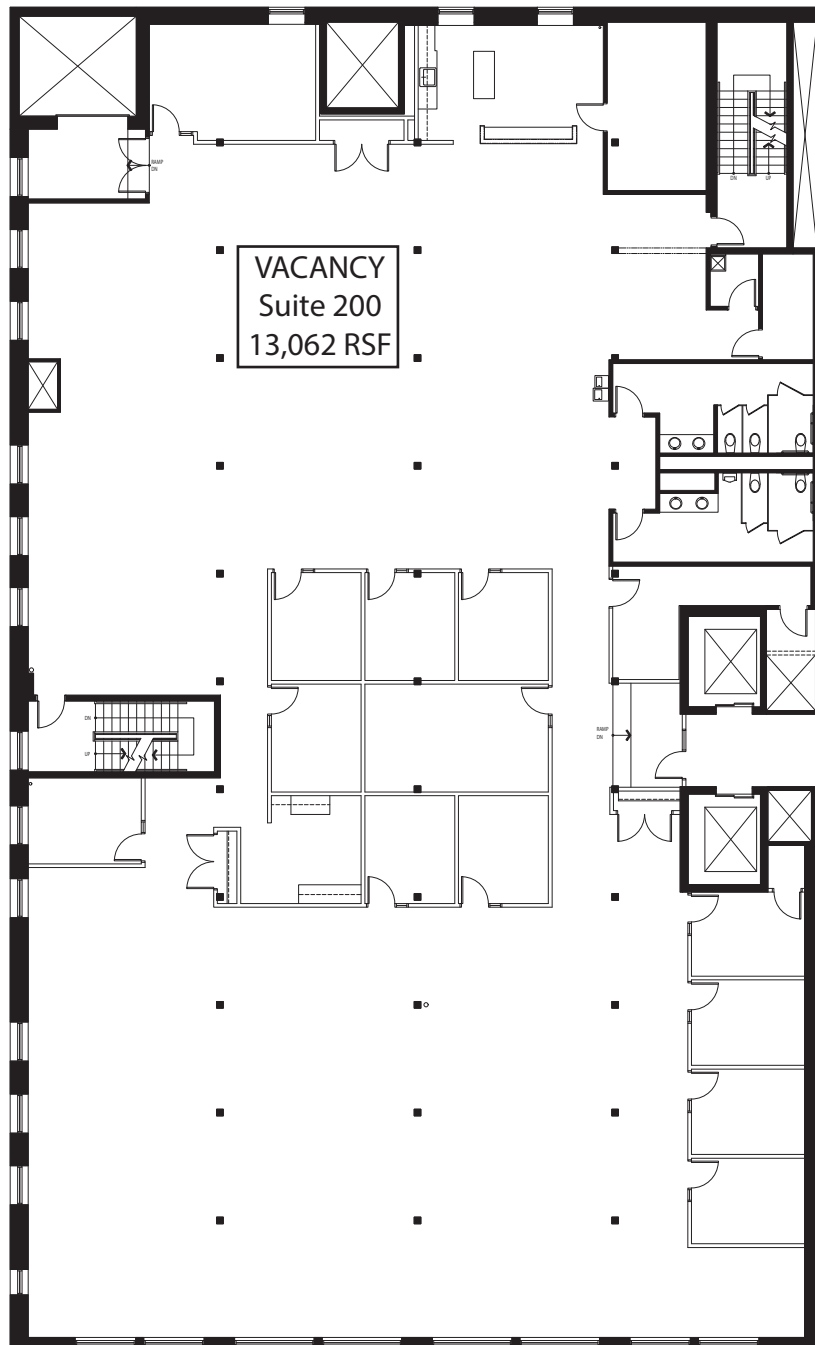
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# MOVE IN READY SUITES

## 81 On Seventh

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### 2nd Floor



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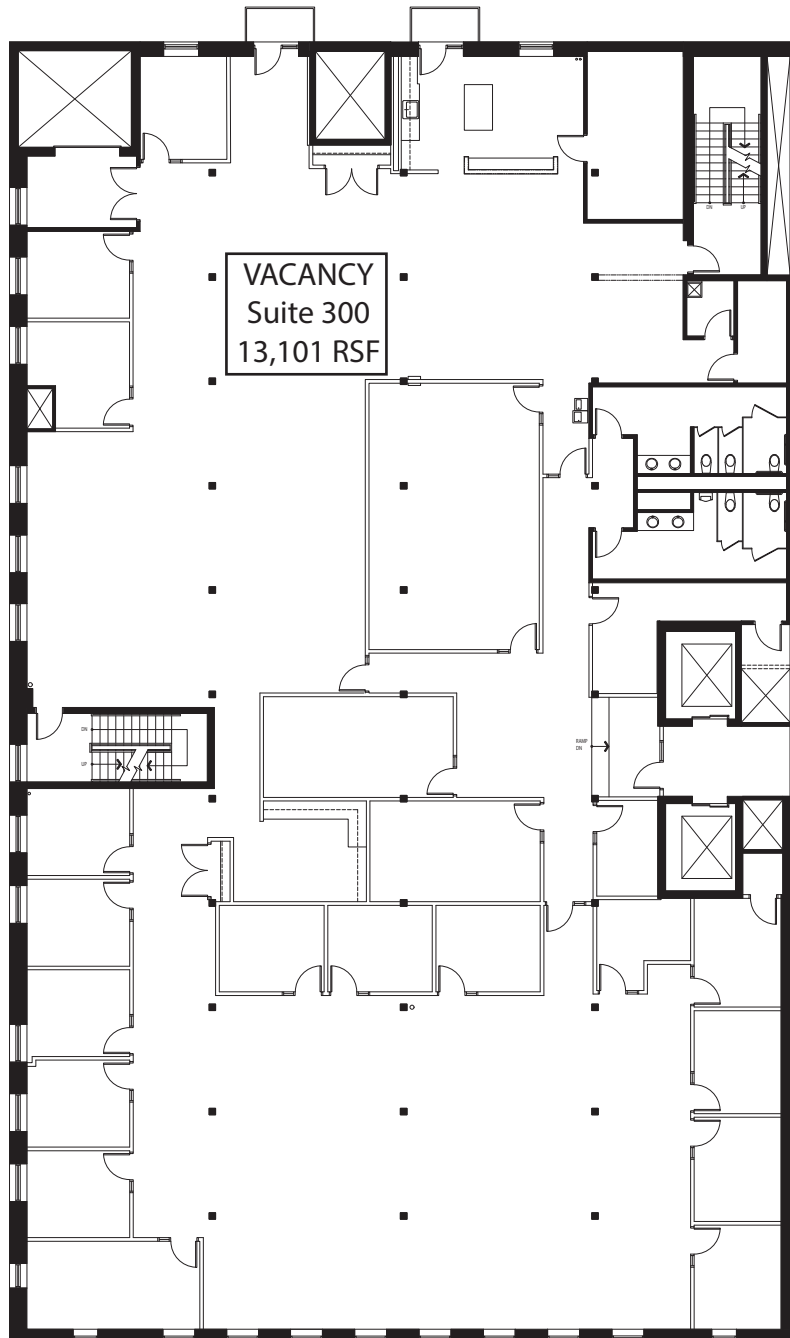
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# MOVE IN READY SUITES

## 81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101

### 3rd Floor



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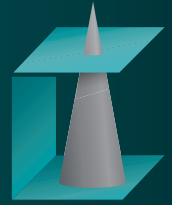
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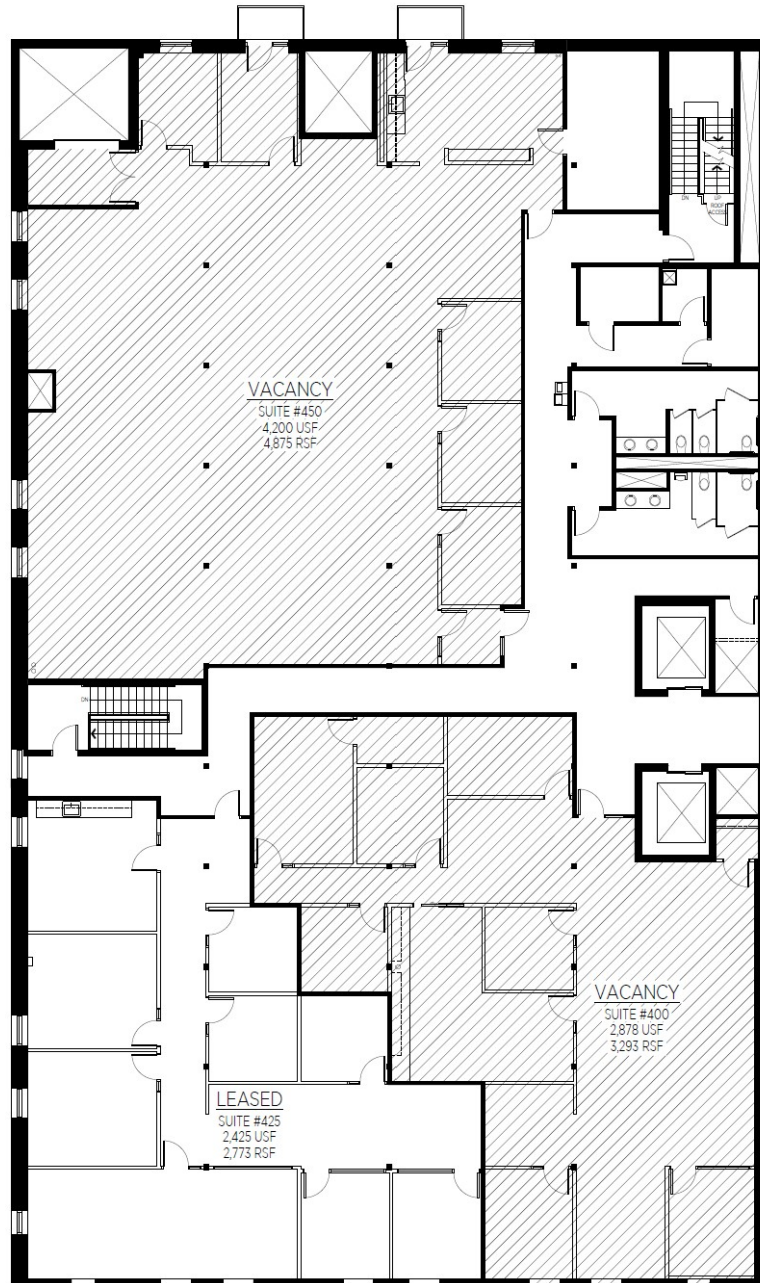
# MOVE IN READY SUITES

## 81 On Seventh

81 EAST SEVENTH STREET, SAINT PAUL, MN 55101



### 4<sup>th</sup> Floor



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