

PROPERTY INFORMATION

Address	739 Vandalia Street St. Paul, MN 55114
Building Size	10,361 SF
Currently Available	10,361 SF stand-alone office/commercial building
Net Rental Rates	\$12.00 PSF office
2021 Cam & RE Tax	\$3.38 PSF

AMENITIES

- Ample parking available
- Abundant natural light
- Signage available
- Low operating expenses
- Three blocks north of University Avenue
- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Located in the heart of the Twin Cities metro, just a six minute drive from downtown Minneapolis and St. Paul



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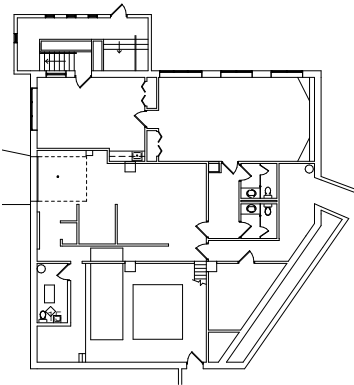
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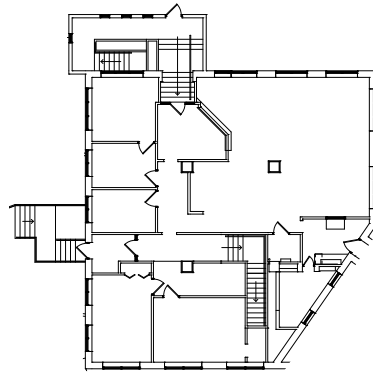
FLOOR PLAN

739 Vandalia

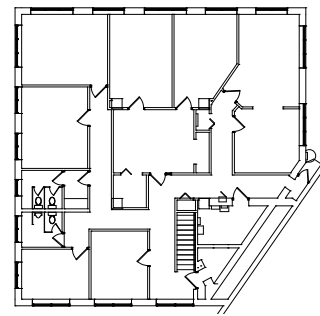
Stand-alone Office/Commercial: 10,361 SF



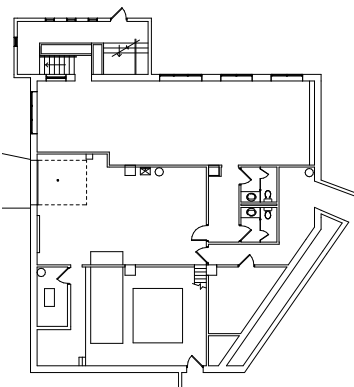
1 **BASEMENT EXISTING**
SCALE 1" = 20'-0"



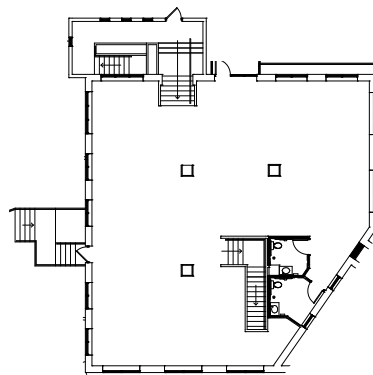
2 **FIRST FLOOR EXISTING**
SCALE 1" = 20'-0"



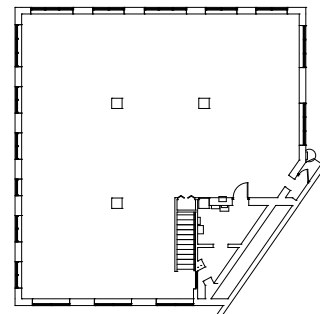
3 **SECOND FLOOR EXISTING**
SCALE 1" = 20'-0"



4 **BASEMENT PROPOSED**
SCALE 1" = 20'-0"



5 **FIRST FLOOR PROPOSED**
SCALE 1" = 20'-0"



6 **SECOND FLOOR PROPOSED**
SCALE 1" = 20'-0"



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