

## PROPERTY INFORMATION

<b>Address</b>	739 Vandalia Street St. Paul, MN 55114
<b>Building Size</b>	10,361 SF
<b>Currently Available</b>	10,361 SF stand-alone office/commercial building
<b>Net Rental Rates</b>	\$12.00 PSF office
<b>2024 Cam &amp; RE Tax</b>	\$7.52 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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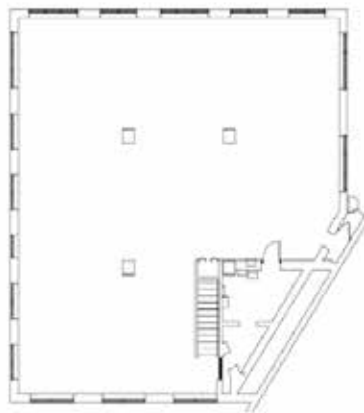
## FLOOR PLAN

### 739 Vandalia

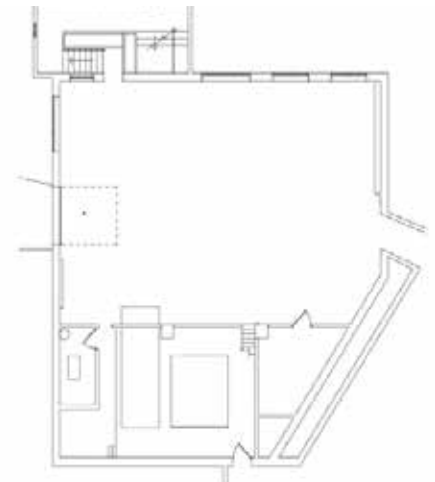
Stand-alone Office/Commercial: 10,361 SF



First Floor



Second Floor



Basement

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