

PROPERTY INFORMATION

Address	775 Vandalia Street St. Paul, MN
Building Size	124,817 SF
Available SF	<p>Floor 1 & 2 24,164 SF total 9,589 SF first floor office* 12,580 SF second floor office 1,995 SF warehouse <i>*LL willing to demo all office SF on the first floor</i></p> <p>Floor 1 11,584 SF total 9,589 SF first floor office* 1,995 SF warehouse <i>*LL willing to demo all office SF on the first floor</i></p> <p>Floor 2 12,580 SF total 12,580 SF office</p>
Loading	One (1) ramped drive-in door <i>*Potential to add loading dock</i>
Clear Height	12'
Net Rental Rates	Negotiable
2024 CAM & RE Tax	\$3.91 PSF



AMENITIES

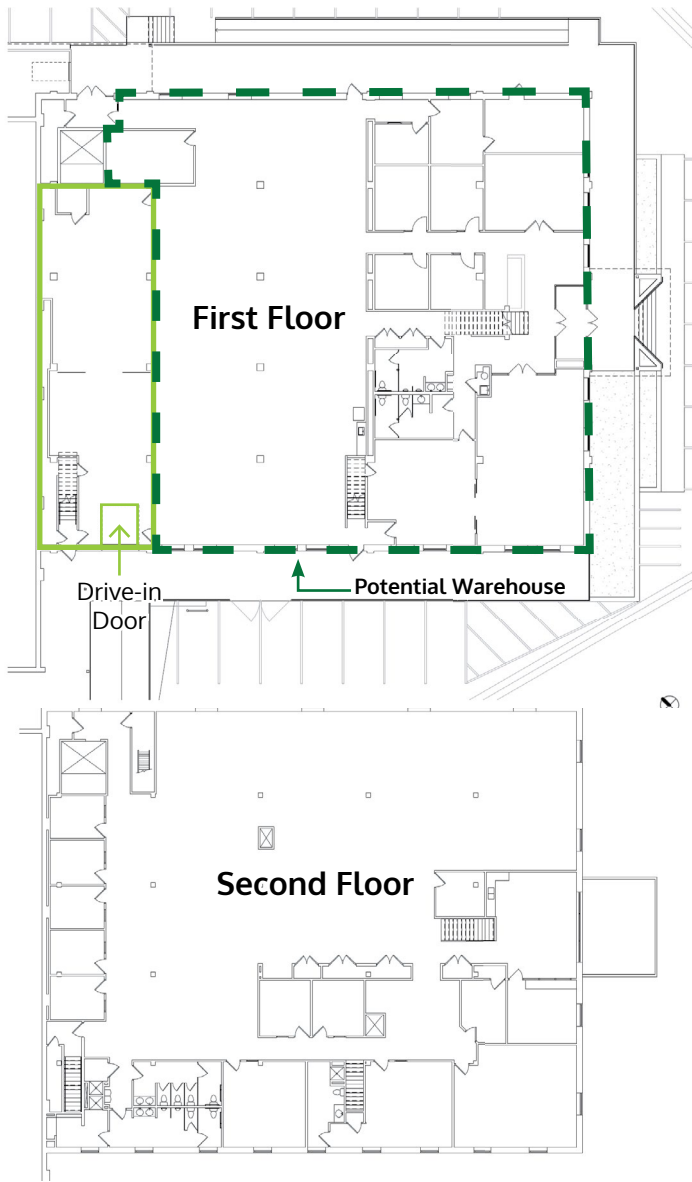
- Modern office buildout with updated finishes throughout
- Low building operating expenses
- Local management and on-site maintenance
- Excellent access to Highway 280 and Interstates I-94, I-35W and I-35E
- Three blocks from new Central Corridor, Fairview Ave. Light Rail Station
- One mile from BNSF Railways and St. Paul Intermodal Yard
- This site is a six minute drive time to both downtown Minneapolis and St. Paul

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FLOOR PLAN



Space Available

Floor 1 & 2

24,164 SF total

9,589 SF first floor office*

12,580 SF second floor office

1,995 SF warehouse

**LL willing to demo all office SF on the first floor*

Floor 1

11,584 SF total

9,589 SF first floor office*

1,995 SF warehouse

**LL willing to demo all office SF on the first floor*

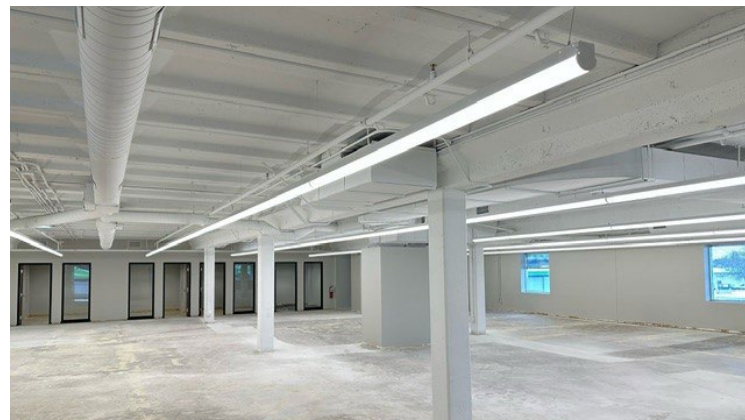
Floor 2

12,580 SF total

12,580 SF office

One (1) drive-in

Potential for loading dock



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