

FOR LEASE

Blair Arcade

165 Western Ave N, St Paul, MN 55102

An iconic building that is full of graceful arches and historic details, this building is the center of one of St. Paul's most successful commercial corridors. A modern renovation, diverse tenants, and influential neighborhood are the key elements of an exciting fusion creating something innovative and timeless.



Blair Arcade

About the Property

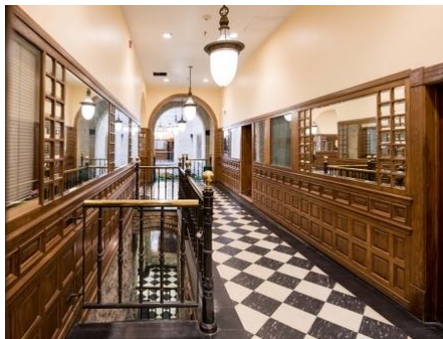
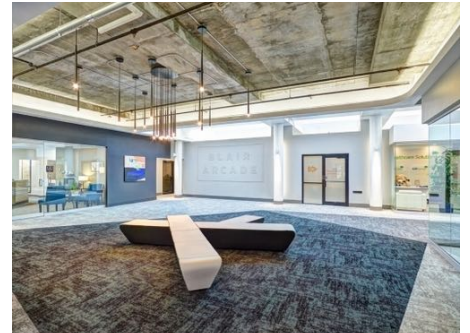
Walking distance from Summit Avenue and Ramsey Hill towards downtown St. Paul, this historic building features exposed stone, barrel vaulted brick ceilings, intricate woodwork, and high ceilings. Enjoy walkable neighborhood charm and free parking. Major renovations of the building were completed in Summer 2018, rejuvenating the spaces with a fusion of art deco and modern minimalist design. This building has a variety of space options for growing businesses in an amenity rich neighborhood with free parking.

Location

Located in the heart of Cathedral Hill, Blair Arcade is rich with St. Paul heritage and personality. The building is perfect for a diverse range of tenants who are looking for a local, dynamic work space in a walkable community with amazing dining options such as W.A. Frost, Moscow on the Hill, Nina's Cafe, Red Cow, The Fitz, near AA Market, LA Grolla, The Gnome, A Piece of Cake, and Bon Vie. Nearby retailers include Primp, Black Blue, Corazon, and Paper Patisserie.

Building Size 66,000 SF
Year Built / Year Renovated 1887 / 2018
Space Available 490 - 2,634 SF
Rent Rate Negotiable
CAM & Taxes \$16.39/SF/yr

- ✓ Free parking
- ✓ Mix of historic and modern suites
- ✓ Variety of suites can meet the needs of growing businesses
- ✓ Walkable neighborhood with dozens of restaurants and shops
- ✓ Extensive renovation of common areas completed in Summer of 2018



Blair Arcade

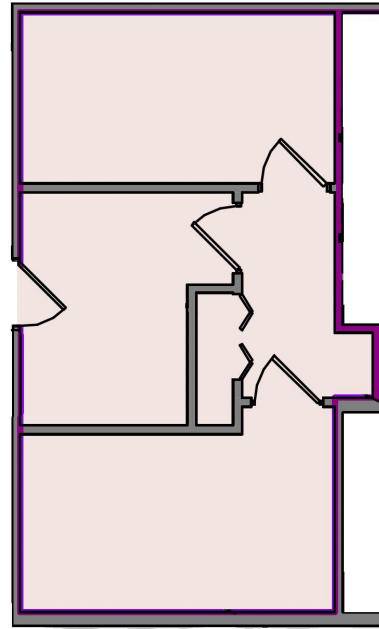
Suite F

Rentable Area: **490 RSF**

Availability: **Within 30 days**

Lease Rate: **Negotiable**

CAM & Taxes: **\$16.39/SF/yr**



Charming small interior professional office location in St. Paul's Cathedral Hill.

- Modern interior space
- Separated treatment rooms
- Vinyl floors
- Sink in unit
- Shared restrooms
- Free parking

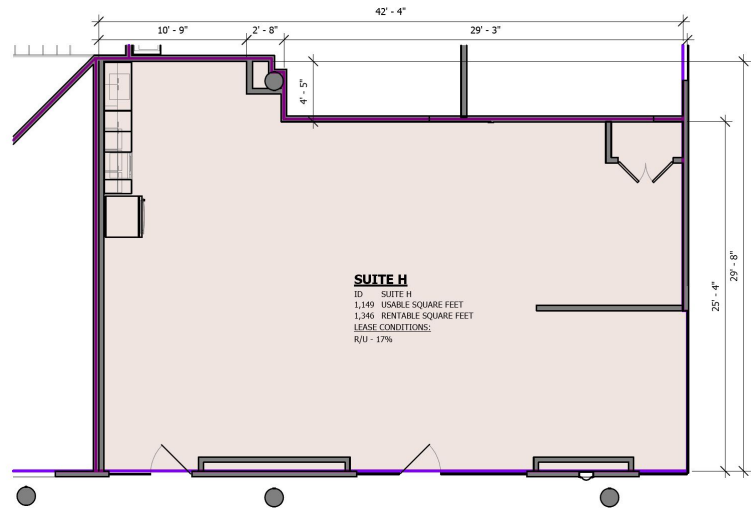
Blair Arcade
Suite H

Rentable Area: **1,346 RSF**

Availability: **Immediately**

Lease Rate: **\$20.00 NNN**

CAM & Taxes: **\$16.39/SF/yr**



Bright interior corner space in St. Paul's Blair Arcade, ideal for professional office or showroom.

- Professional office space with efficient, open layout
- Move-in ready
- Kitchen, lounge area, private office area, and storage space
- Highly visible with glass walls facing common hallway
- Vibrant mix of co-tenants within the building
- Free parking



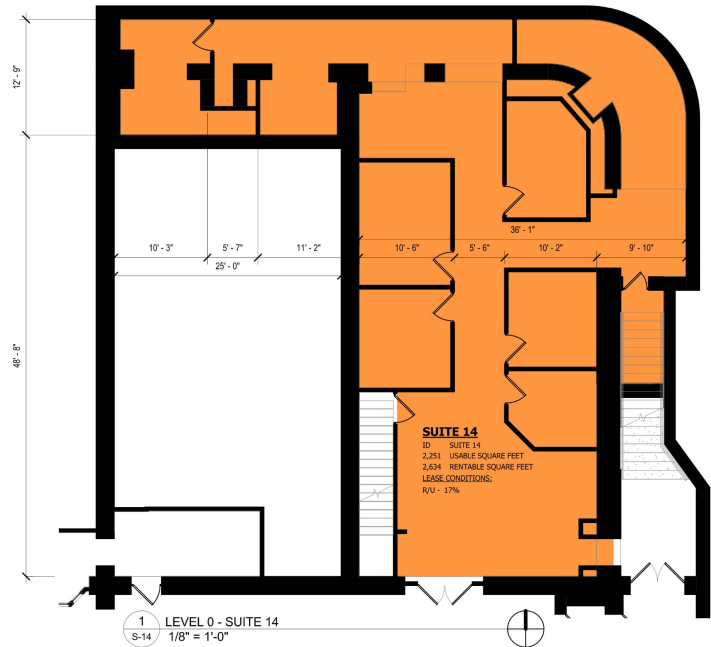
Blair Arcade
Suite 14

Rentable Area: **2,634 RSF**

Availability: **Immediately**

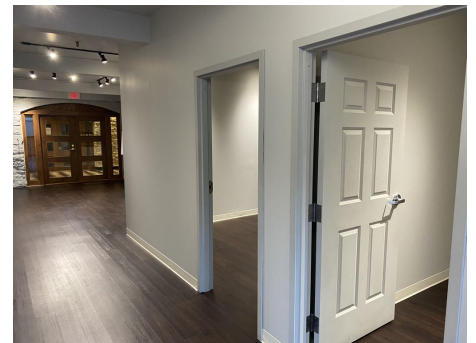
Lease Rate: **Negotiable**

CAM & Taxes: **\$16.39/SF/yr**



Located in St Paul's Cathedral Hill, this unique lower level space is ideal for medical office users, therapists, or professional services room.

- Skylights
- Steps from entry
- Possibility for signage on western facing windows
- Utilize foot traffic from nearby Nina's Coffee Cafe and The Coven
- Reception area with waiting space, four private treatment rooms plus office space for 2+ people
- Small kitchenette



The Neighborhood

Cathedral Hill

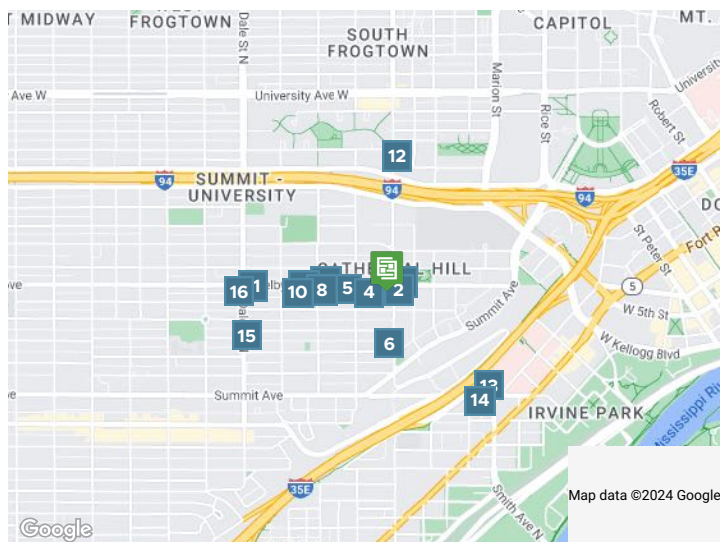
There is no shortage of unique spaces in Cathedral Hill, from historical and quaint to modern and hip. You will come to appreciate and embrace the community you've become a part of, quickly adopting the support of the surrounding business community.



87
WALK SCORE

-
TRANSIT SCORE

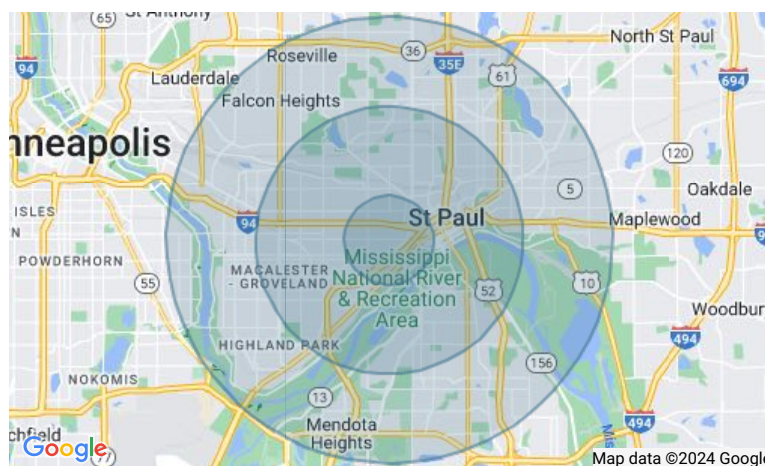
75
BIKE SCORE



- 1 Nina's Coffee Cafe
- 1 Handsome Hog
- 1 Red Cow St. Paul
- 2 W. a. Frost and Company
- 3 Moscow on the Hill
- 4 Yumi Japanese Restaurant & Bar - Saint Paul
- 5 La Grolla
- 6 The Commodore Bar & Restaurant
- 7 The High Hat
- 7 The Yarnery
- 8 The Gnome Craft Pub
- 9 Ergo Floral
- 9 Viva Cubano
- 9 The French Hen Cafe
- 9 Revival St. Paul
- 10 526 Music Cafe
- 10 Great Harvest Bread Co.
- 11 Louisiana Cafe
- 11 Mango Thai
- 12 Asian Deli & Restaurant
- 13 Ginkgo Coffeehouse
- 14 Masterchef
- 15 Sweeney's Saloon
- 16 Mississippi Market Natural Foods Co-Op

Demographics	1 Mile	3 Miles	5 Miles
Total population	28,538	175,882	370,513
Median age in years	35.7	34.4	35.4
Total households	12,644	71,633	148,507
Median household income	\$58,021	\$65,570	\$68,412
Average household size	2.13	2.37	2.41
Average home value	\$450,566	\$375,939	\$379,420

Data Source: ESRI/ArcGIS (2023)



Neighborhood Photos

