

FOR LEASE

The Golden Rule Building

85 East Seventh Place, St. Paul, MN 55101

Location

The Golden Rule Building is a six (6) story office building on Minnesota and 7th Street in the heart of downtown St. Paul.

Available For Lease

Suite 120: Approximately 5,130 rsf

Suite 260: Approximately 883 rsf

Lease Rate: \$11.00 - \$13.00 NNN

2021 Estimated Tax/Ops

Taxes: \$ 2.46 rsf

Op Exp: \$ 7.65 rsf

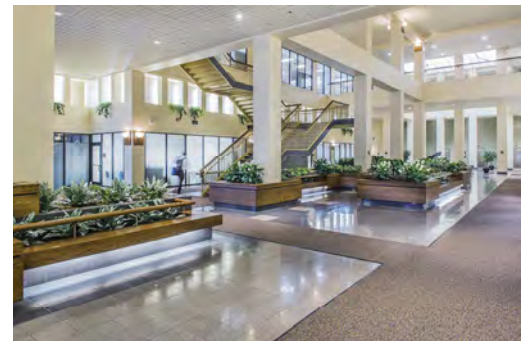
Total: \$10.11 rsf

Amenities/Features

- Convenient Skyway Access
- Largest Indoor Park
- Conference Rooms
- Espresso Bar and Convenience Store
- District Energy Heating and Cooling
- Energy Star Rated Building
- Organics Recycling Program
- Centralized Waste Collection
- Filtered Water Stations
- Fitness Center
- Shower Facilities
- Wellness Classes
- Bike Parking and Storage
- ATM
- On-Site Management, Security, and Engineering
- Beautiful Historic Interior

Neighborhood

- In the heart of downtown close to Lowertown, Rice Park, and W. 7th neighborhoods
- 15 different parks including Mears and Rice Parks
- Upscale grocer in immediate area
- Over 70 different cafes and restaurants in the area
- Near local breweries
- Minutes away from 11 theaters and museums including the newly renovated Historic Palace Theater
- A brisk walk from Xcel Energy Center and CHS Field and around the corner from the Treasure Island Center – MN Wild Practice Facility



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COMMERCIAL REAL ESTATE SERVICES, INC.
85 EAST SEVENTH PLACE, SUITE 200, ST. PAUL, MN 55101-2106

FOR LEASE

The Golden Rule Building

85 East Seventh Place, St. Paul, MN 55101

First Floor

Suite 120

5,130 rsf



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COMMERCIAL REAL ESTATE SERVICES, INC.

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

FOR LEASE

The Golden Rule Building

85 East Seventh Place, St. Paul, MN 55101

Second Floor

Suite 260

883 rsf



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