



Drone Video/Virtual Tour

Commission House

282 6th St E
St. Paul MN
For Lease



COMMISSION HOUSE APARTMENTS
NOW LEASING

COMMISSION HOUSE APARTMENTS



COMMISSION HOUSE
LOWERTOWN ST. PAUL

COMMISSION HOUSE APARTMENTS

UPLAND
REAL ESTATE GROUP, INC.

NORTHLAND
REAL ESTATE GROUP

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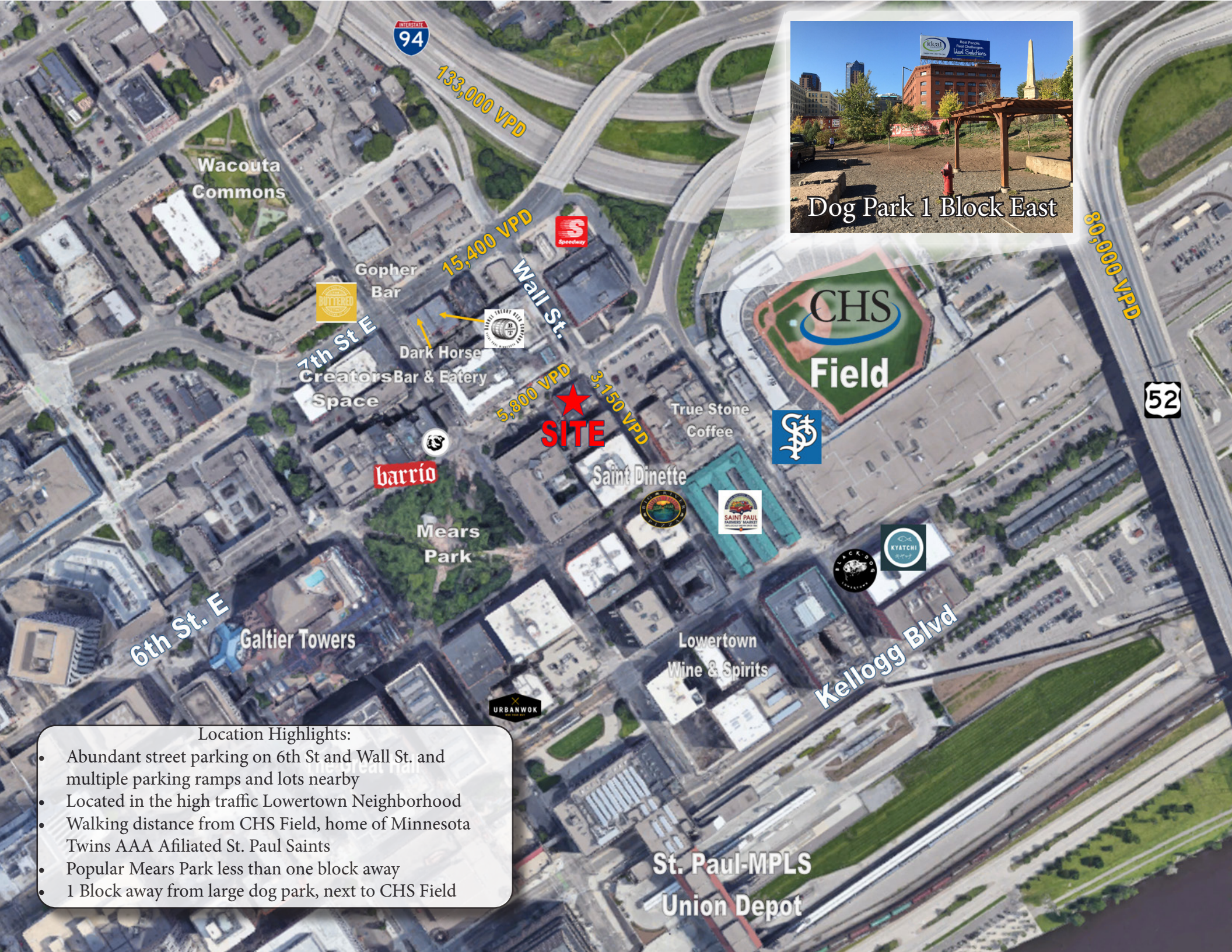
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UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address	282 6th St. E
City, State, Zip	St. Paul, MN 55101
Space Available	9,664 SF Total
Suite #102	Recently Leased!
1st Floor Bay 3	1,816 SF
1st Floor Bay 4	1,813 SF
Basement Bay 3	1,415 SF
Basement Bay 4	1,772 SF
Basement Ceiling Height	7'4" (sprinklers) to 8'5" (bottom of beams)
Space Condition	Partially finished Shell
Lease Rate	Negotiable
CAM & Taxes 2024 Est.	\$10.19 PSF
Year Built/Renovated	1885/2020
County	Ramsey
Parking	On-Street Parking, Surface Lot, & Parking Garage



Dog Park 1 Block East

SITE

Location Highlights:

- Abundant street parking on 6th St and Wall St. and multiple parking ramps and lots nearby
- Located in the high traffic Lowertown Neighborhood
- Walking distance from CHS Field, home of Minnesota Twins AAA Afliliated St. Paul Saints
- Popular Mears Park less than one block away
- 1 Block away from large dog park, next to CHS Field

St. Paul-MPLS
Union Depot



LEASED!

COMMISSION HOUSE
LOWERTOWN ST. PAUL

1,816 SF

1,813 SF

282

Basement Suites Available



3,187 SF Total



INTERSTATE 94

52 Access

INTERSTATE 94

52

INTERSTATE 35E

7th St. E

6th St. E

Light Rail Green Line

Wall St.

Kellogg Blvd

St. Paul-MPLS Union Depot

Wacouta Commons

Gopher Bar

True Stone Coffee

Mears Park

CHS Field

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SITE

133,000 VPD

15,400 VPD

5,800 VPD

3,150 VPD

80,000 VPD

	Bus Stop
	Parking Ramp/Lot
	Light Rail Line
	Highway Access Roads



Property Highlights:

- Located in Downtown St. Paul
- Easy access to 94, Hwy 52, and I-35E
- Built in clientele from apartments above retail suites
- Walking distance from multiple highrise office buildings
- St. Paul Farmer's Market 2 blocks south of property
- 26 unit apartment building attached



152,000 VPD

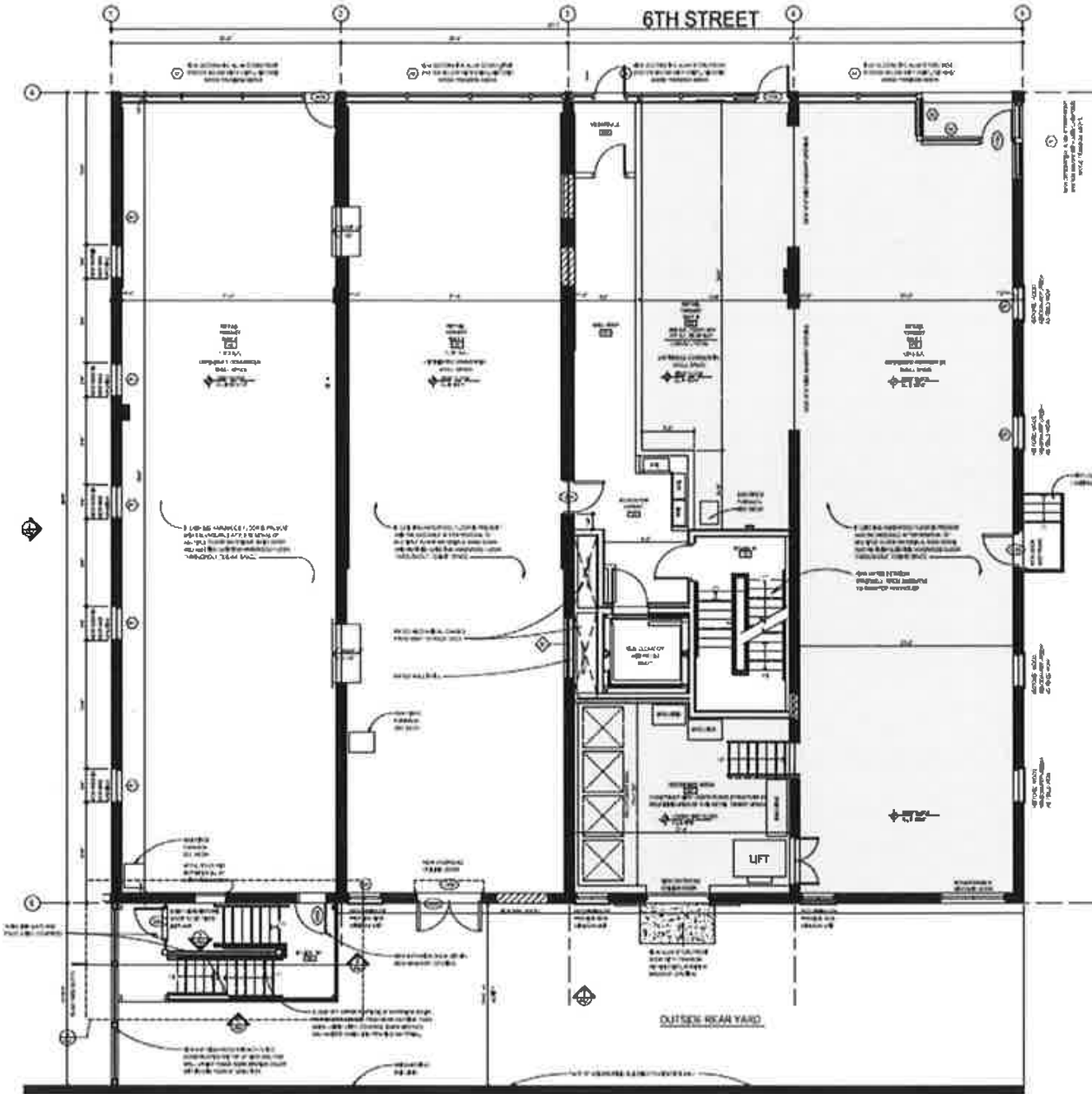
140,000 VPD

16,100 VPD

8,800 VPD

18,900 VPD

Population		Average HH Income		Median Age	
1 Mile	15,509	1 Mile	\$64,699	1 Mile	34.6
3 Miles	168,100	3 Miles	\$71,165	3 Miles	32.0
5 Miles	354,485	5 Miles	\$82,521	5 Miles	35.0



FLOOR PLAN GENERAL NOTES

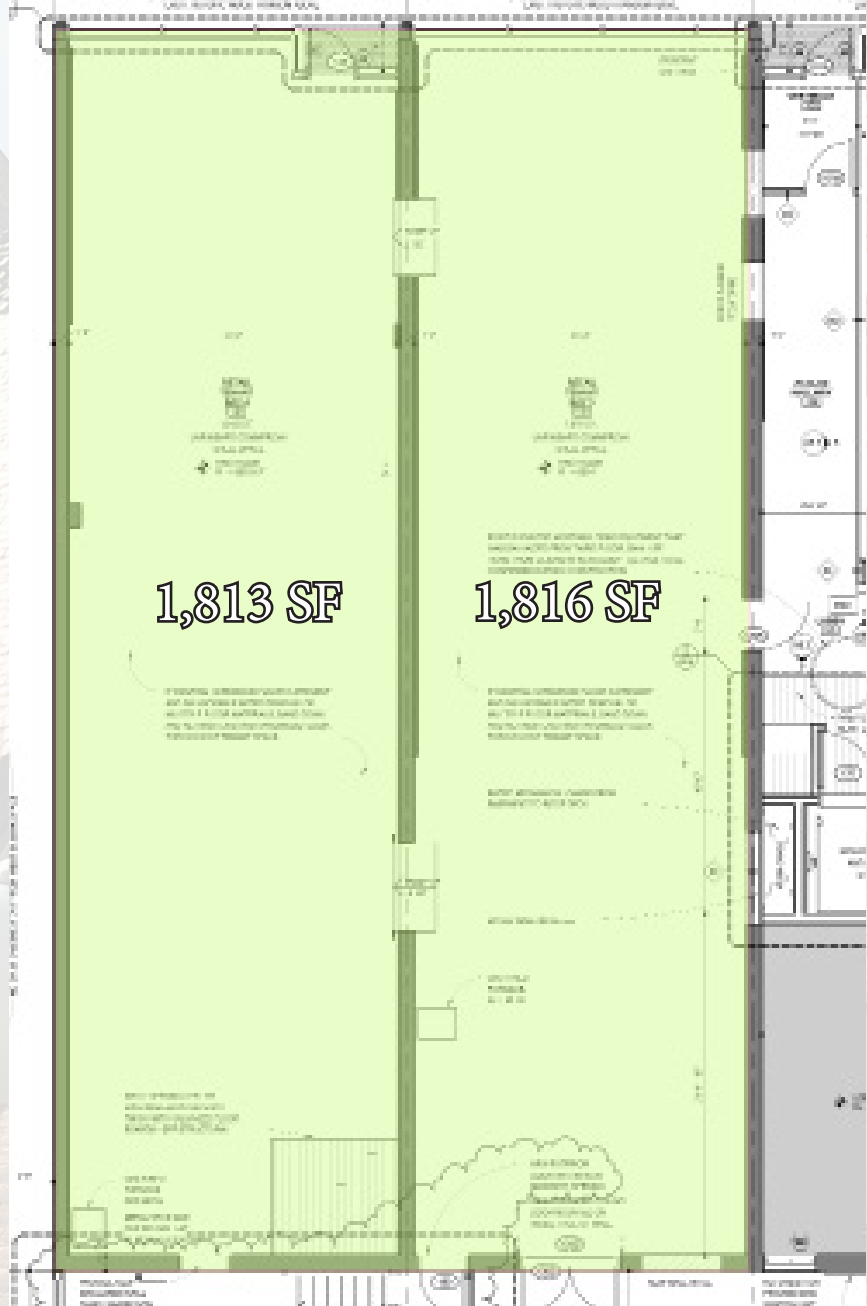
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES AND UTILITIES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FINISHES AND MATERIALS.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.

FIRST LEVEL S.F. BREAKDOWN

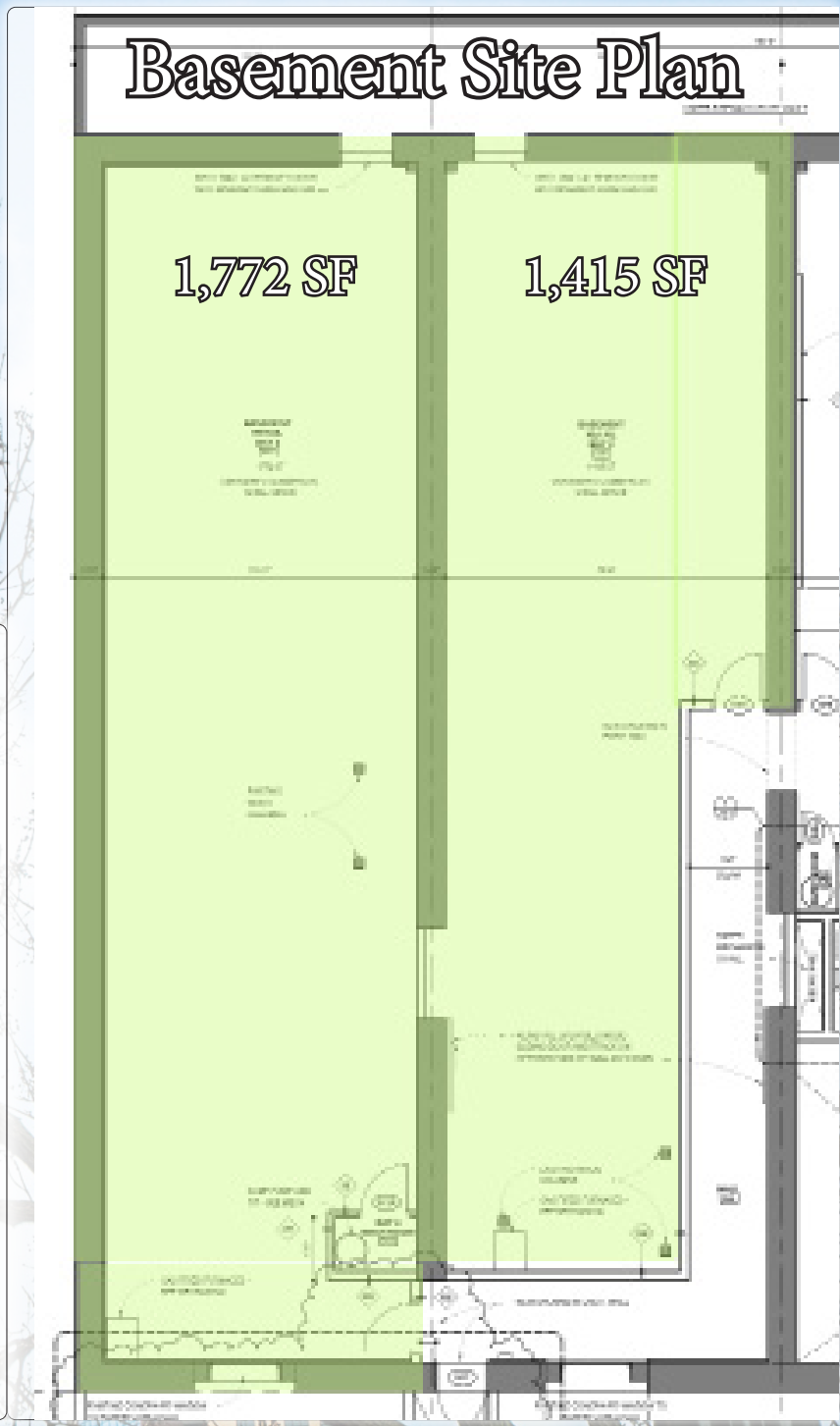
AREA	SQ. FT.
TOTAL RETAIL LEASE	4,388 S.F.
RETAIL TENANT BAY 1	1,212 S.F.
RETAIL TENANT BAY 2	1,208 S.F.
RETAIL TENANT BAY 3	1,197 S.F.
RETAIL TENANT BAY 4	1,197 S.F.
COMMON / CIRCULATION	768 S.F.

DENOTES AREA OF CHUCK AND DON'S RETAIL TENANT SPACE

1st Floor Site Plan



1st Floor Interior



Basement Interior

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