



TRANSWESTERN

REAL ESTATE  
SERVICES



**444 PINE STREET**

ST. PAUL, MN 55101





**444 PINE STREET**

444 Pine Street, St. Paul is a multi-tenant asset located on the eastern edge of downtown St. Paul Minnesota. The 21,000 SF office building was originally constructed in 1917 for the Great Northern Railroad. Today it is a multi-tenant office building.



**11,202 SF**  
FLOORPLATES



**EXCELLENT**  
LOCATION



**21,000**  
TOTAL SF

# PROPERTY SPECIFICATIONS

## Building Information

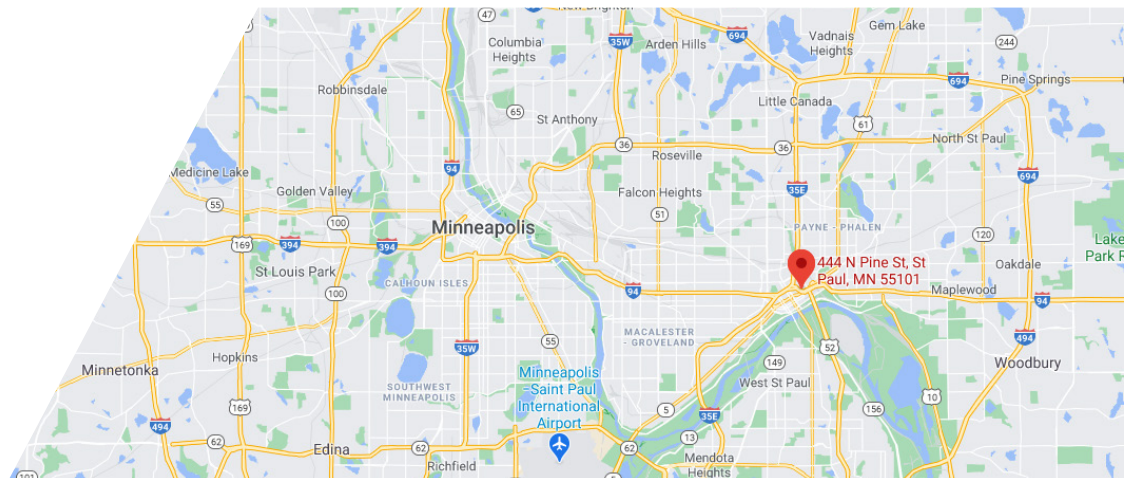
The property enjoys easy access to major highways such as Interstate 94, 35E and state highway 52, that connect it to all points in the Minneapolis/St. Paul metropolitan area. 444 Pine Street is located near downtown St. Paul and its numerous amenities and entertainment venues, including CHS Field which is 3 blocks away. The building boasts large floor plates, an attractive atrium entrance, and walking distance to downtown.

## Property Summary

- **Address:** 444 Pine Street, St. Paul, MN 55101
- **Site Size:** 1.1 acres
- **Building Area:** 21,000 SF Total
- **Number of Stories:** Two (2)
- **Year of Construction:** 1917
- **Years of Renovation:** 1986 / 2019

## Available Space

- **Vacant:** 11,202 SF available
- **Lease Rate:** \$20.00/SF gross





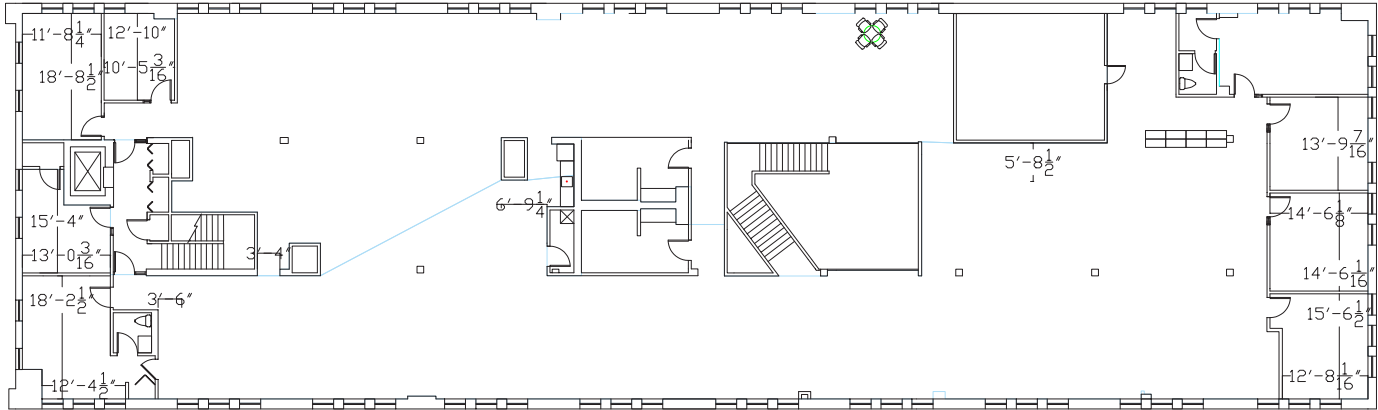
# BUILDING PLAN & SPECS



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**FULL FLOOR AVAILABLE 11,202 SF**



## Space & Building Specifications

- First floor private lobby
- Atrium staircase to the second floor vacancy
- Building is fully sprinkled
- One (1) elevator
- On-site property management
- Walk to downtown St. Paul
- 78 parking stalls and free on-street parking
- Direct / indirect LED lighting
- Large windows
- Bright open floor plate
- Warehouse space available within an adjacent building

THE  
**MERITEX**<sup>®</sup>  
COMPANY  
ESTD 1916

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