



TRANSWESTERN

REAL ESTATE
SERVICES

RADIAS BUILDING

166 4TH ST E, ST. PAUL, MN 55101

OFFICE SPACE FOR LEASE

Building Information

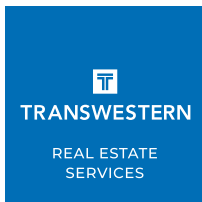
The property enjoys easy access to Interstate 94 and I-35E and is just minutes from both downtown St. Paul and Minneapolis. Nearby amenities include Union Depot light rail station, bus lines, hotels, numerous restaurants and shopping.

Property Specifications

- **Building Size:** 53,193 SF
- **Available Space:**
 - Lower Level - 3,359 SF
 - First Floor - 4,943 SF
- **Year Built:** 1989
- **Rental Rates:** \$8.00 - \$12.00 PSF NNN
- **Op.Ex./Taxes:** \$10.53 PSF
- **Parking:** Attached to city-owned parking ramp

Building & Location Features

- Skyway connected
- Attached parking ramp
- Common conference room
- Handicapped accessible
- Interior loading dock with levelers
- 24/7 card key access
- Great visibility
- On Green Line light rail
- Many nearby restaurants, shop, and parks
- Card key access, security cameras in common areas



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