



RADTKE BUILDING

ST. PAUL, MN

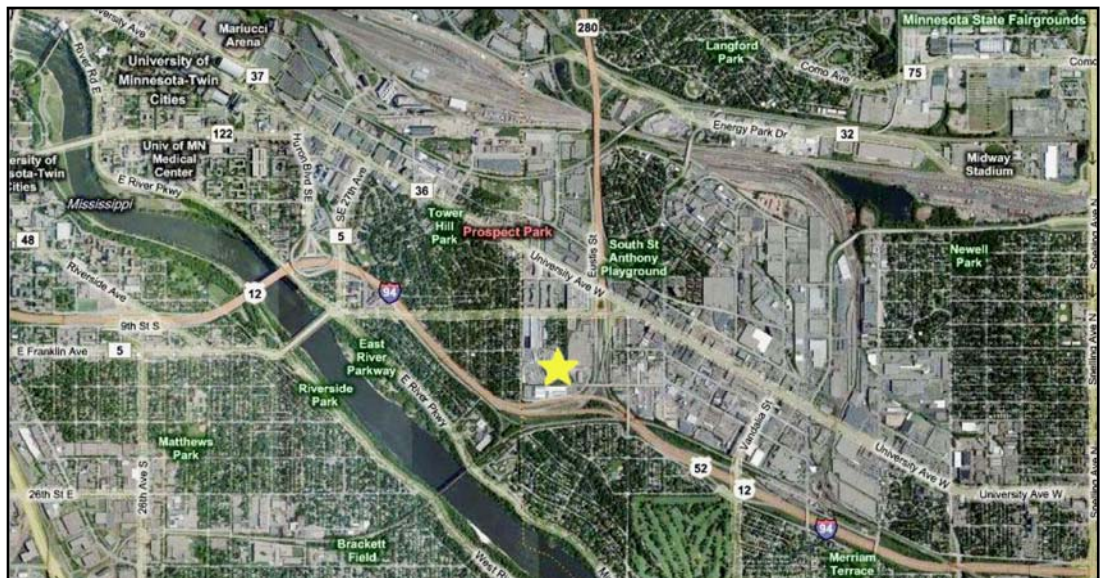
Suntide Commercial
Realty, Inc.
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Project Highlights:

- Great location: border of both Minneapolis AND Saint Paul CBD's
- Many suite sizes to choose from: 440-8,320 rsf
- Plenty of on-site parking along with a recently-renovated lobby
- Join long standing co-tenants to include: Scaffold Service and Lasting Impressions Childcare
- Tenants enjoy access to a common conference room which seats 50+, and a common kitchen with vending machines, sink, fridge, and even a stove
- Seconds from the U of M campus



CONTACT

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RADTKE BUILDING

ST. PAUL, MN

Location 2515 Wabash Avenue, St. Paul, MN 55114 (Ramsey County)

Project Scope 64,983 sf (three stories)

Available 440-8,320 square foot suites

Amenities plenty of on-site parking; access to major Highways/CBD's

Usage Type Office

Offering \$8.50-\$12.50 psf, NNN

2010 Ops. \$6.21 psf, est. includes CAM, Tax. Ins.

Parking ample on site

Demographics (2009)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,736	175,598	466,314
Households	4,530	69,727	202,023
Avg. HH Income	\$80,691	\$67,242	\$68,625



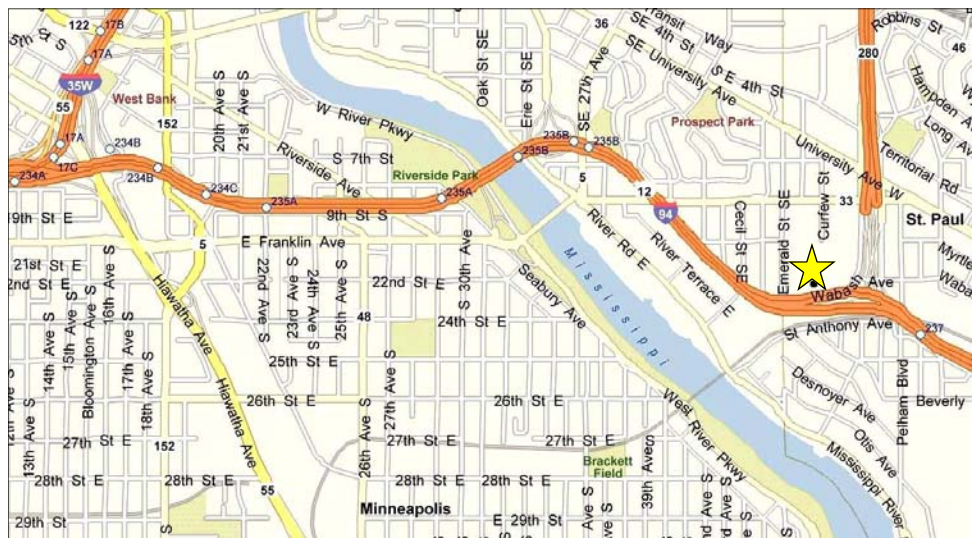
Building Lobby

Traffic Counts (MNDOT 2005)

Hwy 280 (@ Raymond Ave): 37,500 vpd

University Ave (@ Hwy 280): 23,700 vpd

Location Map



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