

THE GRACE BUILDING

Modern Office Space in a Historic Setting

421 Wabasha Street North, St. Paul, MN 55102



Innovation and collaboration in the newly renovated Grace Building...

...a staple of downtown St. Paul since 1941.

UP TO 45,000 SQUARE FEET OF
CONTIGUOUS OFFICE SPACE

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Full Property Information at:
gracebldg.com

The Grace Building

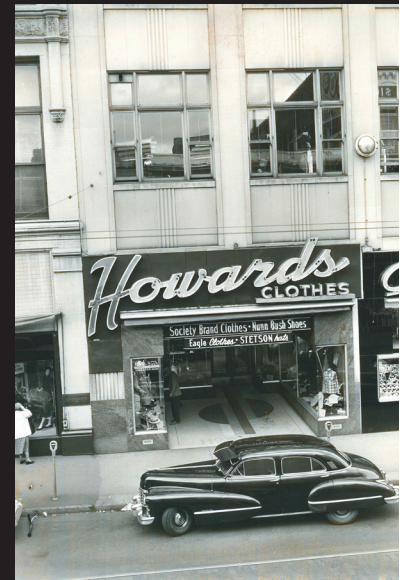
TRANSFORMATION



Since 1941 the Grace Building has been situated at the bustling corner of 7th and Wabasha in the heart of downtown St. Paul. Once home to Shuneman's and Howard's department stores, the building helped make up a vibrant retail district along the 7th Street corridor.

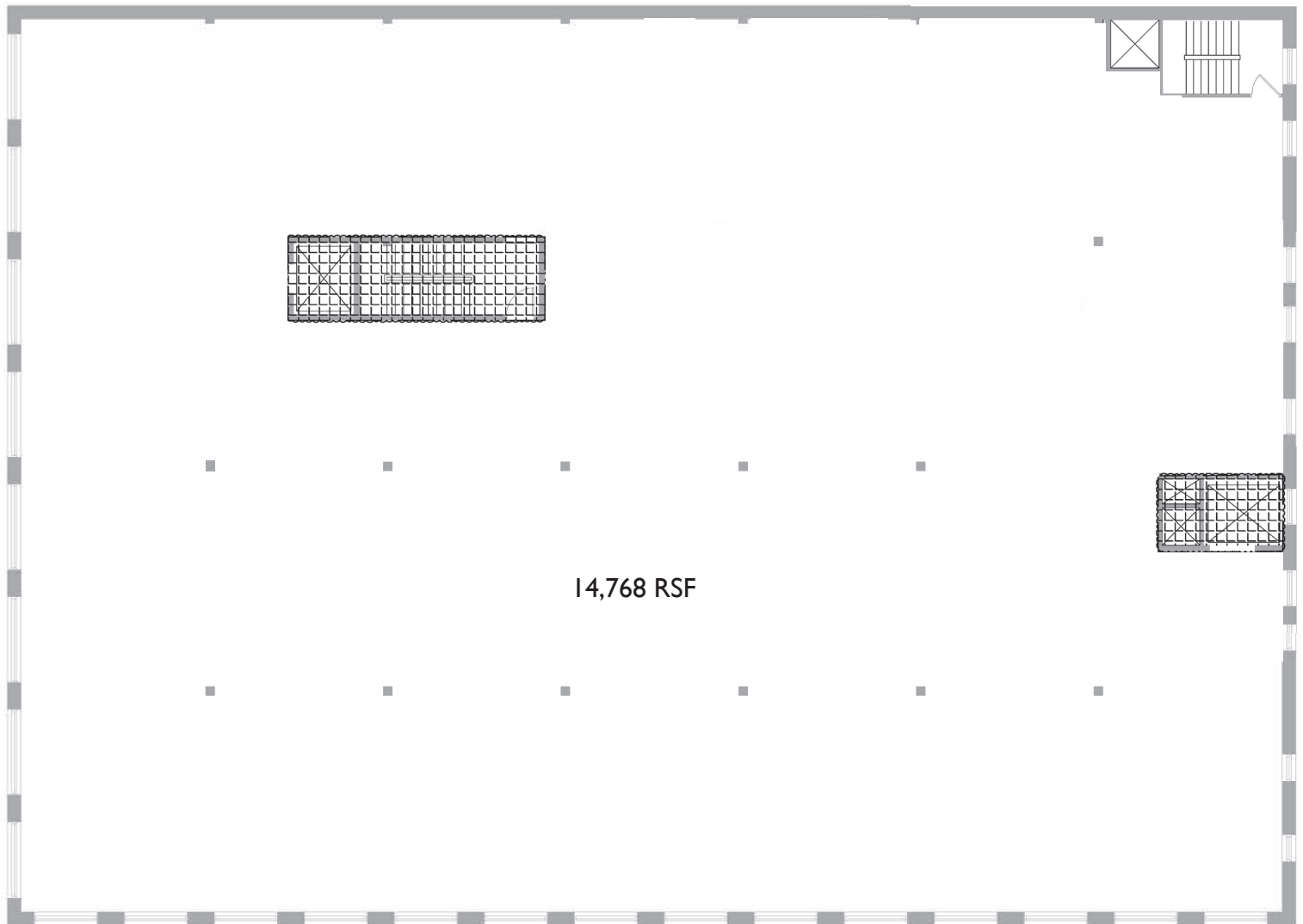


Legacy tenant Walgreens has occupied a prominent corner since the 1940s, when shoppers arrived by streetcar to the bright theater lights of 7th Street. The Grace Building was also home to jewelers C.J. Silver and Gittelson's in the 1950s. Since retail made a departure from the upper floors of the Grace Building, several businesses and organizations have held their offices in the bright, high-ceilinged spaces.



Today, the vibrancy of the Grace Building lives on overlooking the serene 7th Place pedestrian mall. The recently remodeled 2,500-seat Palace Theatre opened in early 2017, complimenting Park Square Theatre and bolstering the area's entertainment options. Across Wabasha Street, the former Macy's building is being transformed into a state-of-the-art hockey facility for the Minnesota Wild, as well as new office and retail space. Venerable dining establishments such as Meritage, Great Waters Brewing, and Wild Tymes continue to draw visitors to the 7th Place Mall. Office workers and leisure patrons alike can take advantage of the wide array of transit options, from the METRO Green Line just blocks away, to local and express buses.





FULL FLOOR USER LAYOUT

THREE FLOORS OF UP TO 14,768 RENTABLE SQUARE FEET + FULL LOWER LEVEL

HIGH 13-20 FOOT CEILINGS

LARGE WINDOWS

ABUNDANT NATURAL LIGHT

IMPRESSIVE VIEWS OF DOWNTOWN ST. PAUL

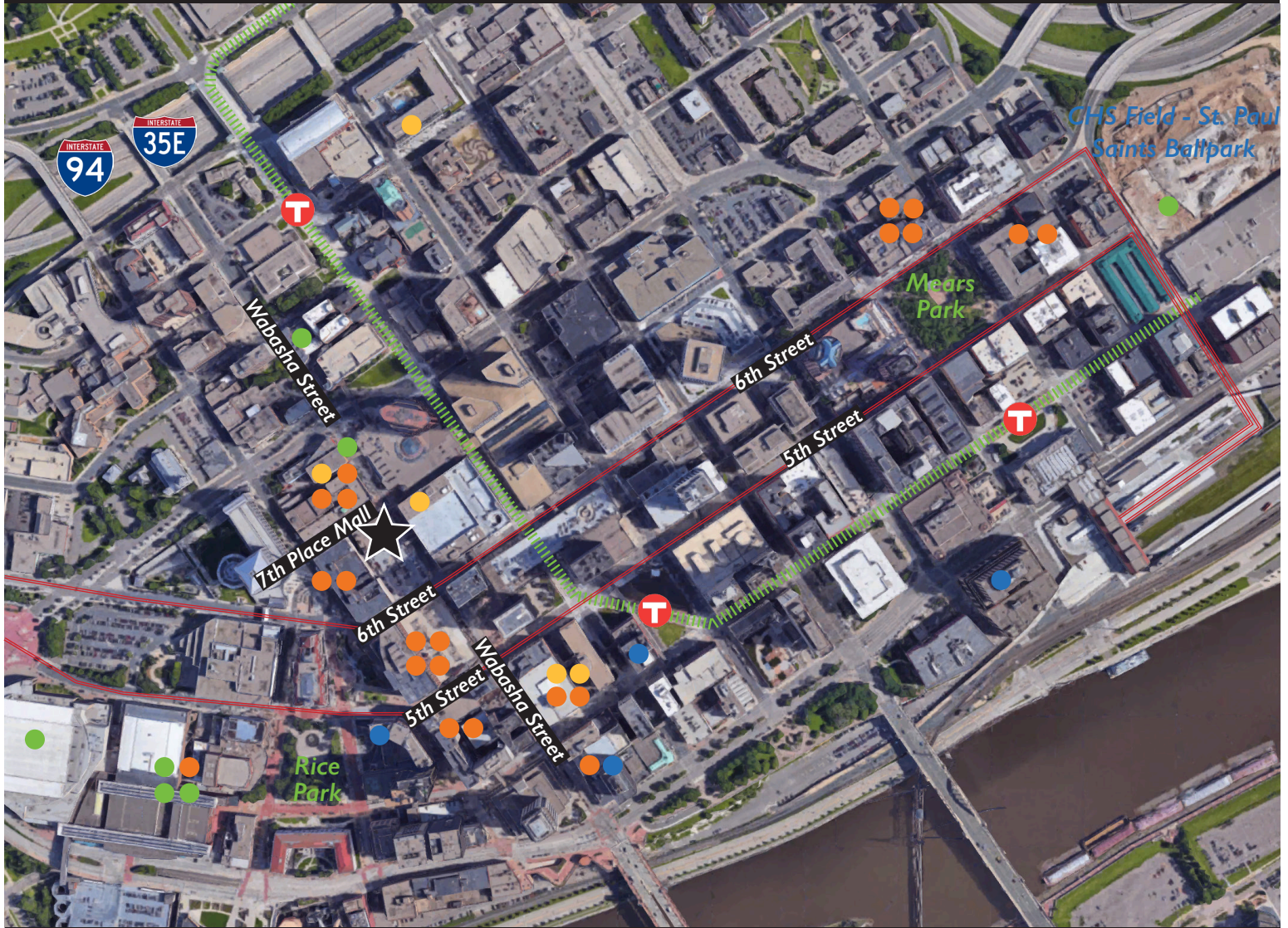
The Grace Building

PARKING MAP



The Grace Building

AMENITY MAP



RESTAURANTS/BARS

Afro Deli
American Burger Bar
Amsterdam Bar & Hall
Barrio
Bruegger's Bagels
Chipotle
Dunn Bros.
Erbert and Gerberts
Great Waters Brewing Company
Handsome Hog
Herbie's on the Park
Kincaid's
Meritage
Mickey's Diner
Vieux Carre Cocktail Bar
Ox Cart Ale House

Pazzaluna Urban Italian
Public kitchen + bar
Saint Dinette
Sakura Restaurant & Bar
Starbucks
The Bulldog Lowertown

RETAIL/CONVENIENCE

FedEx DropBox
Lunds & Byerlys
Red Sea Market
Rivertown Market
Walgreens

ENTERTAINMENT

CHS Field
Fitzgerald Theater
Ordway Center
Palace Theatre
Roy Wilkins Auditorium
Saint Paul RiverCentre
Xcel Energy Center

HOTELS

DoubleTree by Hilton
Hotel 340
Hyatt Place
InterContinental
Saint Paul Hotel



95/100
Walk Score



9.7/10
Transit Score



66/100
Bike Score

The Grace Building

RENOVATION



BUILDING SIZE:

45,000 SF + FULL LOWER LEVEL

- NEW HVAC
- NEW ELECTRICAL & PLUMBING
- NEW RESTROOMS
- NEW FIRE & SAFETY SYSTEM

POLISHED TERRAZZO FLOORS AVAILABLE
HIGH CEILINGS
LARGE WINDOWS
DIRECTLY ADJACENT TO REDEVELOPED
MACY'S/TREASURE ISLAND CENTER
STEPS FROM THE PALACE THEATRE
LOCATED ON THE 7TH PLACE MALL



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PHOTOS

