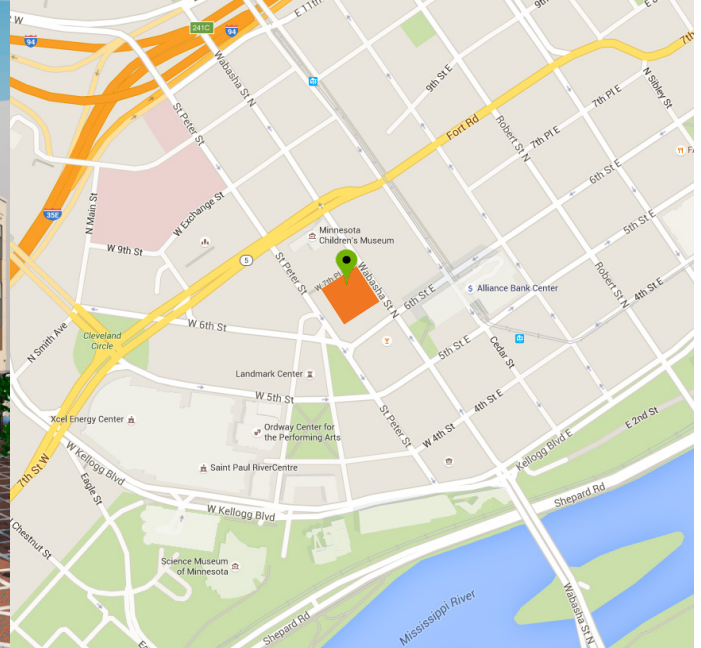


**FOR SALE OR LEASE** | OFFICE / RETAIL

## The Grace Building

421 Wabasha Street North, St. Paul, MN 55102



### Property Features

- 56,000 square foot central business district building
- Three story (plus full lower level) mixed-use 1941-built structure
- Flexible single offices, office suites across two floors
- 42,390 SF contiguous available
- Great natural light with large windows
- Easy access from I-94, I-35E and Hwy 52
- Transit access via Green Line and bus routes
- Many retail and entertainment amenities nearby
- Exterior signage available

### Contact Us

**ERIC DUEHOLM**  
Partner

651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**RHETT CARLSON**  
Broker

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**The Grace Building**  
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## Additional Features

Located in the heart of downtown St. Paul at the corner of Wabasha Street and West 7th Place. Within walking distance of Rice Park, Mears Park, CHS Field, Xcel Energy Center, and many other downtown attractions. Excellent access from area interstates 35E and 94. Convenient public transit with the METRO Green Line and several bus routes.

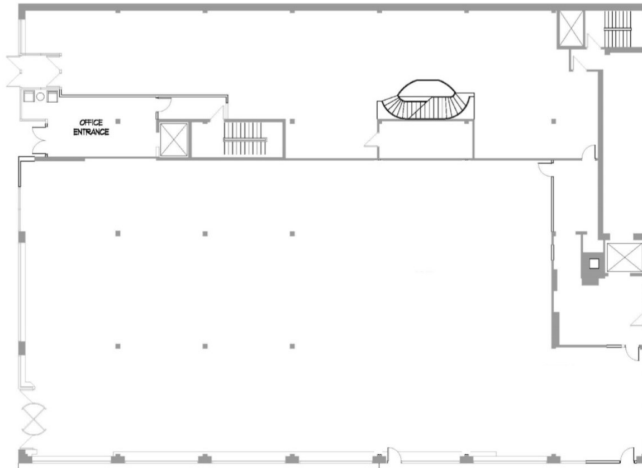
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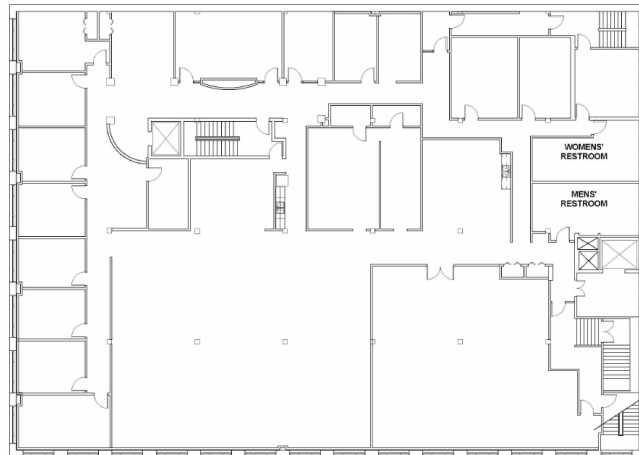
### First Level

14,000 SF



### Second Level

14,000 SF



### Third Level

14,000 SF



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