

817 Vandalia St



For Lease

Decent ground floor office space. Easy to find. Inexpensive. Off-street parking. Internet services available - Qwest DS-3 Fiber on-site. Terrazo floors - 8' ceilings w/reception and conf.

Location

817 Vandalia St
 Saint Paul, MN 55114
 Park/Complex Name:
 Market: St Paul Submarket: non-CBD
 Cross Streets:

Listing Summary

Available SF	7,072 SF	Rate	\$11.00 FSG
Min Div	273 SF	Taxes/SF	\$0.51
Max Contig	7,072 SF	Operating Exp/SF	\$2.48
Sublease	No		

Property Description

Building Size	23,558 SF	Class	B	Common Area Factor	1.30%	Parking Spaces	70
Floors	1	Status	Existing	Min Floor Size	23,558 SF	Parking Ratio	3.00 /1000
		Year Built	1953	Max Floor Size	23,558 SF		

Available Suites

Floor	Unit	SF Avail	Min Div	Max Contig	Rate	Available
Mult.	Mult.	7,072	273	7,072	\$11.00 FSG	
Floors	Suites					

Judd Commercial Properties LLC

Brian Fulford (651) 646-6845



JUDD COMMERCIAL PROPERTIES, LLC.

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Available Suites

Floor	Unit	SF Avail	Min Div	Max Contig	Rate	Available
SUM	A-14	392	392	7,072	\$11.00 FSG	Now
Comments: OFFICE SPACE						
Various suite sizes. Full service gross includes janitorial services. Good Parking.						
MAIN		749	749	3,890	\$11.00 FSG	30 Days
Comments: Basic Class C Midway Office Space. Easy to find and central location...Gross includes janitorial.						
MAIN	A-19	273	273	3,471	\$11.00 FSG	30 Days
Comments: Two Private offices, Vault, open area, conference room. Terrazo floors.						
MAIN	SUM	3,574	360	2,828	\$11.00 FSG	Now
Comments: Suite has running water and space for a stove/oven (was a break room).						
A-24	A1-4,6	1,168	1,168	6,010	\$11.00 FSG	Now
MAIN	A5,9-11	916	916	6,429	\$11.00 FSG	30 Days

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