

# 19 E EXCHANGE STREET

19 E. Exchange Street, Saint Paul, MN 55101

## Specialty Purpose Building for Sale or Lease



### STATS

**Building Size:** 129,220 SF

**Property Size:** 1.84 Acres

**Available for Lease:** 10,000-92,000 SF

**Available for Sale:** 129,220 SF

### HIGHLIGHTS

- Former McNally Smith College of Music and Upper Mississippi Academy
- Home of the History Theater
- Elevators (passenger and freight)
- 3 floors and lower level
- Commercial Kitchen
- Fire sprinkler
- Skyway connected
- Easy access to I-94 & I-35E
- Near 10th ST Light Rail Station
- Flexible design with classrooms & offices
- Tax exempt
- Estimated operating expense \$5.61 PSF
- Lease rate and sale price are negotiable



**Kevin Peck**

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## PHOTOS



Front of building



Green space



Lobby



Lobby



Kitchen



Rooftop Deck



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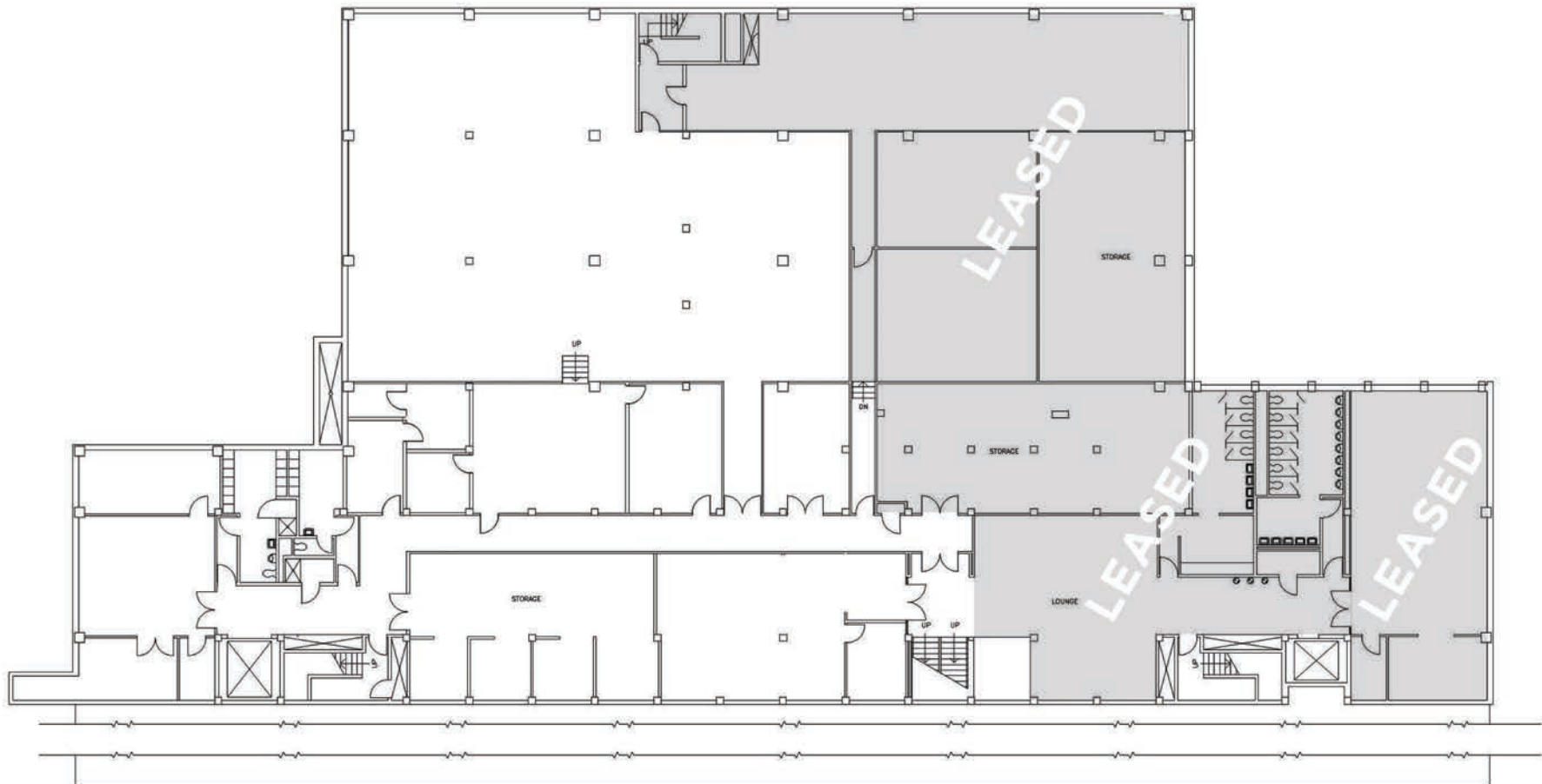
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## LOWER LEVEL



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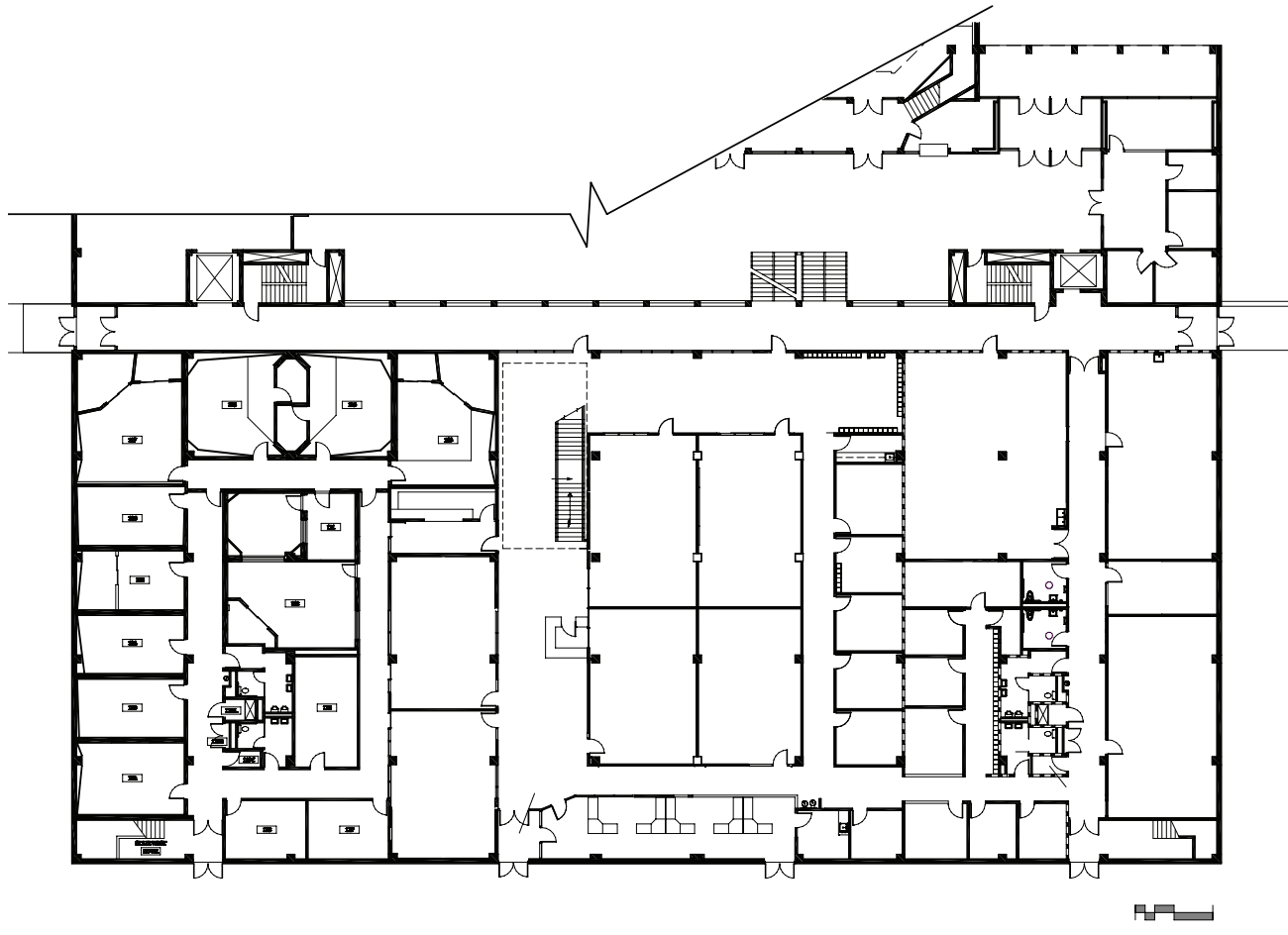
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## LEVEL 1



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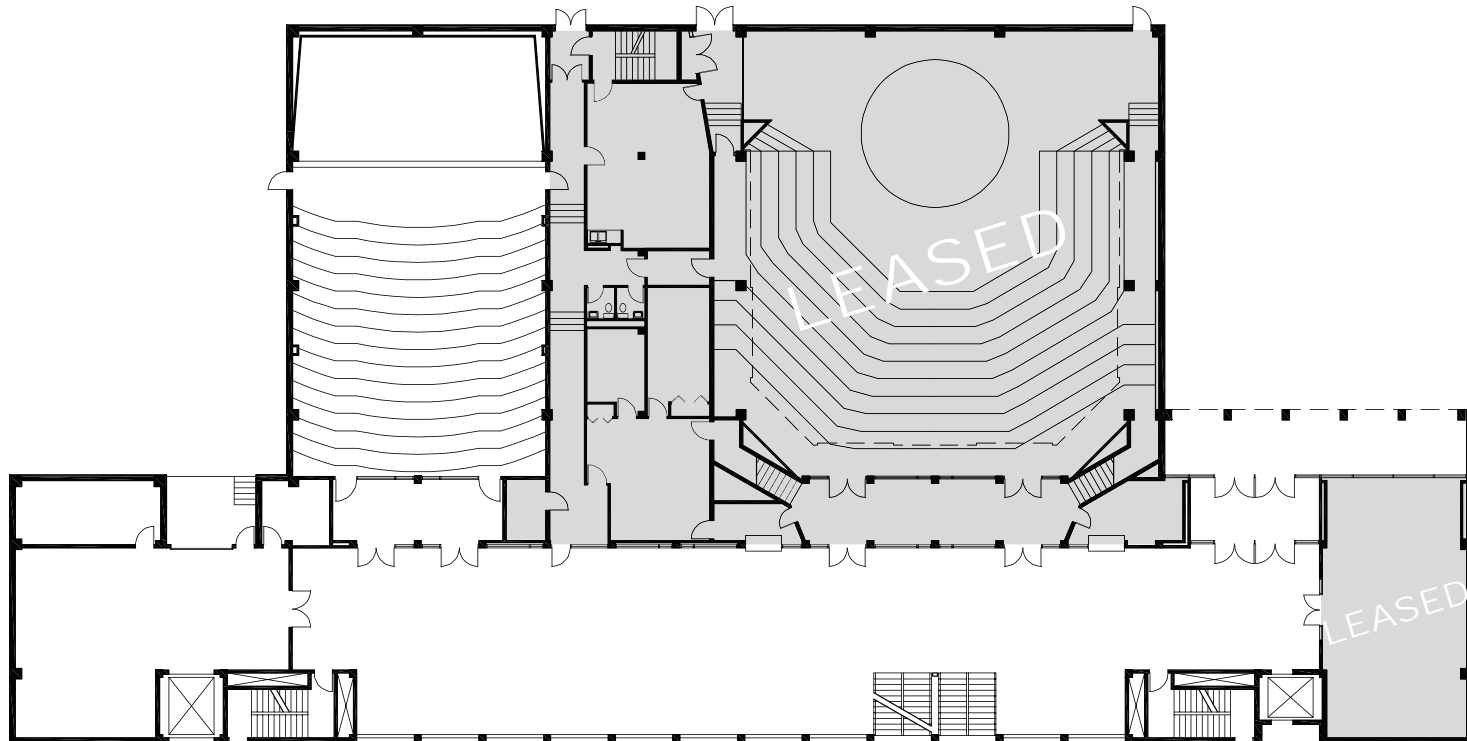
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## LEVEL 1 - THEATER SPACE



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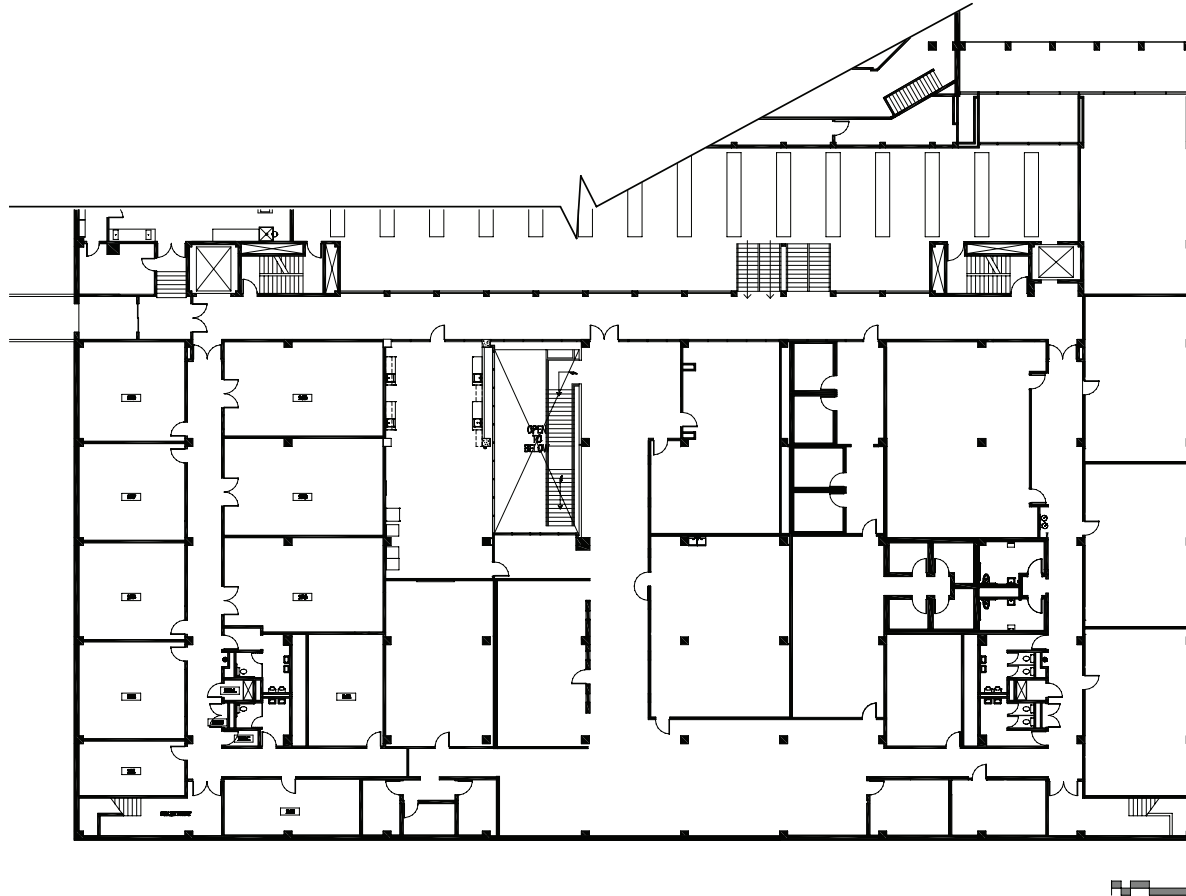
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## LEVEL 2



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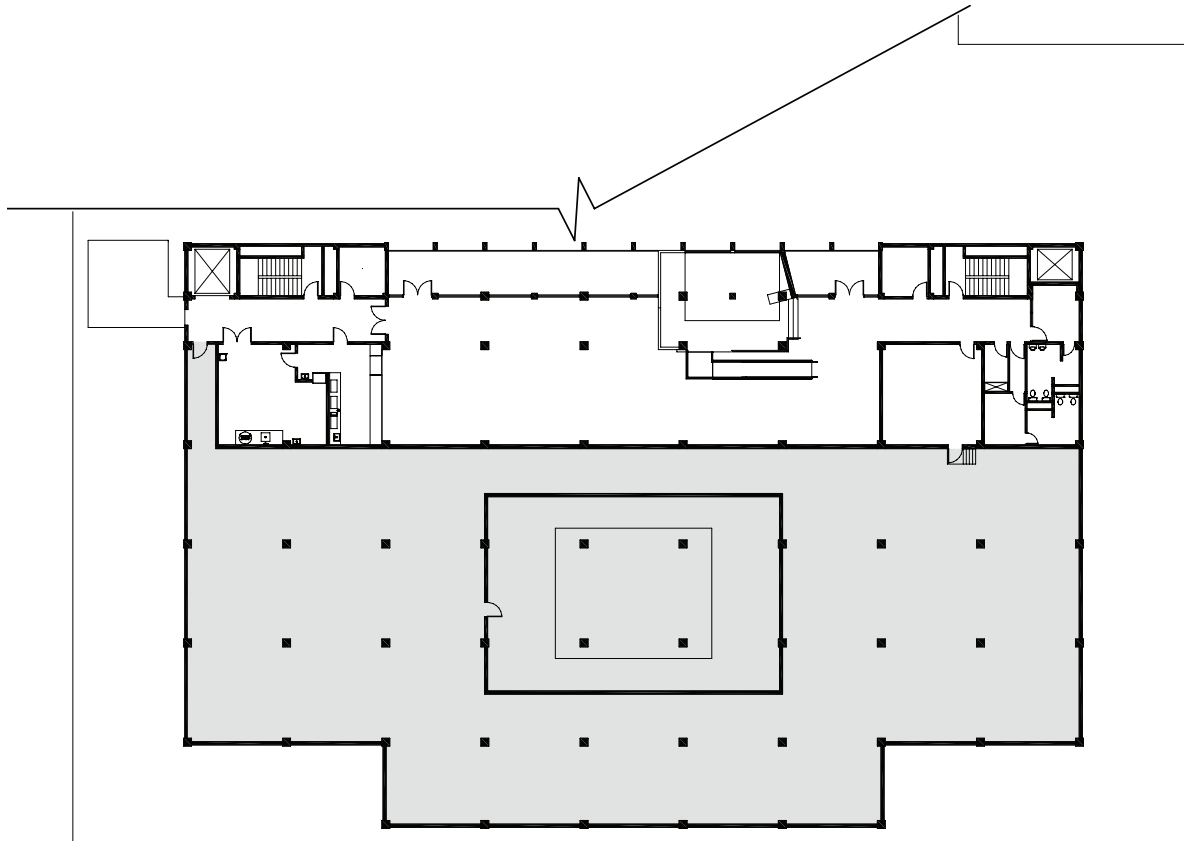
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## LEVEL 3



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