



## For Lease

### Office/Warehouse Space Available

- Suite 1B: 8,850 sf / 4 dock doors
- Suite 12: 2,830 sf / 2 dock doors
- Suite 15: 2,726 sf /drive-in door

### Office Space Available

- Suite 5: 1,247 sf
- Suite 21: 17,512 sf
- Suite 25: 2,203 sf
- Suite 34: 949 sf

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# 800 Transfer Road

750-830 Transfer Rd, St. Paul, MN 55114

## 949 SF to 17,512 SF Office/Warehouse Space

### HIGHLIGHTS and FEATURES

- Front desk/reception area
- One large conference
- Kitchen with oven, fridge, microwave, and sink
- Ceiling Height: 14'
- Located in the Transfer Road Commerce Center
- Easy access to University Avenue W
- Ample parking
- 2025 CAM/Tax: \$5.25 psf
- Base Rent: Negotiable

Accelerating success.

# Location Overview

## DEMOGRAPHICS

### Average Household Population

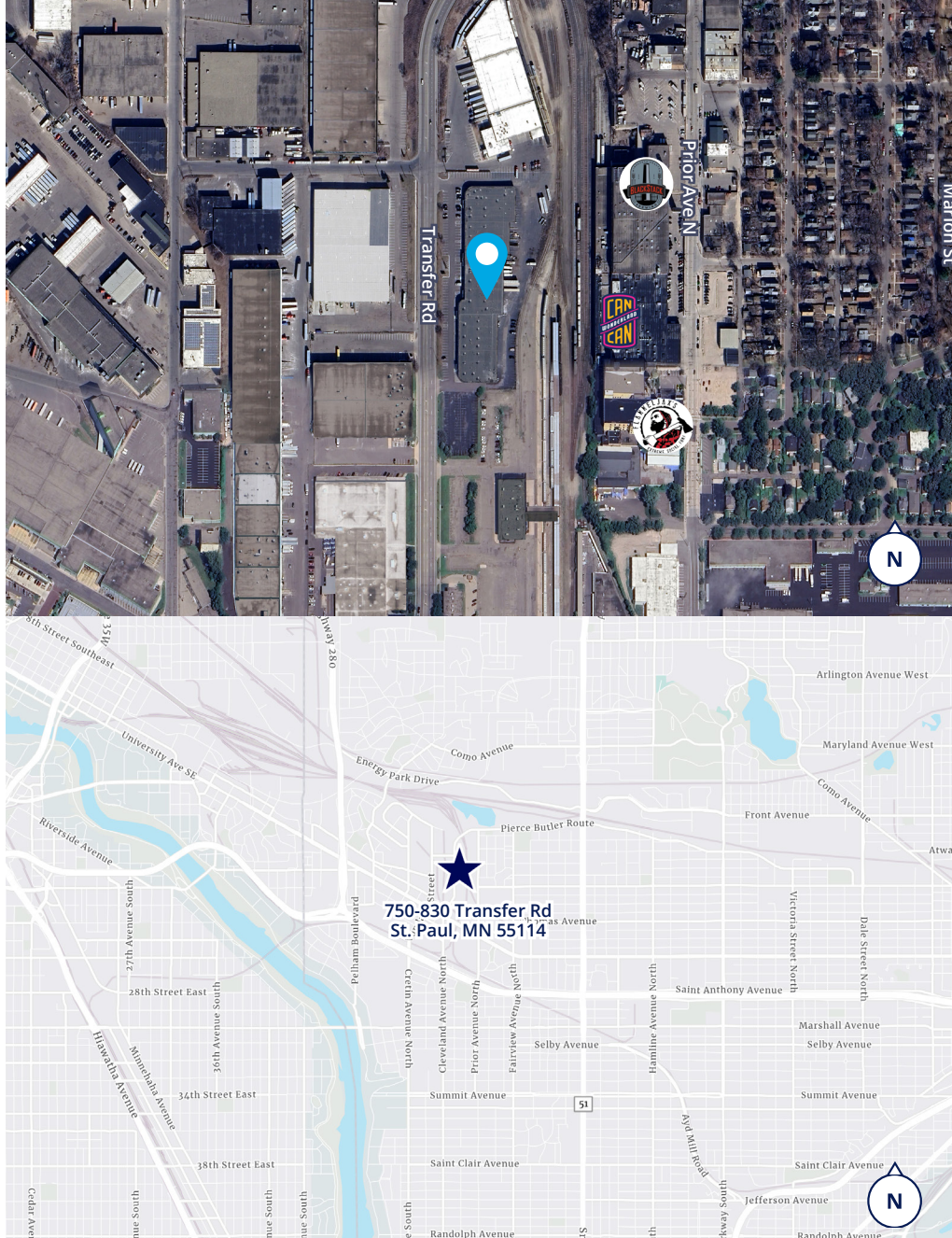
1 Mile	4,811
3 Miles	82,392
5 Miles	261,676

### Average Household Income

1 Mile	\$52,971
3 Miles	\$65,444
5 Miles	\$63,140

## TRAFFIC COUNTS

- Transfer Rd: 5,668 vpd
- University Ave W: 13,200 vpd



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