

FOR LEASE

# Blair Arcade

165 Western Ave N, St Paul, MN 55102

Combining modern renovations with a diverse mix of tenants and a dynamic neighborhood, Blair Arcade offers a unique blend of timeless charm and contemporary convenience. Discover beautifully designed office and retail spaces ideal for emerging entrepreneurs, established services, and professional firms ready to thrive.



**Building Size**

66,000 SF

**Year Built / Year Renovated**

1887 / 2018

**Space Available**

378 - 3,023 SF

**Rent Rate**

Negotiable

**CAM & Taxes**

\$15.56/SF/yr

## Blair Arcade

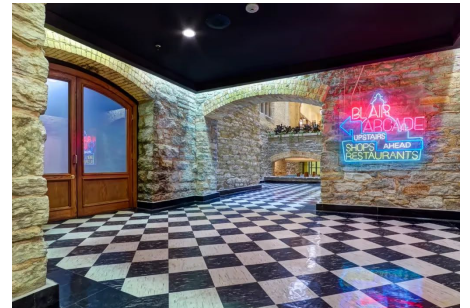
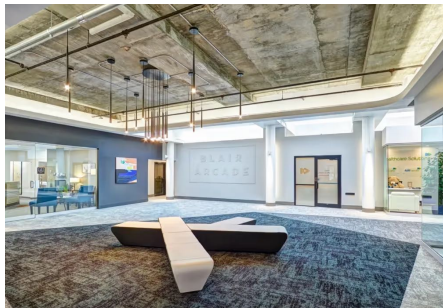
### About the Property

Unlock your business's potential at Blair Arcade, where timeless charm meets contemporary convenience. The beautifully crafted office and retail spaces are ideal for emerging entrepreneurs, established neighborhood services, and professional firms ready to thrive. Located within walking distance of Summit Avenue and Ramsey Hill, and just minutes from downtown St. Paul, Blair Arcade offers the perfect blend of historic elegance and modern amenities. This historic building features exposed stone, barrel-vaulted brick ceilings, intricate woodwork, and high ceilings. Major renovations completed in Summer 2018 rejuvenated the space with a seamless fusion of art deco and modern minimalist design.

### Location

Blair Arcade is situated in the heart of the charming Cathedral Hill neighborhood, rich with St. Paul heritage and character. This walkable, amenity-rich area offers free parking and is just steps away from popular restaurants and vibrant bars, including W.A. Frost, Moscow on the Hill, Nina's Cafe, Red Cow, and Yumi Sushi. Nearby retailers include Pimp, BlackBlue, The Yarnery, and AA Market. Located only 7 minutes from downtown St. Paul and a short 6 blocks from the bustling Grand Avenue district, Blair Arcade provides strategic visibility with over 4,000 vehicles passing by daily. Ideal for a diverse range of tenants, this dynamic work space is perfect for businesses seeking a local presence in a welcoming, accessible community.

- ✓ Historic building featuring \$9 million in recent renovations
- ✓ A perfect blend of character, culture, and a strong sense of community among tenants
- ✓ Flexible lease options that can meet the needs of growing businesses
- ✓ 155 off-street parking stalls available to accommodate commercial tenants
- ✓ Walkable neighborhood with proximity to local coffee shops and restaurants



Blair Arcade

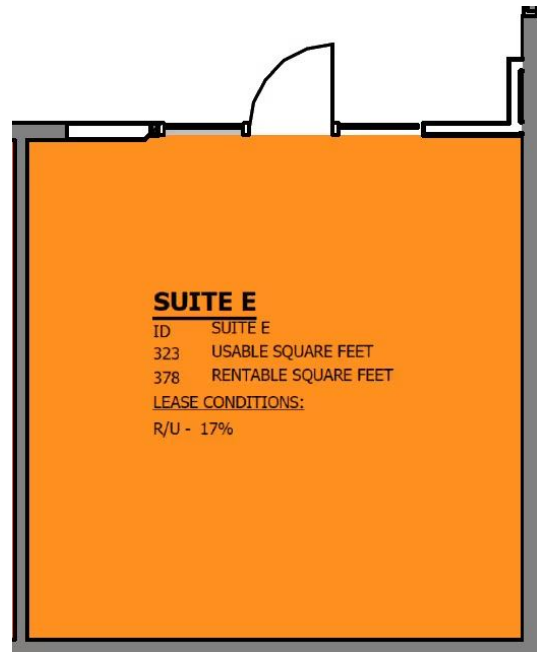
## Suite E

Rentable Area: **378 RSF**

Availability: **Immediately**

Lease Rate: **\$1,100/mo**

CAM & Taxes: -



Charming small interior professional office location in St. Paul's Cathedral Hill.

- Private space along hallway corridor
- Carpeted flooring
- Two conjoined areas for flexibility in layout
- Vibrant mix of health & wellness tenants
- Free parking



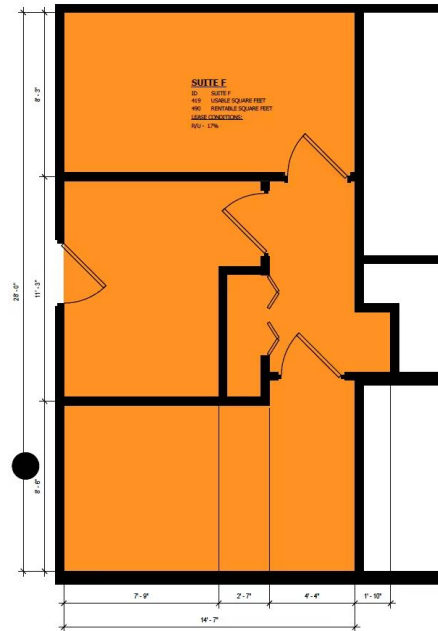
Blair Arcade  
**Suite F**

Rentable Area: **490 RSF**

Availability: **Q1 2026**

Lease Rate: **Negotiable**

CAM & Taxes: **\$15.56/SF/yr**



Charming small interior professional office location in St. Paul's Cathedral Hill.

- Modern interior space
- Separated treatment rooms
- Vinyl floors
- Sink in unit
- Shared restrooms
- Free parking

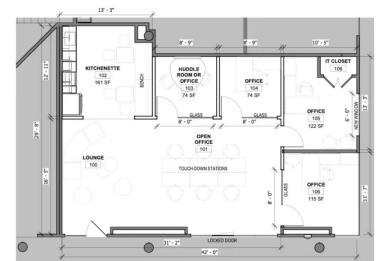
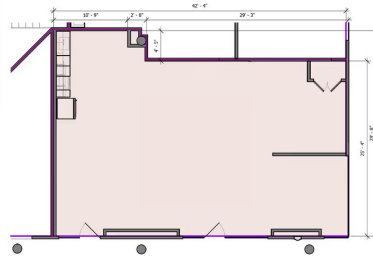
Blair Arcade  
**Suite H**

Rentable Area: **1,346 RSF**

Availability: **Pending Lease**

Lease Rate: **\$20.00 NNN**

CAM & Taxes: **\$15.56/SF/yr**



*\*Fitplan for possible build out option*

Bright interior corner space in St. Paul's Blair Arcade, ideal for professional office or showroom.

- Professional office space with efficient, open layout
- Move-in ready
- Kitchen, lounge area, private office area, and storage space
- Highly visible with glass walls facing common hallway
- Vibrant mix of co-tenants within the building
- Free parking



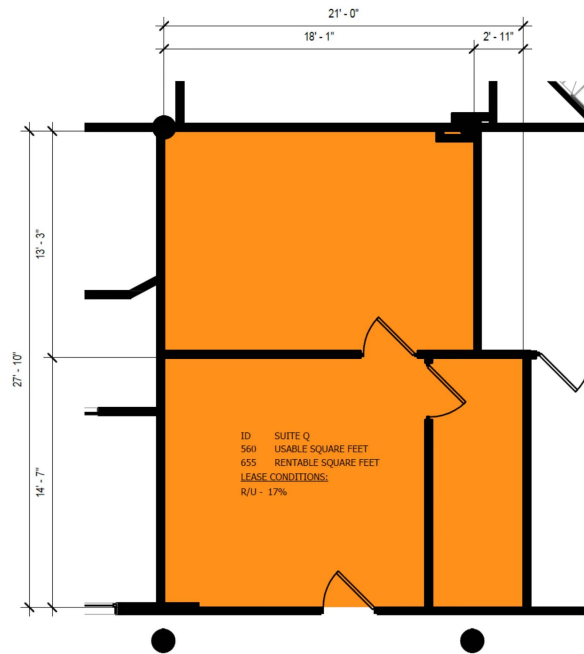
Blair Arcade  
**Suite Q**

Rentable Area: **655 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$15.56/SF/yr**



Charming small professional office in St. Paul's Blair Arcade

- Private professional office space
- Lobby area and storage space
- Vibrant mix of co-tenants within the building
- Free parking



Blair Arcade

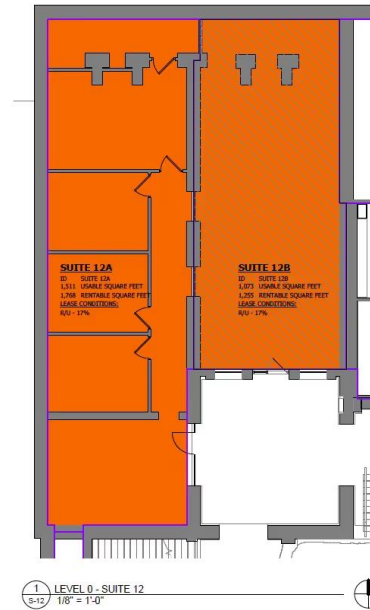
## Suite 12

Rentable Area: **1,255 - 3,023 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$15.56/SF/yr**



Plug and play office space in St Paul's Cathedral Hill. Unique exposed stone and skylights make this a rare find.

- Reception area
- Conference room
- Three private offices
- Open work space
- Historic exposed stone & skylights
- Option to demise



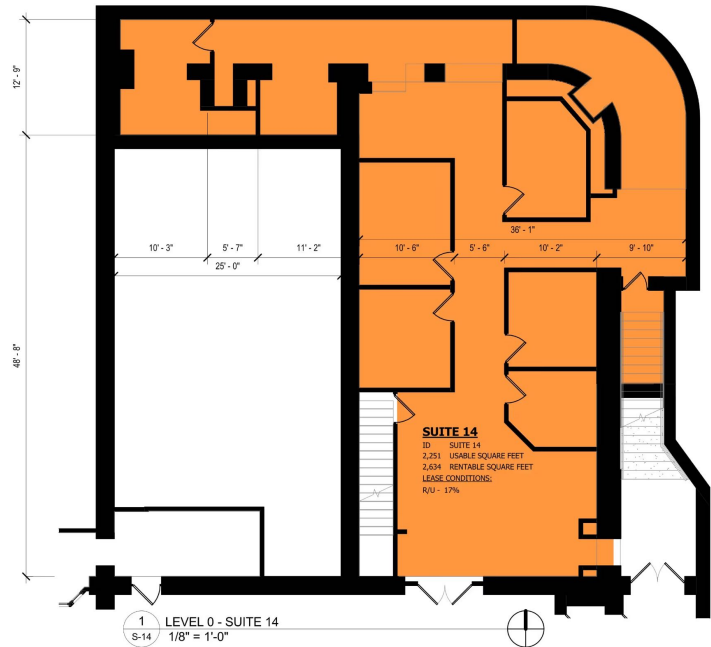
Blair Arcade  
**Suite 14**

Rentable Area: **2,634 RSF**

Availability: **Immediately**

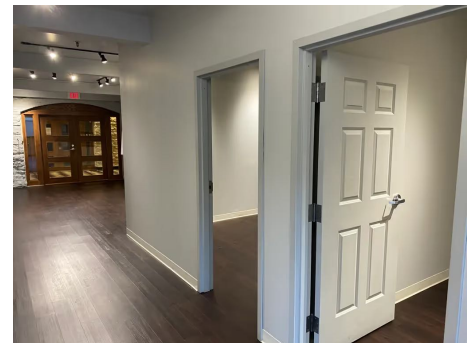
Lease Rate: **Negotiable**

CAM & Taxes: **\$15.56/SF/yr**



Located in St Paul's Cathedral Hill, this unique lower level space is ideal for medical office users, therapists, or professional services room.

- Skylights
- Steps from entry
- Possibility for signage on western facing windows
- Utilize foot traffic from nearby Nina's Coffee Cafe and The Coven
- Reception area with waiting space, four private treatment rooms plus office space for 2+ people
- Small kitchenette



The Neighborhood

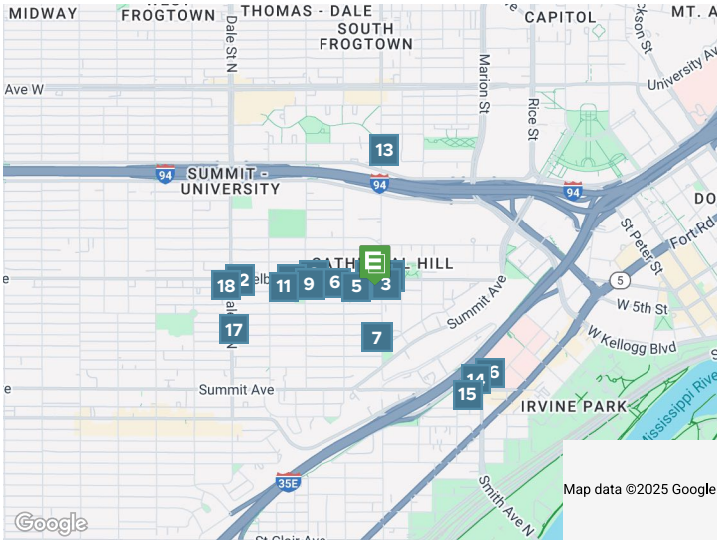
# Cathedral Hill

There is no shortage of unique spaces in Cathedral Hill, from historical and quaint to modern and hip. You will come to appreciate and embrace the community you've become a part of, quickly adopting the support of the surrounding business community.

 **86**  
WALK SCORE

 **82**  
TRANSIT SCORE

 **75**  
BIKE SCORE



- 1

Nina's Coffee Cafe
- 1

Handsome Hog
- 2

Red Cow St. Paul
- 3

W.a. Frost & Company
- 4

Moscow on the Hill
- 5

Yumi Japanese Restaurant & Bar - St Paul
- 6

La Grolla
- 7

The Commodore Bar & Restaurant (Event Venue)
- 8

The High Hat
- 9

The Gnome Craft Pub
- 10

Ergo Floral
- 10

Viva Cubano
- 10

The French Hen Cafe
- 10

Revival St. Paul
- 11

Great Harvest Bread Co.
- 12

Louisiana Cafe
- 12

Mango Thai
- 13

Asian Deli & Restaurant
- 14

Ginkgo Coffeehouse
- 15

Masterchef
- 16

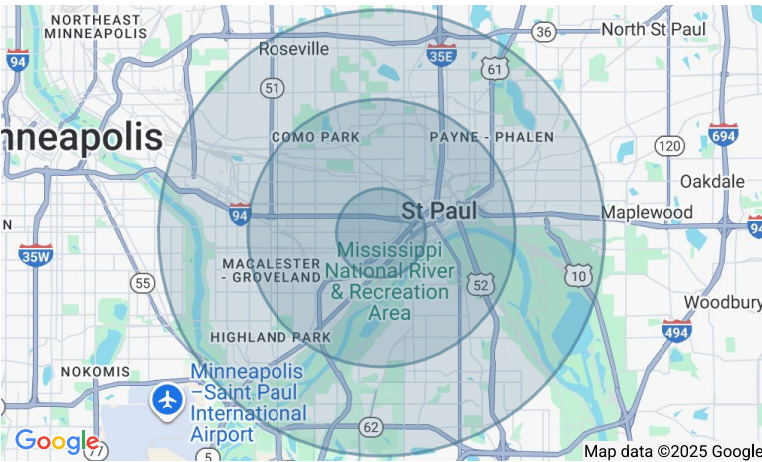
Lane K. Toring, BS
- 17

Sweeney's Saloon
- 18

Mississippi Market Natural Foods Co-Op

| Demographics            | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|-----------|-----------|-----------|
| Total population        | 28,961    | 177,000   | 373,648   |
| Median age in years     | 36.0      | 34.4      | 35.0      |
| Total households        | 12,817    | 71,510    | 148,791   |
| Median household income | \$61,223  | \$71,221  | \$74,715  |
| Average household size  | 2.15      | 2.40      | 2.43      |
| Average home value      | \$482,724 | \$410,939 | \$417,700 |

Data Source: ESRI/ArcGIS (2024)



## Neighborhood Photos

