

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 - 3,395 SF

Rent Rate

Negotiable

CAM & Taxes

\$16.04/SF/yr

Blair Arcade

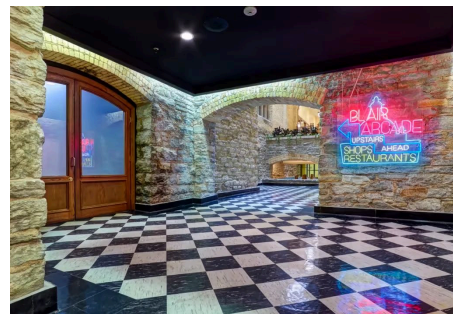
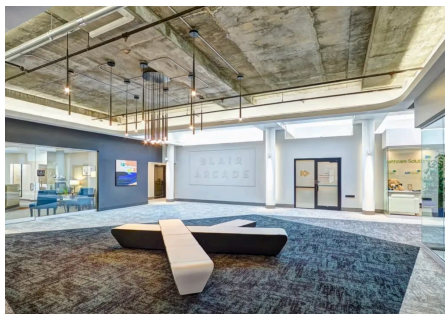
About the Property

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 Primp, 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



Selby Ave

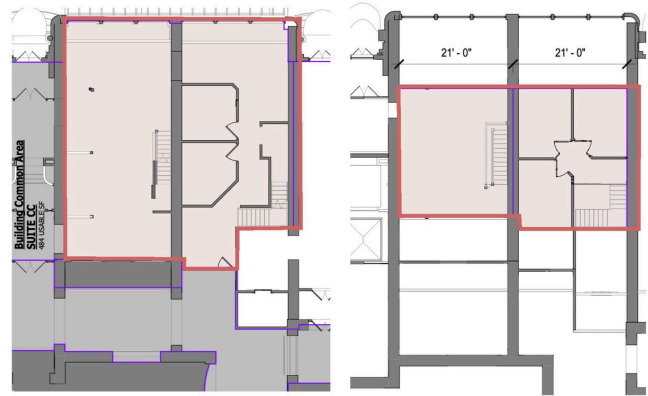
Blair Arcade
Suite 4

Rentable Area: **3,395 RSF**

Availability: **8/1/26**

Lease Rate: **\$21.00 NNN**

CAM & Taxes: **\$16.04/SF/yr**

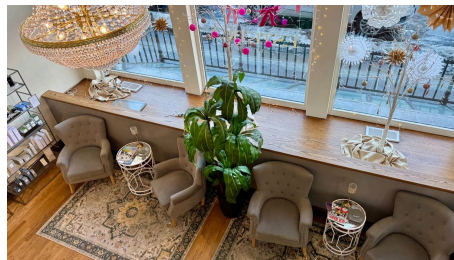


Main Level

Mezzanine Level

Second-generation spa space in Cathedral Hill's Blair Arcade ready for the next retail or office professional

- Large storefront windows facing Selby Ave
- Four private rooms for spa services or offices
- Checkered floors, original hardwood, chandelier and modern elements in historic setting
- Entrances from both Selby Ave and building interior
- Large lobby or conference room space on main level
- Open mezzanine with option to add more offices or retail space



Blair Arcade
Suite 4A

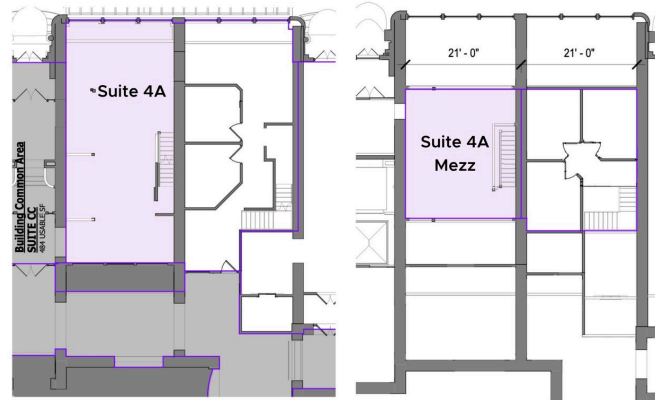
Rentable Area: **1,630 RSF**

Availability: **8/1/26**

Lease Rate: **\$21.00 NNN**

CAM & Taxes: **\$16.04/SF/yr**

Selby Ave

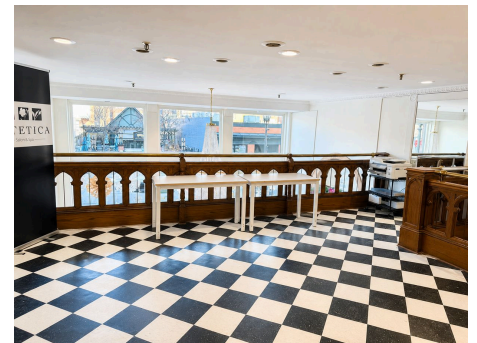


Main Level

Mezzanine Level

Bright and warm retail / office space with natural light and a mezzanine for additional space

- Large storefront windows facing Selby Ave
- Mezzanine for additional offices or flexible retail space
- Open work space
- Historic woodwork
- Access points from Selby Ave & interior
- Option to combine with neighboring suite & mezzanine



Selby Ave

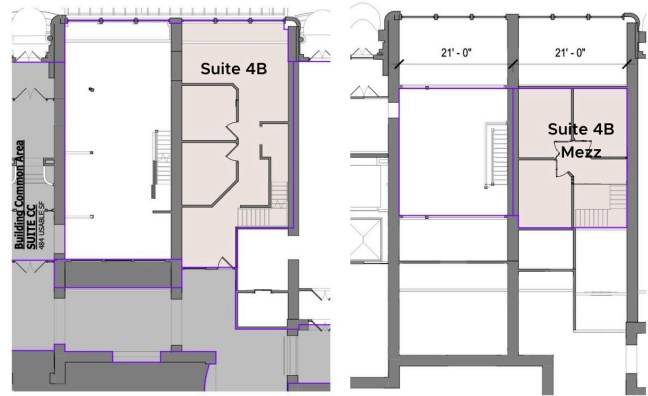
Blair Arcade
Suite 4B

Rentable Area: **1,765 RSF**

Availability: **8/1/26**

Lease Rate: **\$21.00 NNN**

CAM & Taxes: **\$16.04/SF/yr**



Main Level

Mezzanine Level

Second generation spa space with private suites ideal for beauty & wellness services or office

- 5 private suites/offices with 3 additional suites on mezzanine level
- Storefront windows facing Selby Ave
- Sinks in several suites
- Brick walls with historic wood embellishments
- Charming decor with chandelier in space
- Option to combine with neighboring suite & mezzanine



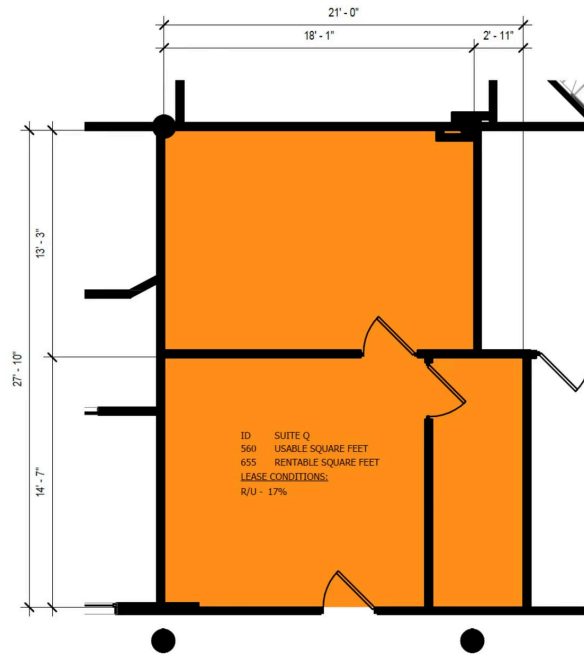
Blair Arcade
Suite Q

Rentable Area: **655 RSF**

Availability: **Immediately**

Lease Rate: **\$18.50 NNN**

CAM & Taxes: **\$16.04/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

Availability: **Pending Lease**

CAM & Taxes: **\$16.04/SF/yr**



- Reception area
- Conference room
- Three private offices
- Open work space
- Historic exposed stone & skylights
- Two separate entrances providing option to subdivide



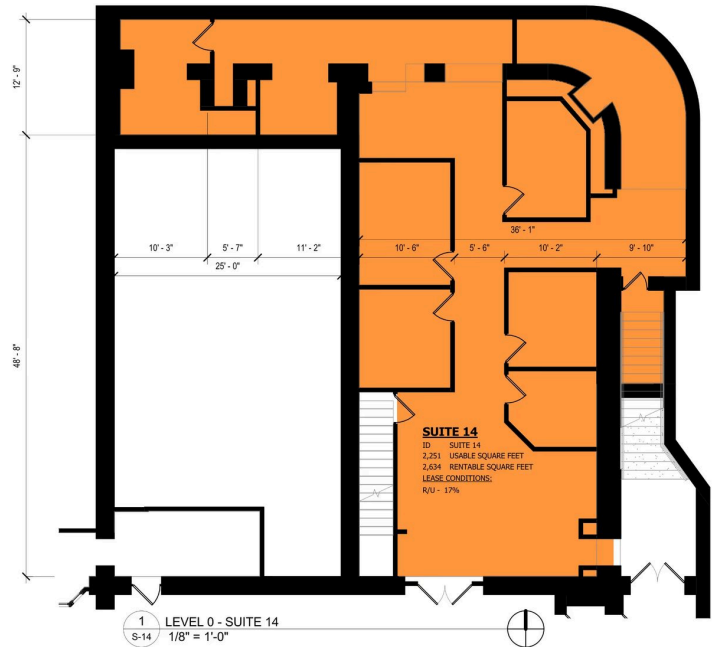
Blair Arcade
Suite 14

Rentable Area: **2,634 RSF**

Availability: **December 2026**

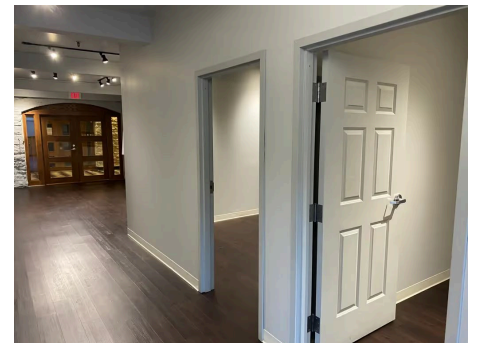
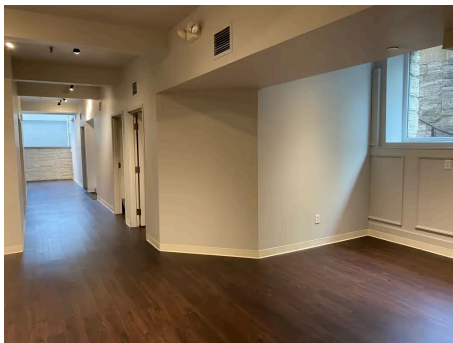
Lease Rate: **Negotiable**

CAM & Taxes: **\$16.04/SF/yr**



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

- 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



Blair Arcade

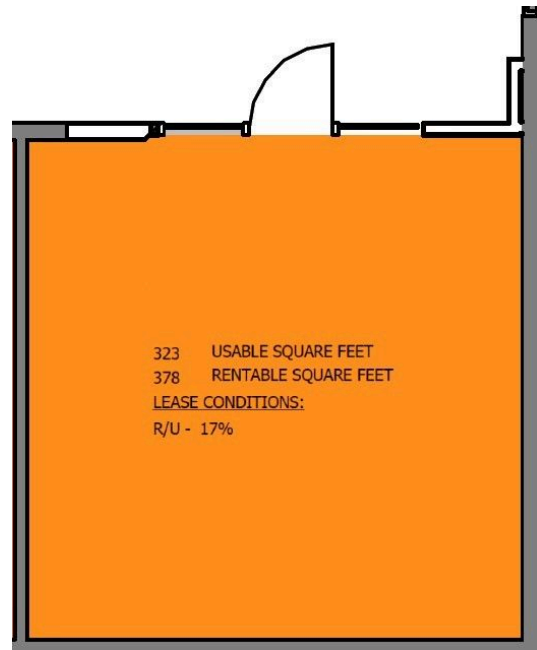
Suite J

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
- Flexibility in layout
- Vibrant mix of health and wellness tenants within building
- Free parking for tenants & guests



The Neighborhood

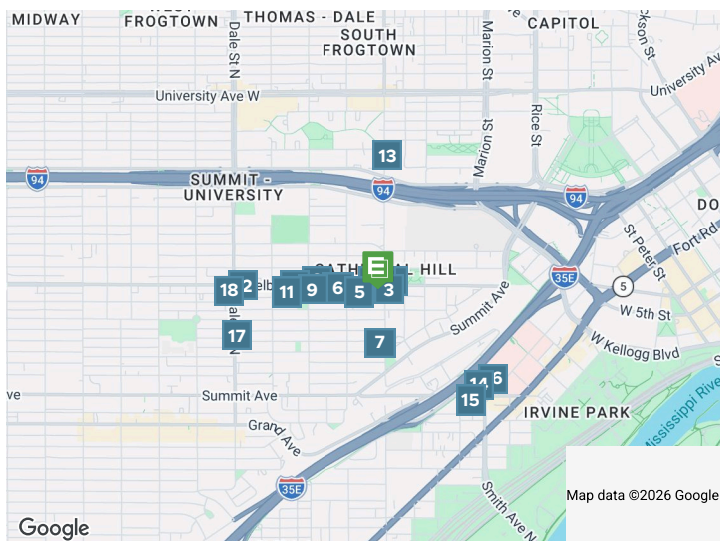
Cathedral Hill

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

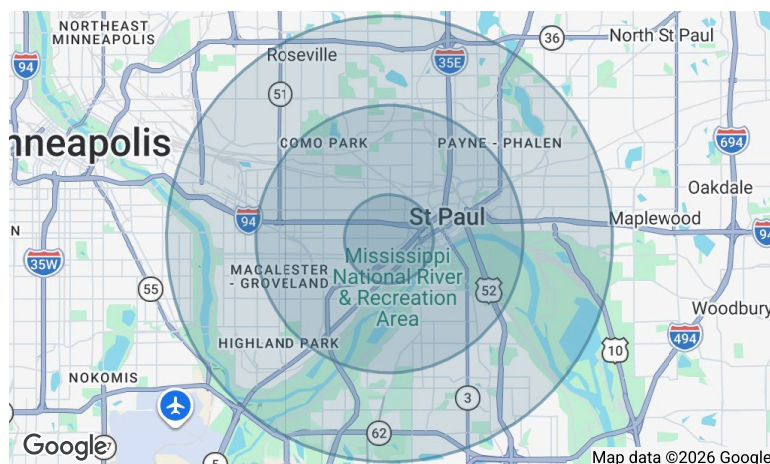
 **75**
BIKE SCORE



- | | |
|---|--|
| 1 Nina's Coffee Cafe | 10 The French Hen Cafe |
| 1 Handsome Hog | 10 Revival St. Paul |
| 2 Red Cow St. Paul | 11 Great Harvest Bread Co. |
| 3 W.a. Frost & Company | 12 Louisiana Cafe |
| 4 Moscow on the Hill | 12 Mango Thai |
| 5 Yumi Japanese Restaurant & Bar - St Paul | 13 Asian Deli & Restaurant |
| 6 La Grolla | 14 Ginkgo Coffeehouse |
| 7 The Commodore Bar & Restaurant (Event Venue) | 15 Masterchef |
| 8 The High Hat | 16 Lane K. Toring, BS |
| 9 The Gnome Craft Pub | 17 Sweeney's Saloon |
| 10 Ergo Floral | 18 Mississippi Market Natural Foods Co-Op |
| 10 Viva Cubano | |

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

