



19

EXCHANGE

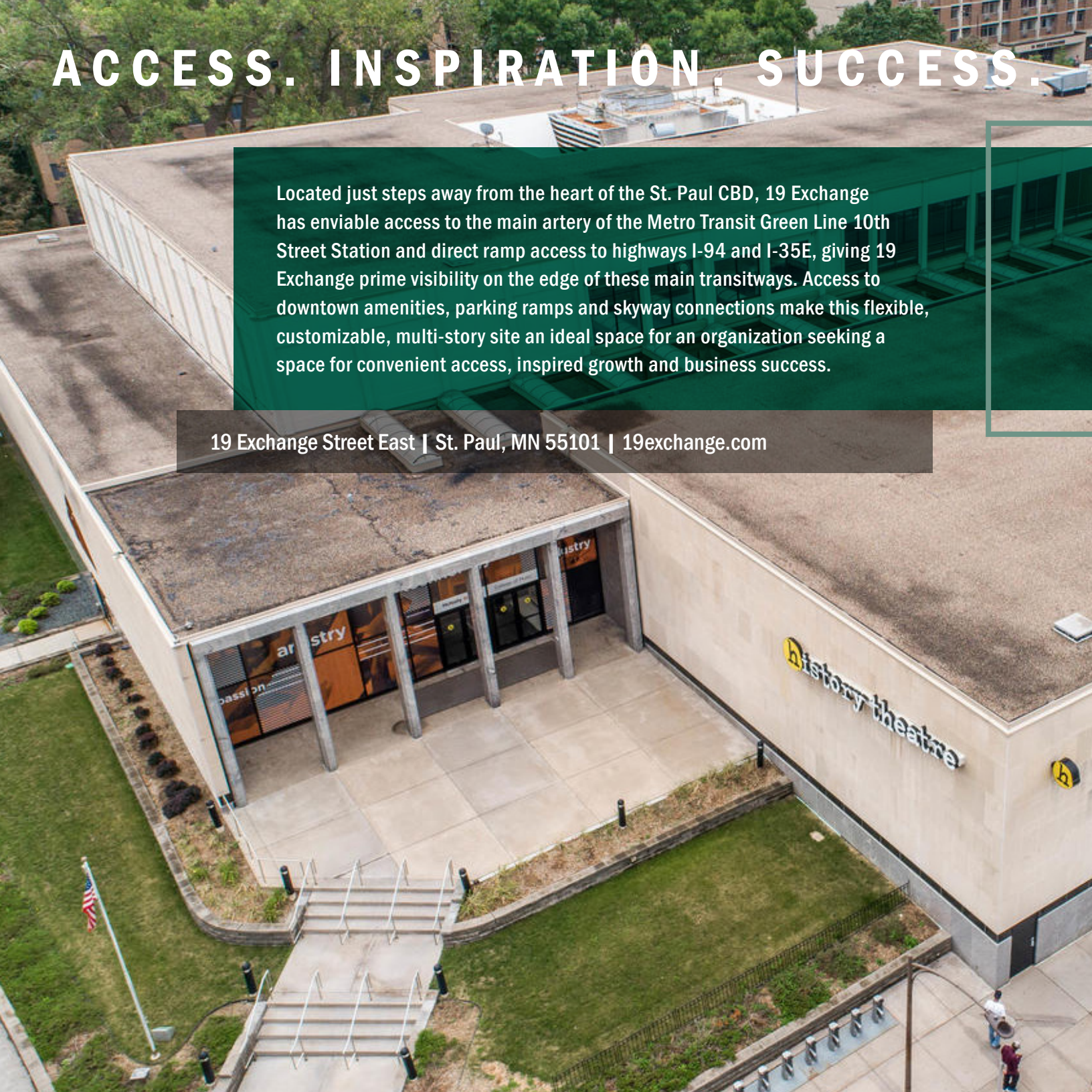
FOR SALE OR LEASE



ACCESS. INSPIRATION. SUCCESS.

Located just steps away from the heart of the St. Paul CBD, 19 Exchange has enviable access to the main artery of the Metro Transit Green Line 10th Street Station and direct ramp access to highways I-94 and I-35E, giving 19 Exchange prime visibility on the edge of these main transitways. Access to downtown amenities, parking ramps and skyway connections make this flexible, customizable, multi-story site an ideal space for an organization seeking a space for convenient access, inspired growth and business success.

19 Exchange Street East | St. Paul, MN 55101 | 19exchange.com



CONVENIENT ACCESS

19 Exchange sits at the intersection of 10th and Exchange Street, a bustling corner of commerce and transit right on the edge of downtown St. Paul, just minutes from dozens of nearby bars, restaurants, hotels, fitness and grocery, as well as an abundance of cultural centers such as theaters and museums.

The building is located at the 10th Street Station stop of the well-trafficked and connected Metro Transit Green Line, which also serves five connecting bus routes and is just two stops from the Minnesota State Capitol and main government buildings. 19 Exchange is also skyway connected and has ample access to nearby parking ramps and street parking. This amenity-rich, well-connected location lends itself to ease of business and employee satisfaction to support an organization's future success and growth goals.

- Up to 120,000 SF available
- 3 floors
- 587-seat theater
- 240-seat auditorium
- Full-service commercial kitchen
- Cafe and lounge space
- Skyway connected
- Several area parking options
- 1.84 acres
- Built in 1963
- Centrally located in St. Paul CBD
- Adjacent to Metro Green Line 10th Street Station
- Close proximity to I-94 and I-35E
- Capitol Area Jurisdiction zoning



19
— EXCHANGE —



THE LIFFEY
IRISH PUB

Zamboni's
Pizza



Xcel Energy Center

Roy Wilkins
Auditorium

Saint Paul RiverCentre

HERBIE'S
ON THE PACE

Rice Park

Ordway Center for
the Performing Arts

MERITAGE

GREAT WATERS
BREWING COMPANY

Walgreens

MICKEY'S afro

Minnesota
Children's Museum

Fitzgerald
Theater

GINKGO
Cafe & Bar

SUBWAY

PHO #1
FRESH & TASTY
VIETNAMESE RESTAURANT

SAINT PAUL
FARMERS' MARKET

Stoked
Deck

Treasure
Island Center

KINCAID'S
CLASSIC AMERICAN DINING

CHIPOTLE
MEXICAN GRILL

PAZZALUNA
adventures

Erbert &
Gerbert's

INTERCONTINENTAL
HOTELS & RESORTS

DOUBLE
TREE

Arby's

Caribou
Express

ALARY'S BAR
SINCE 1949

black sheep
COAL FIRED PIZZA

Keys
TIN WHISKERS

BIG BOWL

L&B



JOHN J. JOHNSON
SINCE 1953

E

CORRY'S
IRISH PUB

Minnesota Museum
of American Art



INSPIRED GROWTH

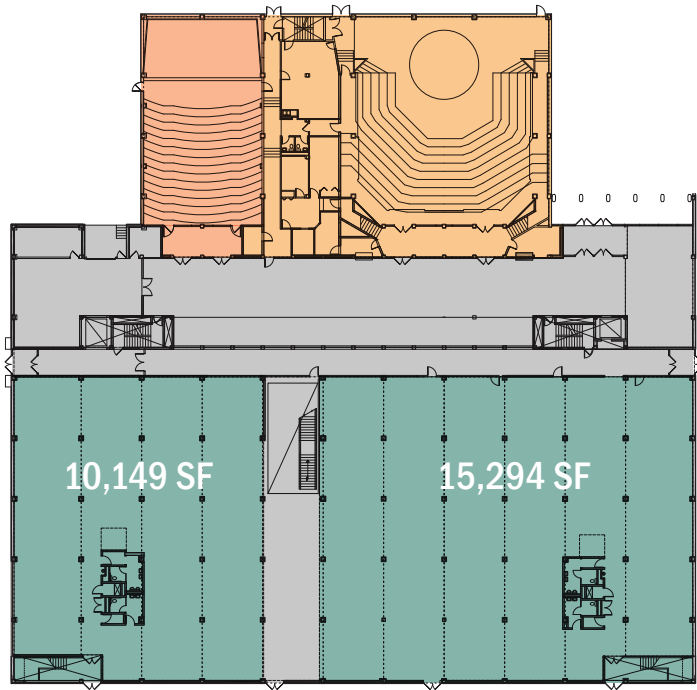


19 Exchange, formerly McNally Smith College of Music, is a four-story occupancy opportunity with up to 120,000 square feet of space that would be ideal for a variety of organizational users. The space also boasts a full-service kitchen and café area with views of the Minnesota State Capitol, multiple collaborative spaces and meeting rooms, conference areas, ample storage and a usable auditorium and theater that can provide a venue for a variety of large group events. The building offers users an entrance on every side of the building, with a large courtyard along the south side of the building. These numerous, highly-desirable property features already in place at 19 Exchange inspire the next occupant to thrive within this unique and flexible location.

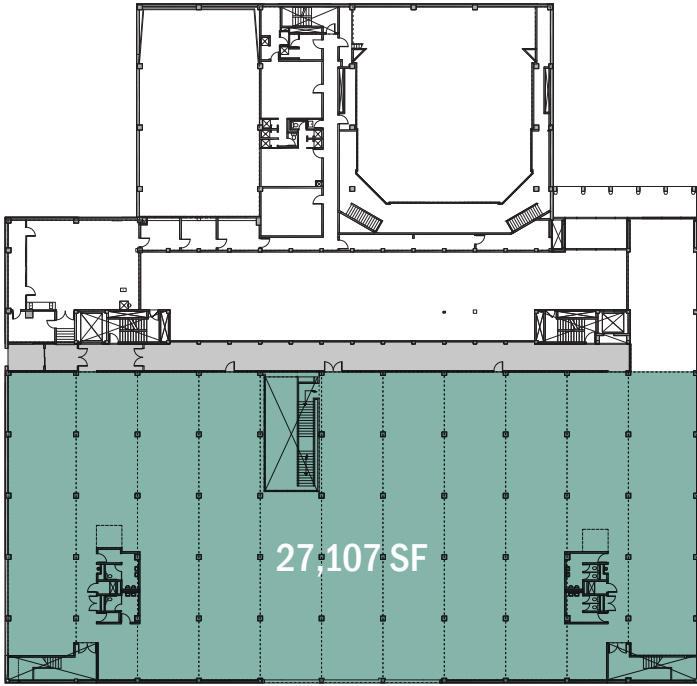


BUSINESS SUCCESS

The coveted location and existing building amenities of 19 Exchange are just the beginning of the incredible opportunity one can find at this unique property. Combine collaboration and inspiration with invested parties and 19 Exchange has the potential to be re-envisioned to suit the needs of a variety of diverse tenant occupants that can bring your organization into the next phase of your business success.

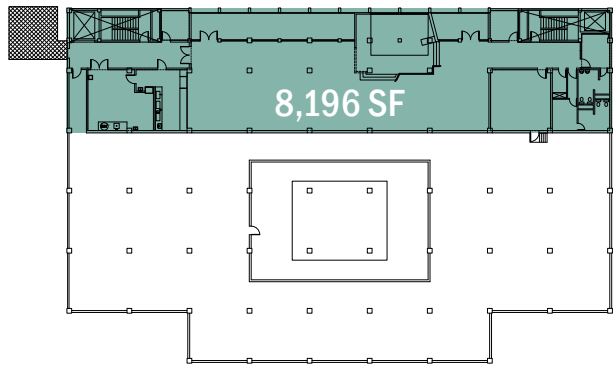


FIRST FLOOR



SECOND FLOOR

- SHARED
- AVAILABLE
- THEATER
- AUDITORIUM



THIRD FLOOR



CONTACT

ERIC RAPP SIOR

952 837 3060
eric.rapp@colliers.com

ERIC DUEHOLM

651 621 2550
eric@terracegroupllc.com

19 Exchange Street East | St. Paul, MN 55101 | 19exchange.com



Accelerating success.

