



REPOSITIONED HISTORIC OFFICE SPACE FOR LEASE | STILLWATER, MN

34
FIELDHOUSE

EST. 1922 • STILLWATER, MN





The historic Stillwater Armory was constructed in 1922 in response to World War I and was used over the decades, not just for military training but also for public events, sports and concerts. It remained in sporadic use by the National Guard throughout World War II, Korea, Vietnam, the Iraq Wars and Afghanistan and served as the fieldhouse headquarters for the National Guard's 34th Military Police Company, during both peacetime and war. After the building was vacated by the National Guard, it came under new ownership and is currently undergoing historic preservation and redevelopment into a potential mixed use space for multiple commercial uses, including an incredible once-in-a-lifetime space in the celebrated gymnasium of the Fieldhouse34.



LOCATION:

- Two blocks up from Main Street on Chestnut Street, in historic Stillwater
- Within walking distance to many restaurants, breweries, retailers and businesses
- Stunning views of the St. Croix River and iconic Lift Bridge



AVAILABILITY:

- Construction to begin October 2019, office occupancy anticipated mid-year 2020
- Build-to-suit and city approval for multiple commercial uses
- Total 30,857 building square feet
- Between 4,000 and 12,500 square feet available for office use



AMENITIES:

- Signage options
- On-site fitness facility
- Dog washing station
- High ceilings with abundant brick and other creative historical features, including original gymnasium
- Multiple private entrances
- Low-cost, large-use storage
- Potential rooftop deck overlooking St. Croix River and retail/brewery user



PARKING:

- Several onsite designated spaces
- Available additional spaces in the adjacent city surface lot with approval for up to 45 city spaces total



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