

# FOR LEASE

## The Golden Rule Building

85 East Seventh Place, St. Paul, MN 55101

### Location

The Golden Rule Building is a six (6) story office building on Minnesota and 7th Street in the heart of downtown St. Paul.

### Available For Lease

Suite 105	Approximately	10,532	rsf
Suite 110	Approximately	2,378	rsf
Suite 123	Approximately	494	rsf
Suite 170	Approximately	448	rsf
Suite 220	Approximately	14,198	rsf
Suite 300	Approximately	54,256	rsf
Suite 400	Approximately	51,479	rsf
Suite 550	Approximately	24,500	rsf
LL 40	Approximately	4,457	rsf

**Rate:** \$11.00 - \$13.00 NNN

### 2025 Estimated Tax/Ops

Taxes:	\$ 1.92 rsf
Op Exp:	\$ 8.66 rsf
<b>Total:</b>	<b>\$10.58 rsf</b>

### Amenities/Features

- Convenient Skyway Access
- Largest Indoor Park
- Conference Rooms
- Espresso Bar and Convenience Store
- District Energy Heating and Cooling
- Energy Star Rated Building
- The IREM Certified Sustainable Property (CSP)
- Needlepoint Bipolar Ionization (NPBI)
- Organics Recycling Program
- Centralized Waste Collection
- Filtered Water Stations
- Fitness Center and Shower Facilities
- Wellness Classes
- Bike Parking and Storage
- ATM
- On-Site Management, Security, and Engineering
- Beautiful Historic Interior

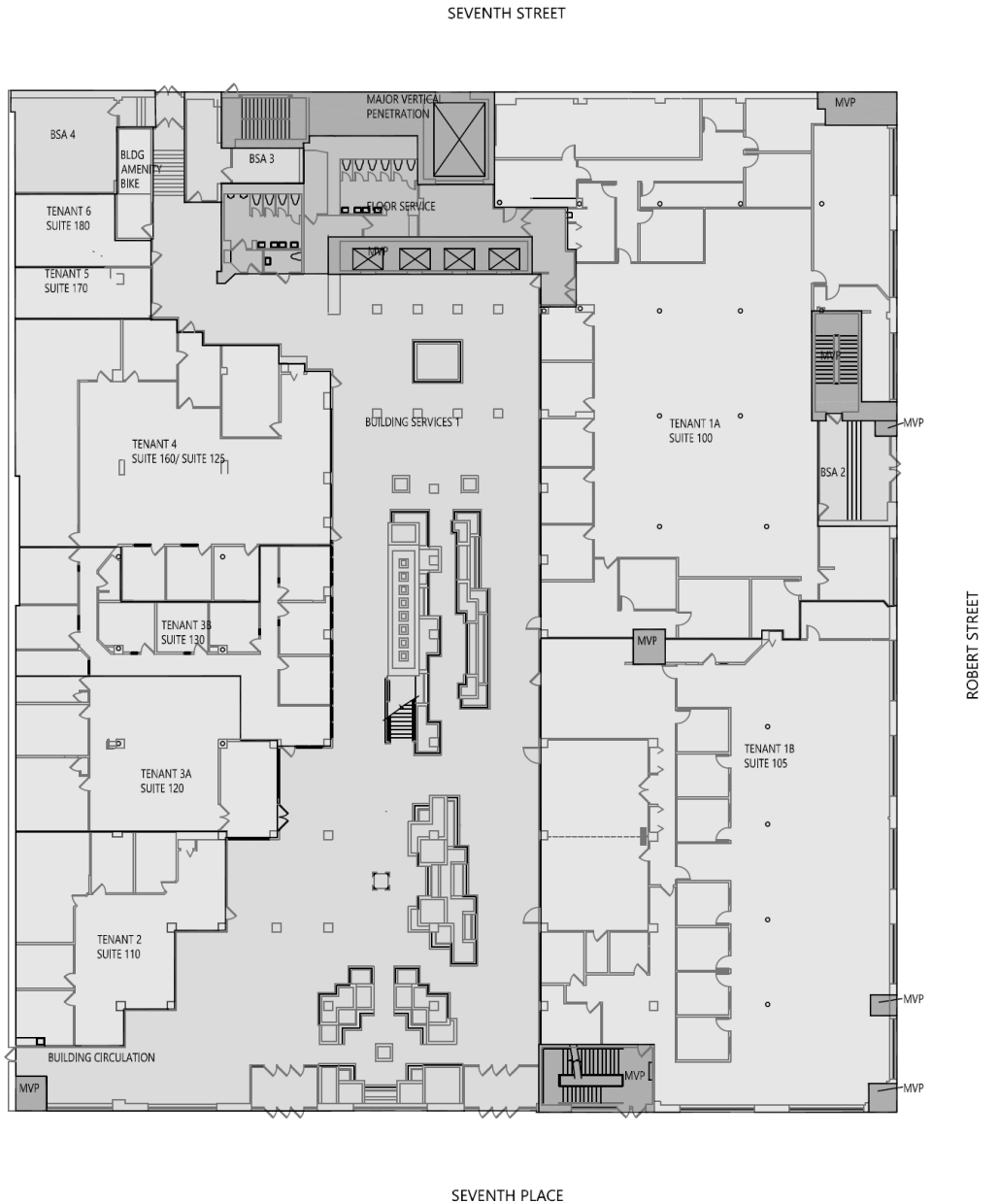


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## First Floor



**Sherry Hastings**  
(651) 290-8893  
shastings@cres-inc.com

**Pat Wolf**  
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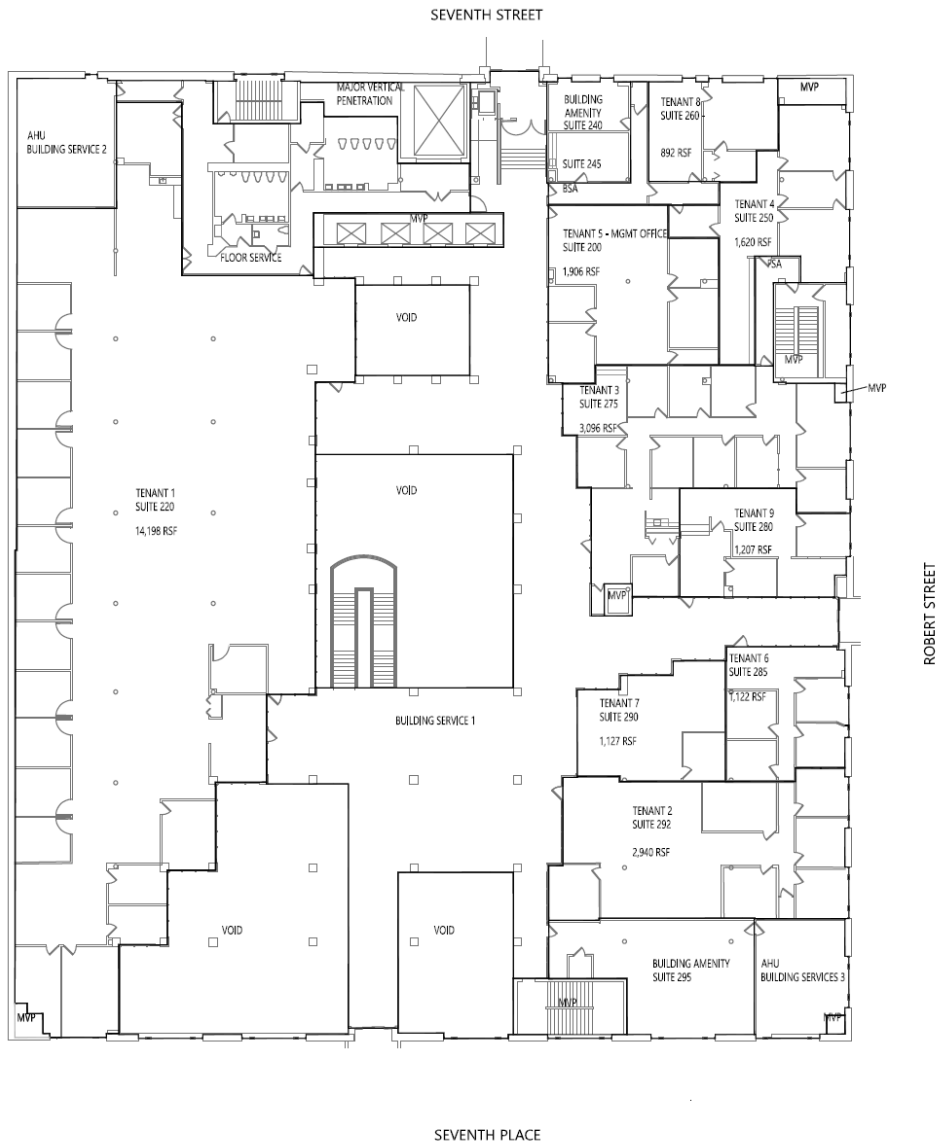
COMMERCIAL REAL ESTATE SERVICES, INC.  
85 EAST SEVENTH PLACE, SUITE 200, ST. PAUL, MN 55101-2106

# FOR LEASE

# The Golden Rule Building

85 East Seventh Place, St. Paul, MN 55101

## Second Floor



### SECOND FLOOR - MARKETING SET THE GOLDEN RULE BUILDING

This floor plan is the sole property of H.F.S Properties. The information in this floor plan is confidential and may only be used for space planning in the Golden Rule Building.

**COMMERCIAL REAL ESTATE SERVICES, INC.**

2022113.00  
22 January 2024

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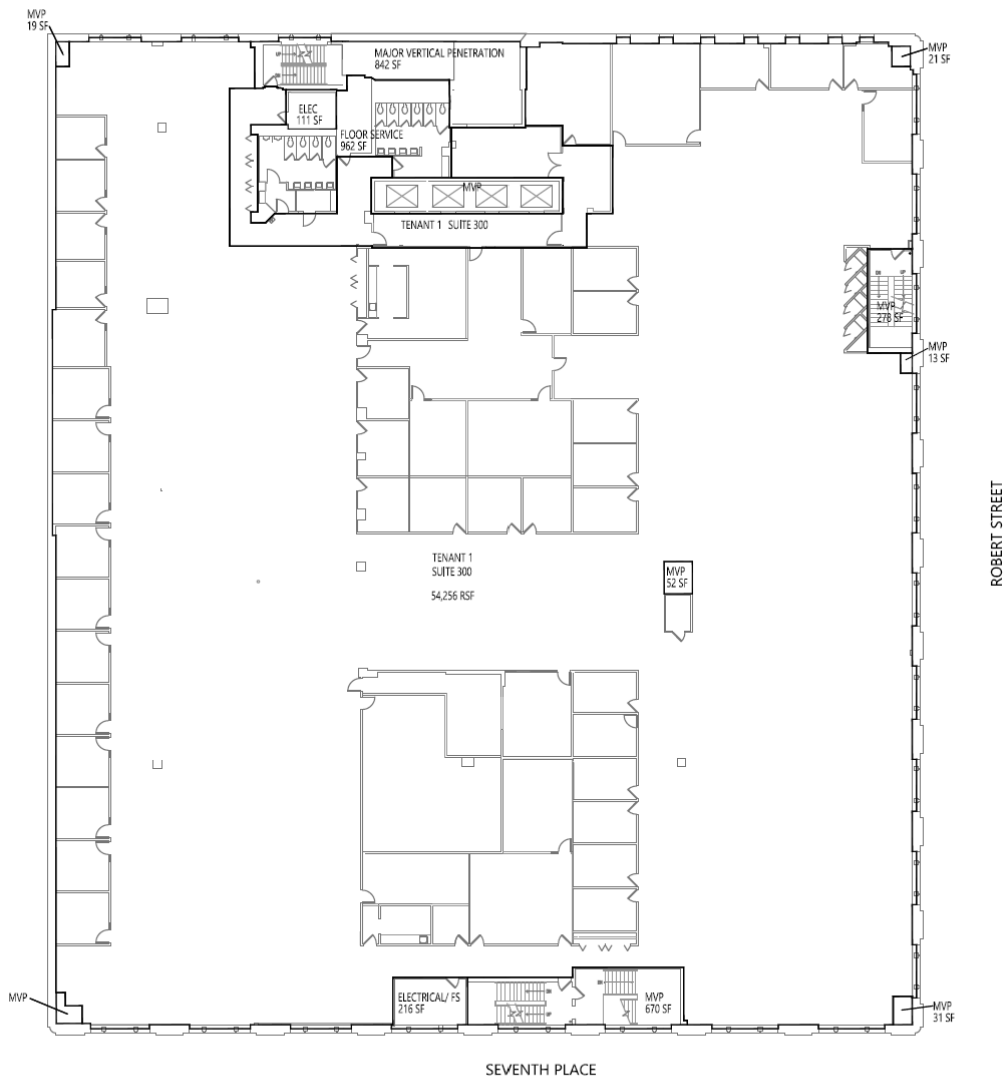
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## Third Floor

SEVENTH STREET



THIRD FLOOR - MARKETING SET  
THE GOLDEN RULE BUILDING

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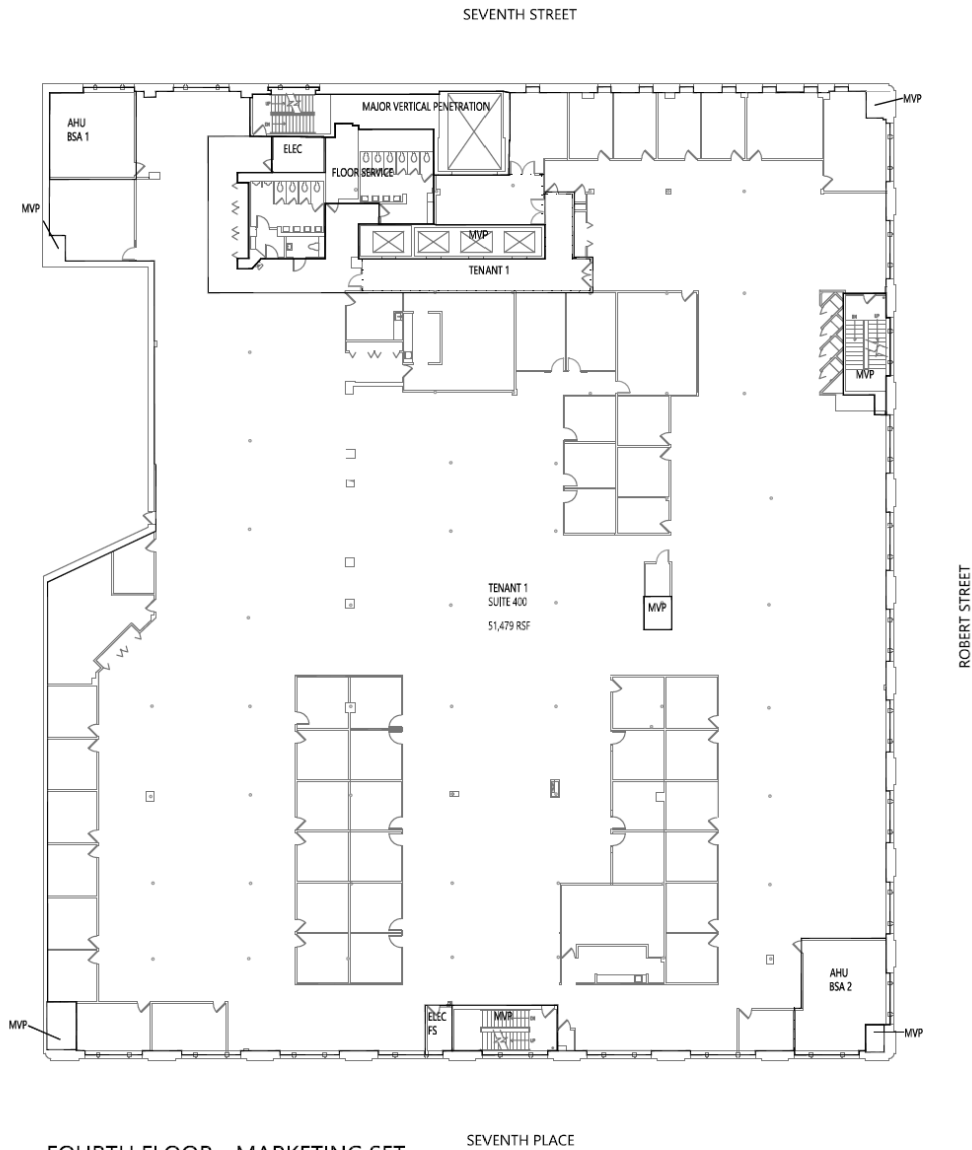
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## Fourth Floor



FOURTH FLOOR - MARKETING SET  
THE GOLDEN RULE BUILDING

SEVENTH PLACE

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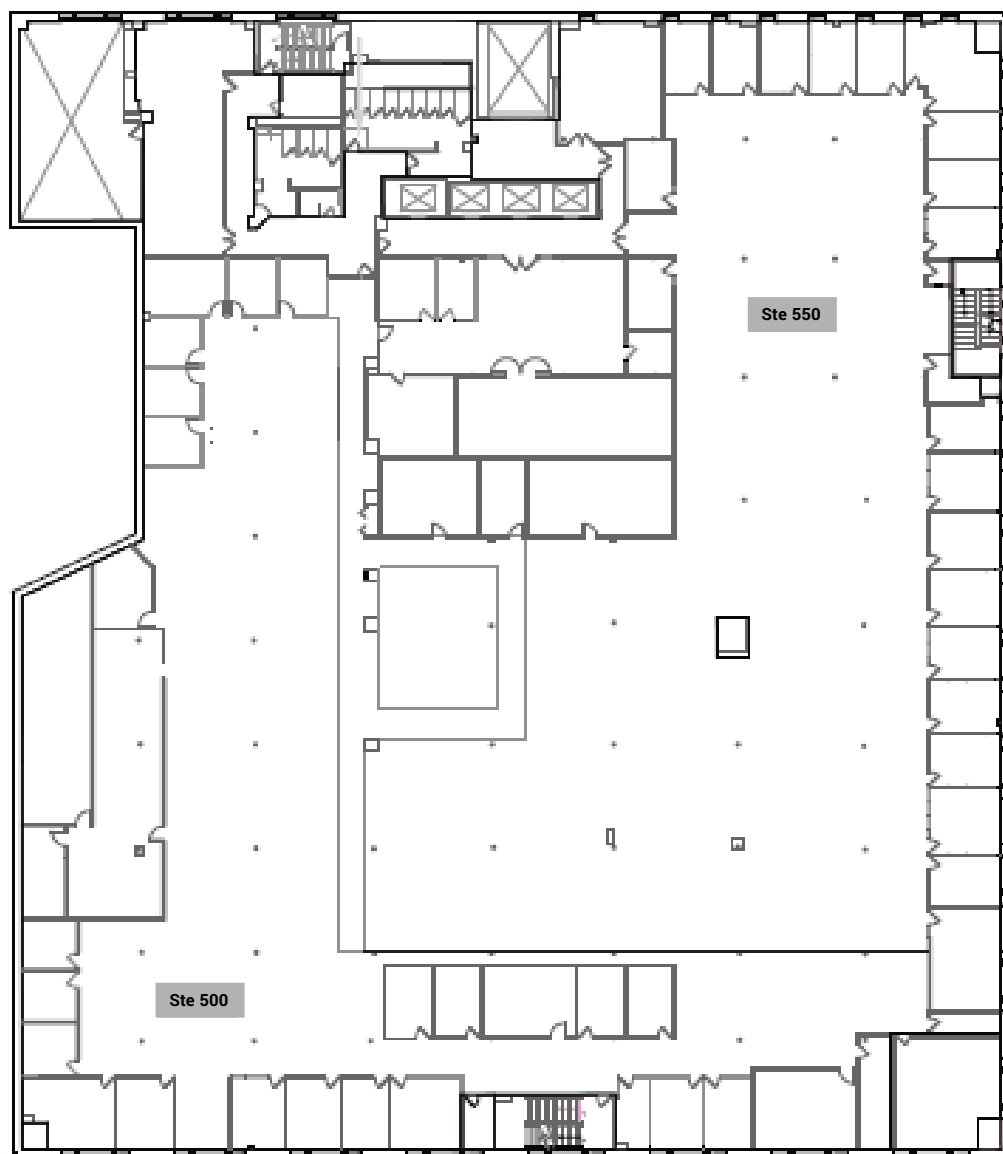
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### Fifth Floor



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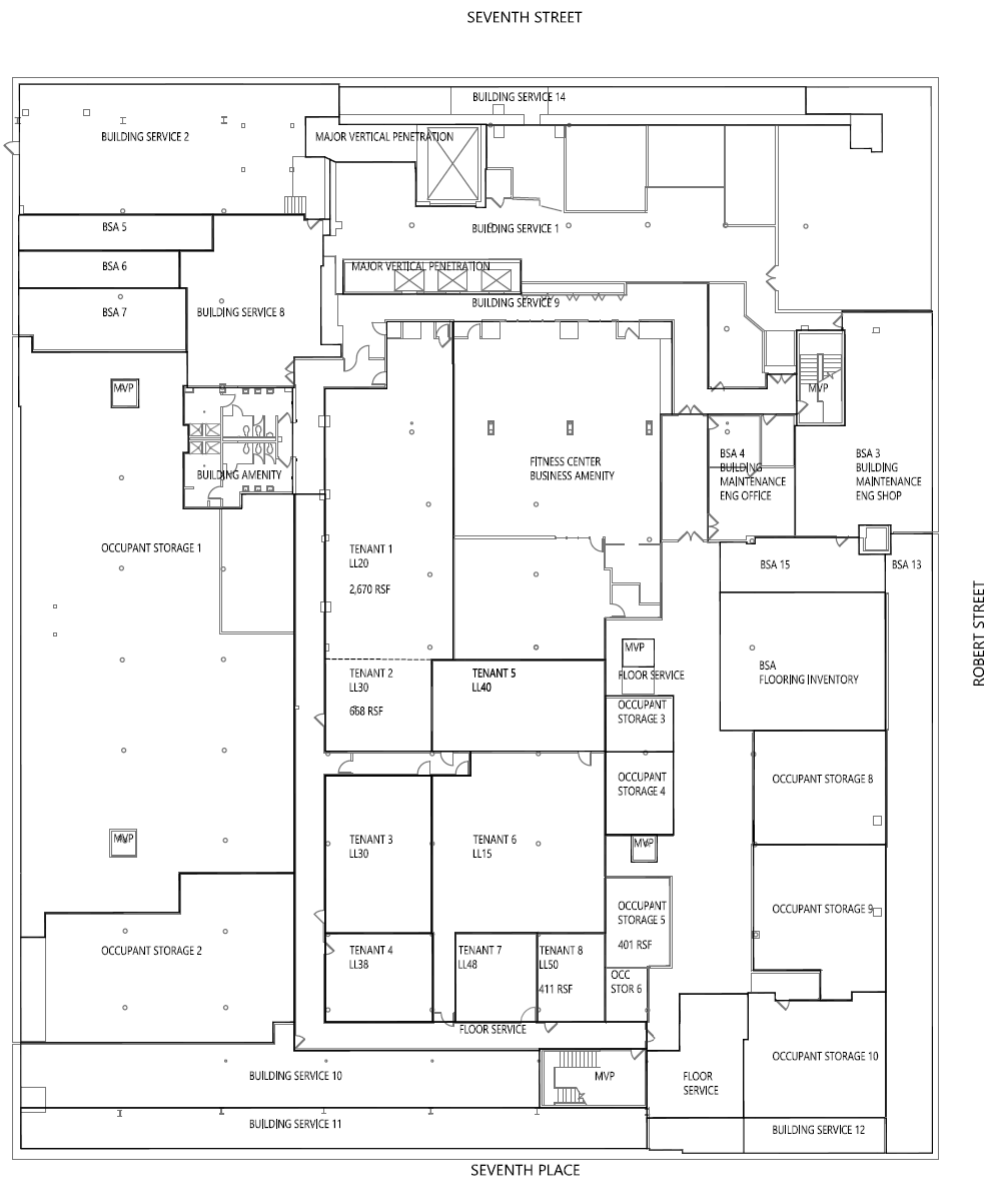


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### Lower Level Floor



LOWER LEVEL - MARKETING SET  
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