

For Lease ~ Office Space

1654 Rice Street

1654 Rice Street, St. Paul, MN 55117



Facts

1654 Rice Street is a two story office building located right on the intersection of Larpenteur and Rice Streets. Surrounded by neighborhood retail, this location offers both a high amount of traffic as well as an incredibly easy location to get to.

With aggressively priced rents, this open office space could work well for a variety of businesses.



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Apex Commercial Properties, LLC
155 S. Wabasha Street, #115
St. Paul, MN 55107

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Property Details

Building Size

5,520sf

Available Suites

Suite #200 -2,613sf

May be demisable

Year Built

1977

Construction Type

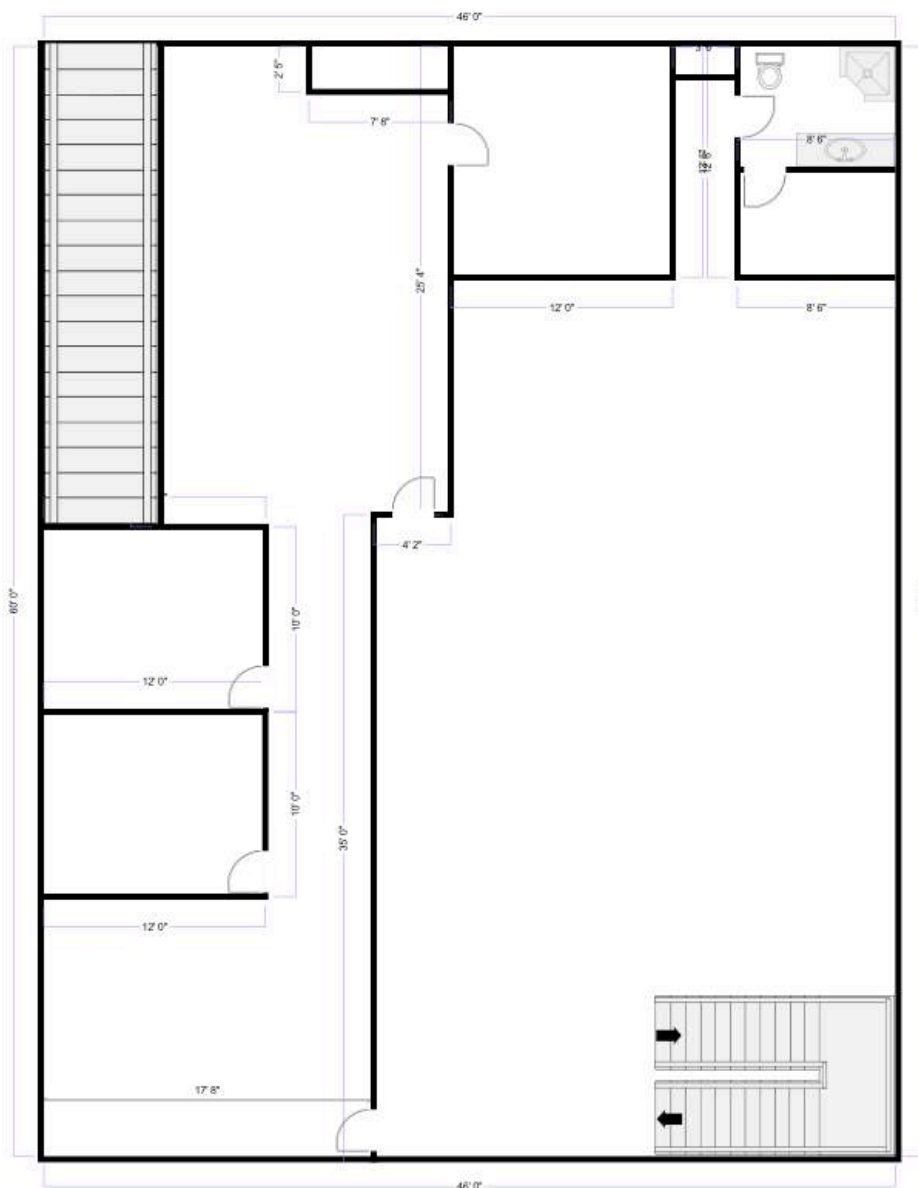
Brick

Parking

11 Stalls

Rental Rates

\$12.00 per square foot Gross



Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness.

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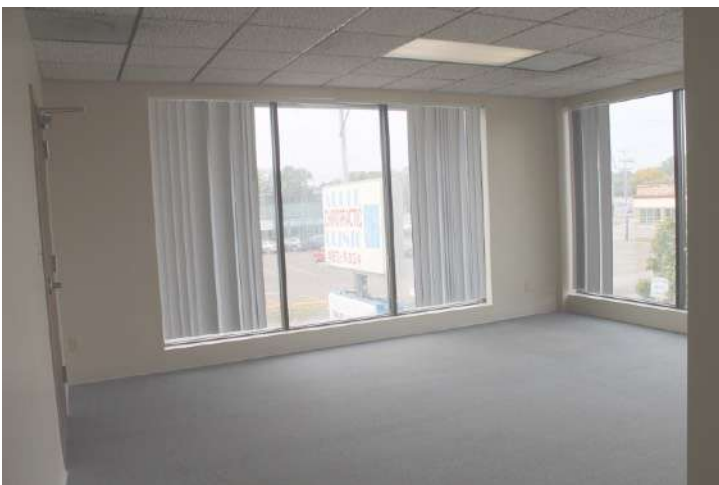
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[Print](#)

1654 Rice St N

Demographics



1654 Rice St
Saint Paul, MN 55117-3414
Property Type: Office
Specific Use: Medical
Building Size: 8,928 SF
Year Built: 1977

| Population | 2015 | | | 2016 Projection | | |
|--|----------|-----------|-----------|-----------------|-----------|-----------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| Total Estimated Population | 14,583 | 133,614 | 307,661 | 14,095 | 126,899 | 293,856 |
| Total Census 2010 Population | 16,925 | 133,660 | 320,008 | 16,925 | 133,660 | 320,008 |
| Population Change % | -13.6% | -.9% | -4% | -16.5% | -5.8% | -8.1% |
| Population Density (People/SQ Mile) | 5,757 | 7,312 | 6,751 | 5,565 | 6,943 | 6,466 |
| Median Age | 37 | 39 | 40 | 40 | 40 | 41 |
| Total Males | 7,127 | 65,539 | 150,466 | 6,903 | 62,407 | 144,191 |
| Total Females | 7,456 | 68,075 | 157,195 | 7,192 | 64,492 | 149,665 |

| Population By Age Group | 2015 | | | 2016 Projection | | |
|--------------------------------|----------|-----------|-----------|-----------------|-----------|-----------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| 4 Years Old and Younger | 1,145 | 8,747 | 19,930 | 1,011 | 7,875 | 17,927 |
| 5 - 9 Years Old | 1,302 | 10,125 | 22,745 | 1,180 | 9,052 | 20,572 |
| 10 - 14 Years Old | 1,208 | 10,098 | 22,124 | 1,155 | 9,060 | 20,347 |
| 15 - 19 Years Old | 1,104 | 10,107 | 22,035 | 1,099 | 9,345 | 20,789 |
| 20 - 24 Years Old | 1,105 | 10,003 | 22,774 | 1,044 | 9,269 | 20,761 |
| 25 - 29 Years Old | 1,167 | 9,721 | 22,865 | 1,032 | 9,024 | 20,682 |
| 30 - 34 Years Old | 1,169 | 9,380 | 22,422 | 1,010 | 8,496 | 20,017 |
| 35 - 39 Years Old | 1,111 | 9,256 | 22,149 | 1,031 | 8,424 | 20,119 |
| 40 - 44 Years Old | 1,069 | 9,663 | 23,199 | 1,029 | 8,852 | 21,398 |
| 45 - 49 Years Old | 961 | 9,352 | 22,279 | 947 | 8,674 | 20,955 |
| 50 - 54 Years Old | 825 | 8,543 | 20,288 | 850 | 8,262 | 19,818 |

| | | | | | | |
|-------------------------------|-----|-------|--------|-----|-------|--------|
| 55 – 59 Years Old | 664 | 7,329 | 17,233 | 725 | 7,555 | 17,998 |
| 60 – 64 Years Old | 466 | 5,387 | 12,412 | 547 | 5,988 | 14,100 |
| 65 – 69 Years Old | 352 | 4,199 | 9,422 | 425 | 4,812 | 11,095 |
| 70 – 74 Years Old | 280 | 3,345 | 7,362 | 314 | 3,731 | 8,447 |
| 75 – 79 Years Old | 232 | 2,841 | 6,212 | 236 | 2,859 | 6,370 |
| 80 – 84 Years Old | 192 | 2,316 | 5,023 | 190 | 2,233 | 4,918 |
| 85 Years Old and Older | 231 | 3,202 | 7,187 | 270 | 3,388 | 7,543 |

| Population By Ethnicity | 2015 | | | 2016 Projection | | |
|--------------------------------|--------------------|---------------------|---------------------|------------------------|---------------------|---------------------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| White | 7,728 | 86,019 | 218,757 | 7,373 | 81,547 | 208,830 |
| Black | 3,341 | 20,895 | 41,111 | 3,524 | 22,007 | 43,160 |
| Native American | 147 | 1,366 | 2,999 | 131 | 1,178 | 2,526 |
| Asian | 2,658 | 20,842 | 35,194 | 2,270 | 17,467 | 29,435 |
| Pacific Islander | 30 | 137 | 277 | 43 | 200 | 416 |
| 2 or More Races | 679 | 4,355 | 9,323 | 754 | 4,500 | 9,489 |
| Hispanic | 1,462 | 9,668 | 24,653 | 1,478 | 9,077 | 22,442 |
| White Non-Hispanic | 6,767 | 78,194 | 197,514 | 6,529 | 74,572 | 189,881 |

| Housing | 2015 | | | 2016 Projection | | |
|-------------------------------------|--------------------|---------------------|---------------------|------------------------|---------------------|---------------------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| Total Estimated Households | 5,837 | 51,590 | 121,216 | 5,641 | 49,024 | 115,702 |
| Total Census 2010 Households | 6,740 | 51,430 | 125,296 | 6,740 | 51,430 | 125,296 |
| Average Household Size | 2.5 | 2.7 | 2.5 | N/A | .1 | .1 |
| Total Housing Units | 6,253 | 57,770 | 134,545 | 6,253 | 57,770 | 134,545 |
| Owner | 2,410 | 32,413 | 75,591 | 2,410 | 32,413 | 75,591 |
| Renter | 3,659 | 23,603 | 55,033 | 3,659 | 23,603 | 55,033 |
| Vacant Housing Units | 185 | 1,753 | 3,913 | 185 | 1,753 | 3,913 |

| Income | 2015 | | | 2016 Projection | | |
|----------------------------|--------------------|---------------------|---------------------|------------------------|---------------------|---------------------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| Under \$10,000 | 681 | 5,021 | 10,734 | 662 | 4,767 | 10,209 |
| \$10,000 – \$14,999 | 566 | 3,569 | 7,754 | 544 | 3,383 | 7,359 |
| \$15,000 – \$19,999 | 498 | 3,486 | 7,794 | 479 | 3,319 | 7,429 |
| \$20,000 – \$24,999 | 475 | 3,360 | 8,279 | 462 | 3,205 | 7,910 |
| \$25,000 – \$29,999 | 409 | 3,847 | 8,810 | 396 | 3,654 | 8,408 |

| | | | | | | |
|-----------------------------|---------------|-----------------|-----------------|---------------|-----------------|-----------------|
| \$30,000 - \$34,999 | 583 | 3,868 | 8,911 | 566 | 3,681 | 8,510 |
| \$35,000 - \$39,999 | 369 | 3,375 | 7,381 | 357 | 3,199 | 7,031 |
| \$40,000 - \$44,999 | 376 | 2,752 | 6,599 | 362 | 2,604 | 6,286 |
| \$45,000 - \$49,999 | 262 | 2,583 | 6,001 | 253 | 2,440 | 5,710 |
| \$50,000 - \$59,999 | 515 | 5,020 | 11,646 | 497 | 4,771 | 11,118 |
| \$60,000 - \$74,999 | 497 | 5,265 | 12,563 | 477 | 5,006 | 11,981 |
| \$75,000 - \$99,999 | 290 | 4,564 | 11,626 | 277 | 4,327 | 11,112 |
| \$100,000 - \$124,999 | 127 | 1,942 | 5,265 | 123 | 1,847 | 5,043 |
| \$125,000 - \$149,999 | 68 | 976 | 2,503 | 65 | 921 | 2,389 |
| \$150,000 - \$199,999 | 32 | 652 | 1,844 | 31 | 614 | 1,758 |
| Over \$200,000 | 17 | 608 | 1,670 | 15 | 547 | 1,577 |
| Median Household Income | \$33,509 | \$41,137 | \$43,552 | \$33,383 | \$41,023 | \$43,498 |
| Aggregate Household Income | \$226,393,253 | \$2,498,556,893 | \$6,197,647,924 | \$217,963,494 | \$2,370,883,628 | \$5,919,303,279 |
| Average Household Income | \$38,925 | \$48,152 | \$52,073 | \$38,812 | \$48,102 | \$52,050 |
| Per Capita Household Income | \$16,373 | \$18,537 | \$20,704 | \$16,300 | \$18,533 | \$20,703 |

| Household Expenditures | 2015 | | | 2016 Projection | | |
|------------------------------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| Total Annual Household | \$205,582,456 | \$2,074,748,134 | \$5,009,500,476 | \$199,127,914 | \$1,978,479,919 | \$4,809,462,206 |
| Average Annual Household | \$35,272 | \$40,125 | \$41,625 | \$35,360 | \$40,210 | \$41,810 |
| Food | \$4,792 | \$5,270 | \$5,413 | \$4,721 | \$5,210 | \$5,369 |
| Cereals & Bakery Products | \$383 | \$401 | \$405 | \$376 | \$394 | \$400 |
| Cereals & Cereal Products | \$135 | \$143 | \$145 | \$134 | \$142 | \$145 |
| Bakery Products | \$269 | \$285 | \$290 | \$262 | \$276 | \$280 |
| Meats, Poultry, Fish & Eggs | \$787 | \$845 | \$861 | \$792 | \$854 | \$872 |
| Dairy ProductseFMisc | \$313 | \$337 | \$344 | \$314 | \$341 | \$350 |
| Housing | \$11,891 | \$13,230 | \$13,649 | \$11,951 | \$13,306 | \$13,766 |
| Owned Dwellings | \$4,084 | \$4,932 | \$5,201 | \$4,091 | \$4,967 | \$5,261 |
| Mortgage Interest & Charges | \$2,031 | \$2,504 | \$2,651 | \$1,948 | \$2,379 | \$2,518 |
| Property Taxes | \$1,198 | \$1,418 | \$1,489 | \$1,183 | \$1,385 | \$1,454 |
| Rented Dwellings | \$2,611 | \$2,457 | \$2,400 | \$2,537 | \$2,380 | \$2,323 |
| Utilities, Fuels & Public Services | \$2,822 | \$3,039 | \$3,104 | \$2,863 | \$3,065 | \$3,130 |
| Natural Gas | \$425 | \$455 | \$464 | \$408 | \$435 | \$444 |
| Electricity | \$1,046 | \$1,112 | \$1,132 | \$1,066 | \$1,123 | \$1,142 |

| | | | | | | |
|--|---------|---------|---------|---------|---------|---------|
| Fuel Oil or Other Fuels | \$112 | \$117 | \$118 | \$112 | \$117 | \$119 |
| Telephone Services | \$929 | \$1,006 | \$1,028 | \$951 | \$1,039 | \$1,066 |
| Water & Other Public Services | \$301 | \$325 | \$332 | \$309 | \$334 | \$341 |
| Household Operations | \$554 | \$647 | \$680 | \$546 | \$638 | \$671 |
| Personal Services | \$210 | \$245 | \$257 | \$213 | \$247 | \$259 |
| Other Household Expenses | \$376 | \$441 | \$463 | \$373 | \$446 | \$471 |
| Housekeeping Supplies | \$515 | \$561 | \$574 | \$501 | \$542 | \$556 |
| Household Furnishings & Equipment | \$1,156 | \$1,360 | \$1,426 | \$1,127 | \$1,308 | \$1,368 |
| Furniture | \$291 | \$356 | \$376 | \$287 | \$346 | \$366 |
| Floor Coverings | \$30 | \$36 | \$38 | \$30 | \$35 | \$37 |
| Major Appliances | \$176 | \$200 | \$208 | \$173 | \$198 | \$206 |
| Sm. Appliances & Misc Housewares | \$83 | \$92 | \$95 | \$82 | \$92 | \$95 |
| Apparel & Services | \$1,297 | \$1,457 | \$1,506 | \$1,317 | \$1,472 | \$1,522 |
| Transportation | \$6,341 | \$7,307 | \$7,593 | \$6,478 | \$7,458 | \$7,763 |
| Maintenance & Repairs | \$510 | \$570 | \$588 | \$513 | \$568 | \$586 |
| Vehicle Insurance | \$932 | \$1,039 | \$1,073 | \$964 | \$1,058 | \$1,089 |
| Public Transportation | \$287 | \$351 | \$371 | \$286 | \$348 | \$368 |
| Health Care | \$2,611 | \$2,795 | \$2,852 | \$2,559 | \$2,739 | \$2,799 |
| Entertainment | \$1,775 | \$2,091 | \$2,190 | \$1,787 | \$2,124 | \$2,237 |
| Tobacco & Smoking Related | \$266 | \$271 | \$273 | \$274 | \$280 | \$282 |
| Cash Contributions | \$1,075 | \$1,277 | \$1,342 | \$1,067 | \$1,267 | \$1,336 |
| Personal Insurance & Pensions | \$3,109 | \$3,979 | \$4,259 | \$3,087 | \$3,906 | \$4,180 |
| Life & Other Personal Insurance | \$274 | \$323 | \$340 | \$276 | \$326 | \$342 |
| Pensions & Social Security | \$2,854 | \$3,668 | \$3,930 | \$2,818 | \$3,595 | \$3,854 |