



JAMES J. HILL CENTER

80 West Fourth St, Saint Paul MN 55102



CBRE



contents

3
Affiliated Business Disclosure
& Disclaimer

6
Property Highlights

7
Property Information

8
Stacking Plan

10
Site Plan

11
Floor Plans

13
Property Photos

17
Aerial Map

18
Location Map

19
Skyway Map

20
Area Demographics

21
Financial Projections

23
Area Amenities

26
St. Paul Overview

affiliated business disclosure & disclaimer

AFFILIATED BUSINESS DISCLOSURE

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.





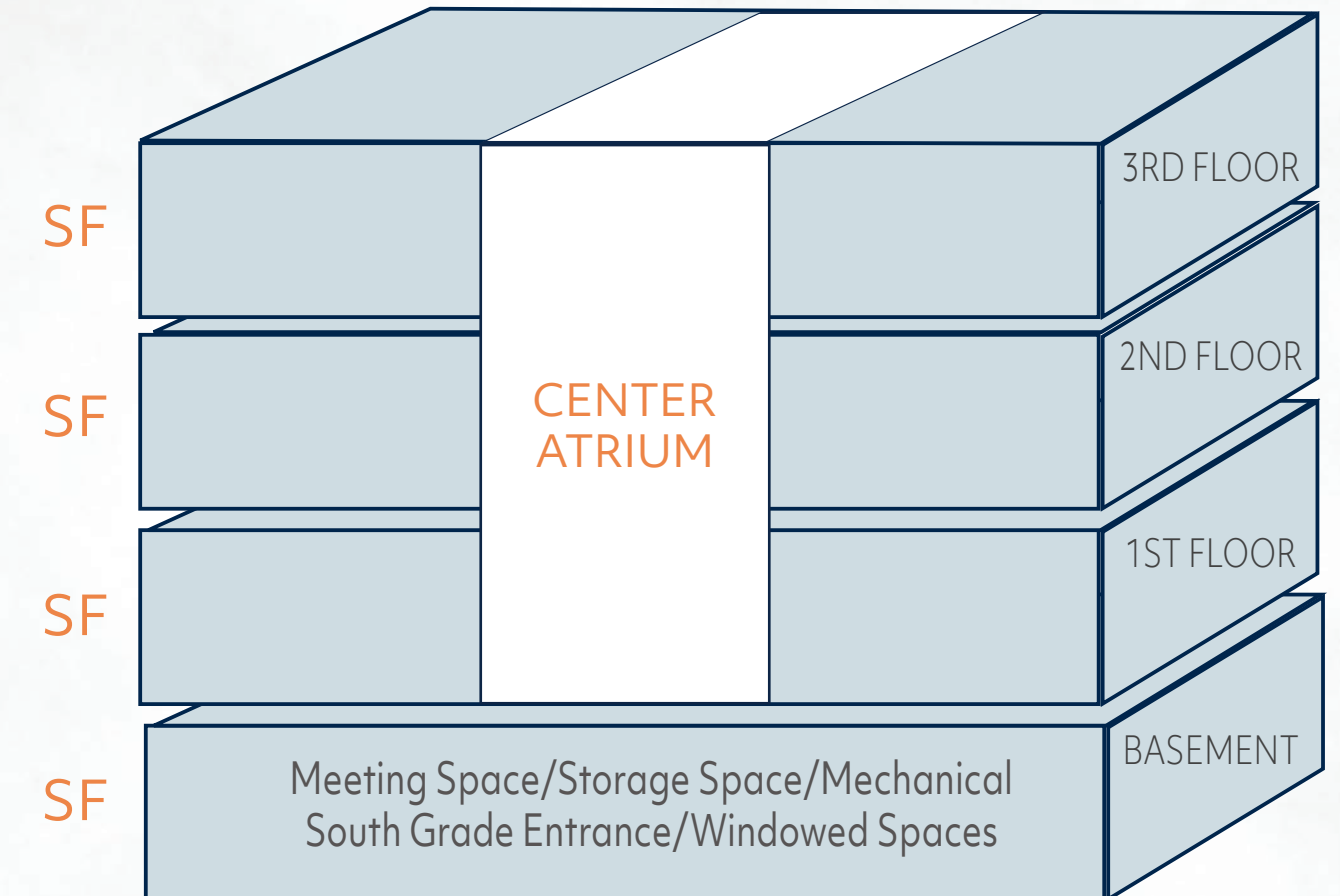
The Historic James J. Hill Center was founded in 1921 as a private, non-profit reference library. The facilities are ideal for meetings, weddings, corporate events, and various gatherings up to 300 people.

-
- Unique once in a lifetime opportunity to own a world class historic library.
 - Owner seeking interested parties
 - Never before on market
 - On the National Historic Register
 - Historic Structures Report available
 - Historical tax credit potential
 - PVN Consulting has provided historic consulting services to owner
 - Negotiable pricing
 - Arts District location on Rice Park
 - Near skyway system
 - Neighboring St. Paul Public Library (not part of offering)

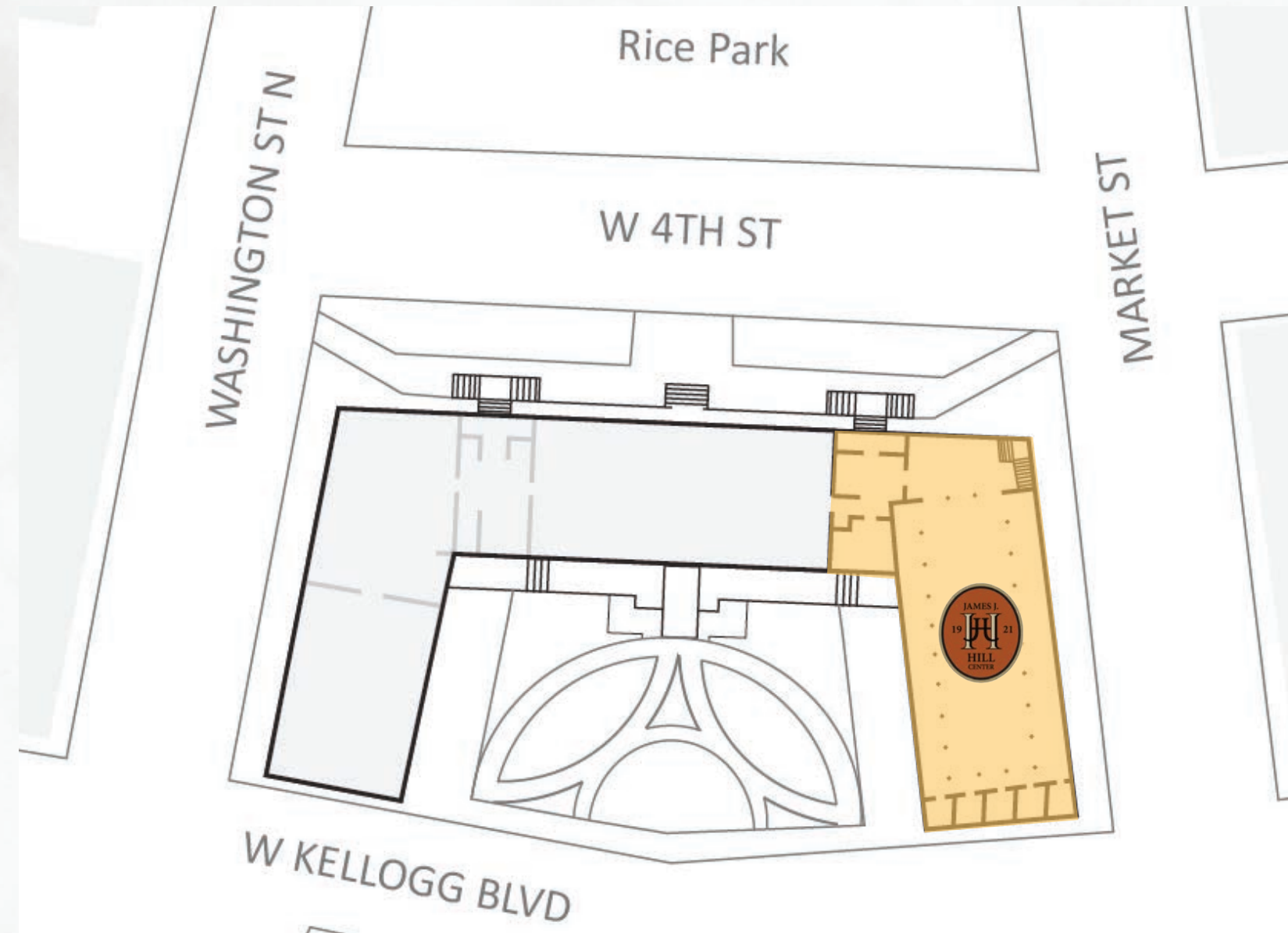
property highlights

property information

Property Description:	James J. Hill Center 80 W 4th Street, St. Paul MN 55102
Square Footage:	43,776 SF gross building (per Ramsey County) 3 levels plus lower level 22,000 USF per Miller Dunwiddie Architecture
Parcel Size:	0.472 Acres (20,568 SF)
Year Built:	1921 (est.) Built Many Improvements since. Good repair records.
HVAC:	Boiler. No District Energy. Current contemplation to switch over at a cost of \$500,000
Parcel Number:	06-28-22-24-0012
Tax Expense:	Property Tax Exempt, except streetscape \$3,023/yr 2018
Zoning:	B4
Sprinkled:	No.
Ceiling Height:	Varies. Large center atrium.
Construction:	Masonry/Steel frame structure
Bathrooms:	Updates 2013
Environmental:	No phase I. Not all asbestos remediated.
Surrounding Uses:	Multi-family residential/school/office/parking ramp/library/concert hall/park/museum/Xcel Energy Center
Deferred Maintenance:	Yes, see HSR (Historic Structures Report by PVN/HGA 2018)
Roof:	1991 roof restored. 2015 roof repairs.
Dock Door:	None. South delivery service entrance off Kellogg
Lighting / Electric:	No back up generator. No redundant electrical.
Parking:	Minimal control (Est. 4 stalls) on site next to service entrance
Elevator:	Yes (New 2017)
Title Report:	Available
Other:	ADA entrance is south entrance, not main north entrance 2011 windows replaced

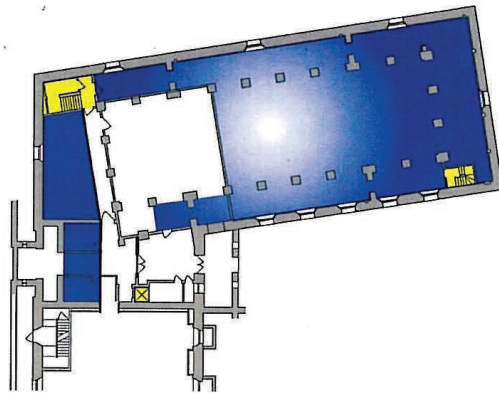


stacking plan

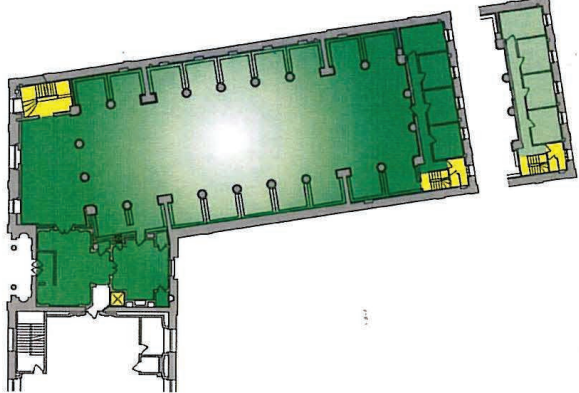


site plan

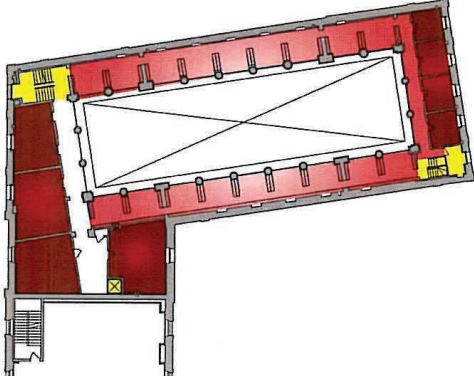
floor plans



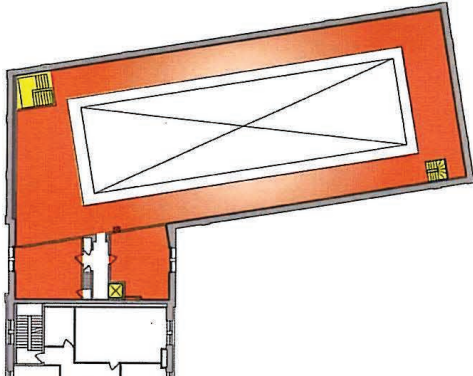
EXISTING GROUND FLOOR PLAN.....4,800 sqft



EXISTING FIRST FLOOR PLAN.....7,900 sqft
EXISTING MEZZANINE PLAN.....600 sqft



EXISTING SECOND FLOOR PLAN.....4,200 sqft

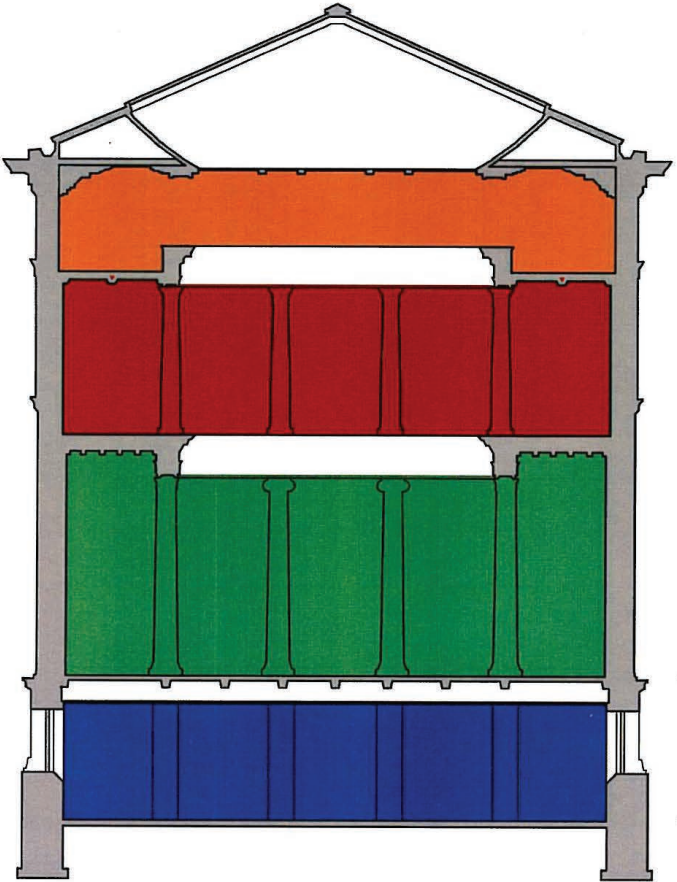


EXISTING THIRD FLOOR PLAN.....4,500 sqft

TOTAL USABLE SQUARE FOOTAGE = 22,000 sqft



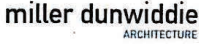
James J. Hill Reference Library
Existing Usable Square Footage



- THIRD FLOOR
4,500 sqft
- SECOND FLOOR
4,200 sqft
- MEZZANINE
600 sqft
- FIRST FLOOR
7,900 sqft
- GROUND FLOOR
4,800 sqft
- BUILDING TOTAL
22,000 sqft

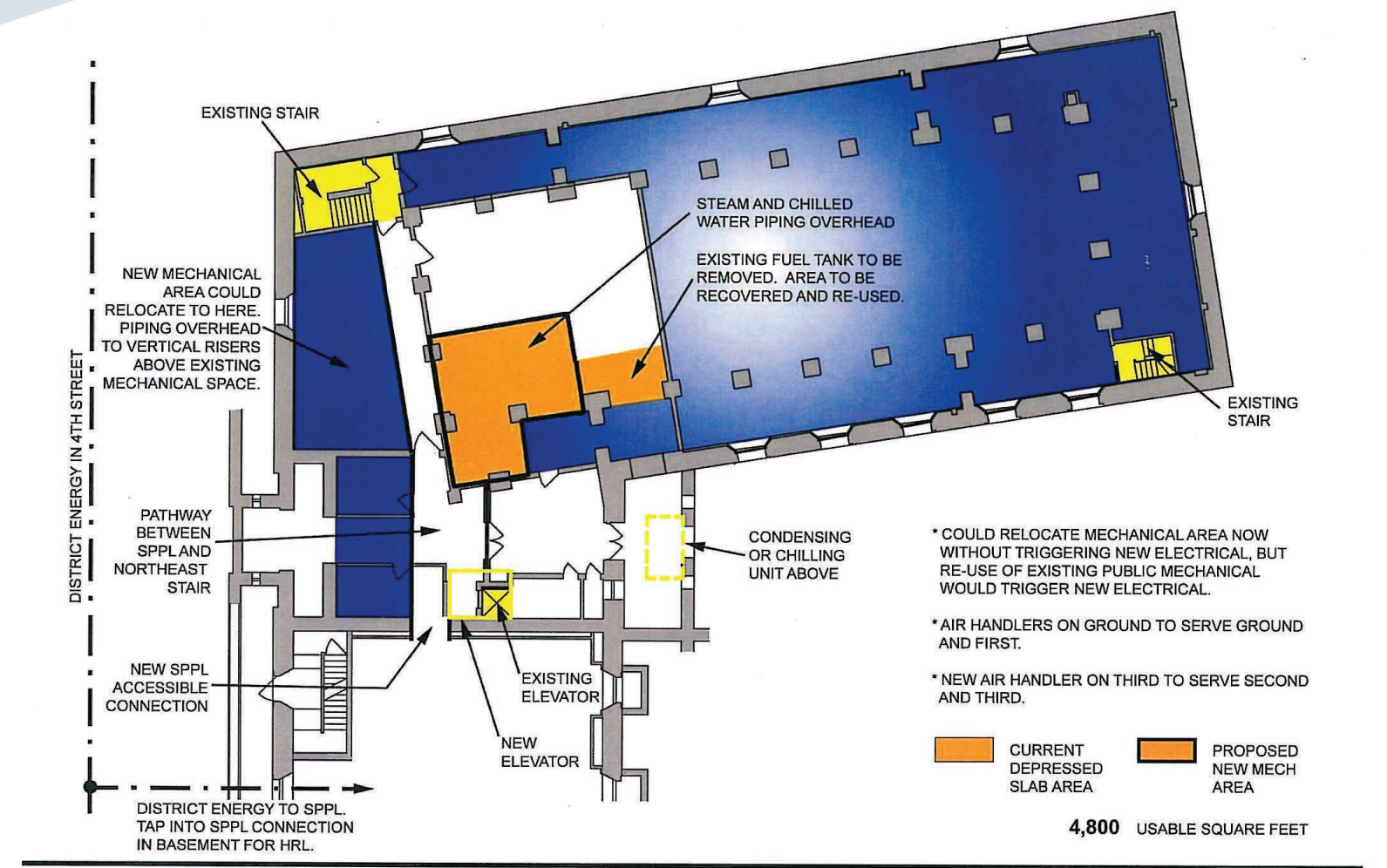


James J. Hill Reference Library
Existing Usable Space in Section

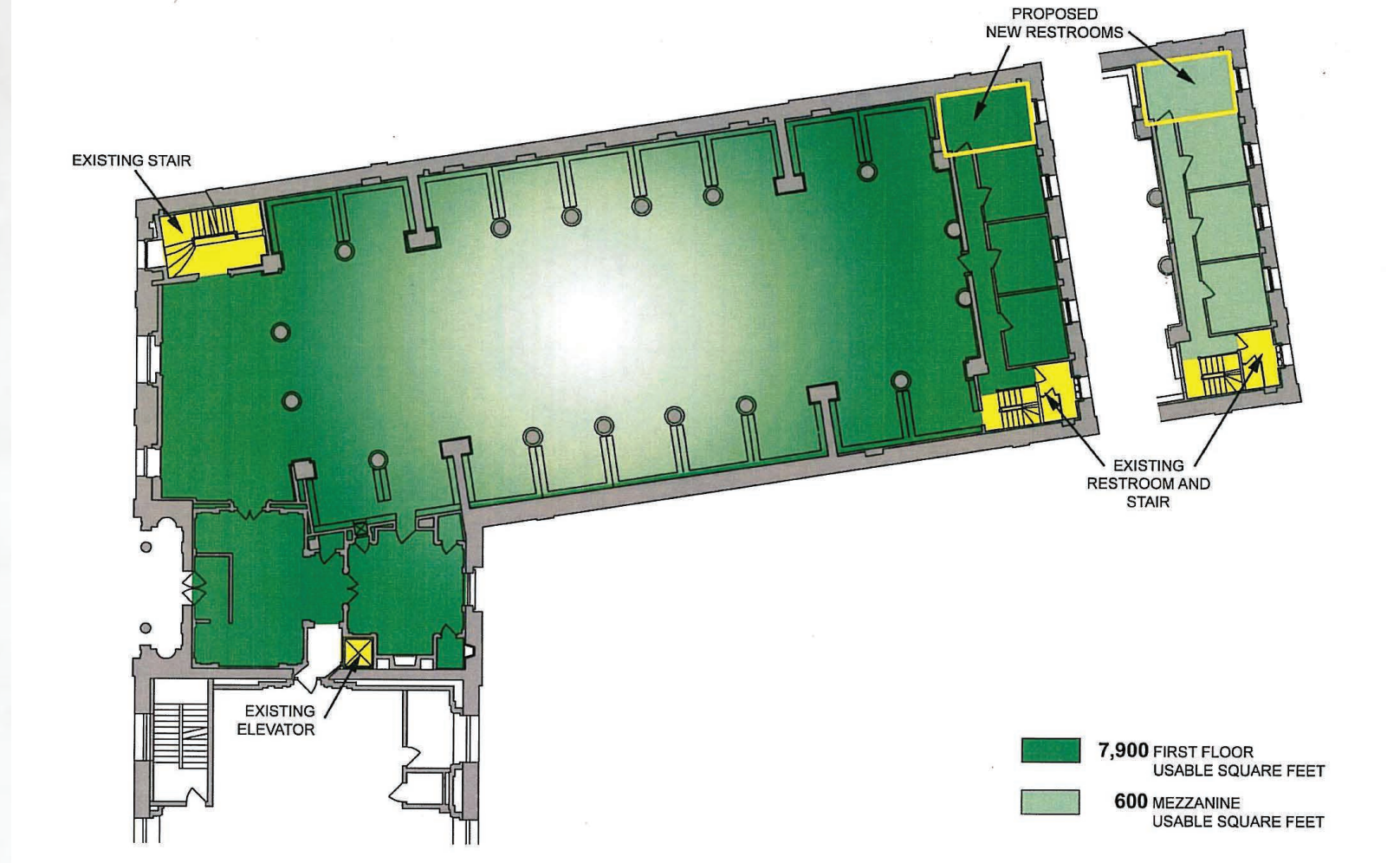
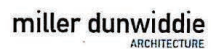


floor plans

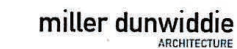
floor plans



James J. Hill Reference Library
Existing Ground Floor Plan

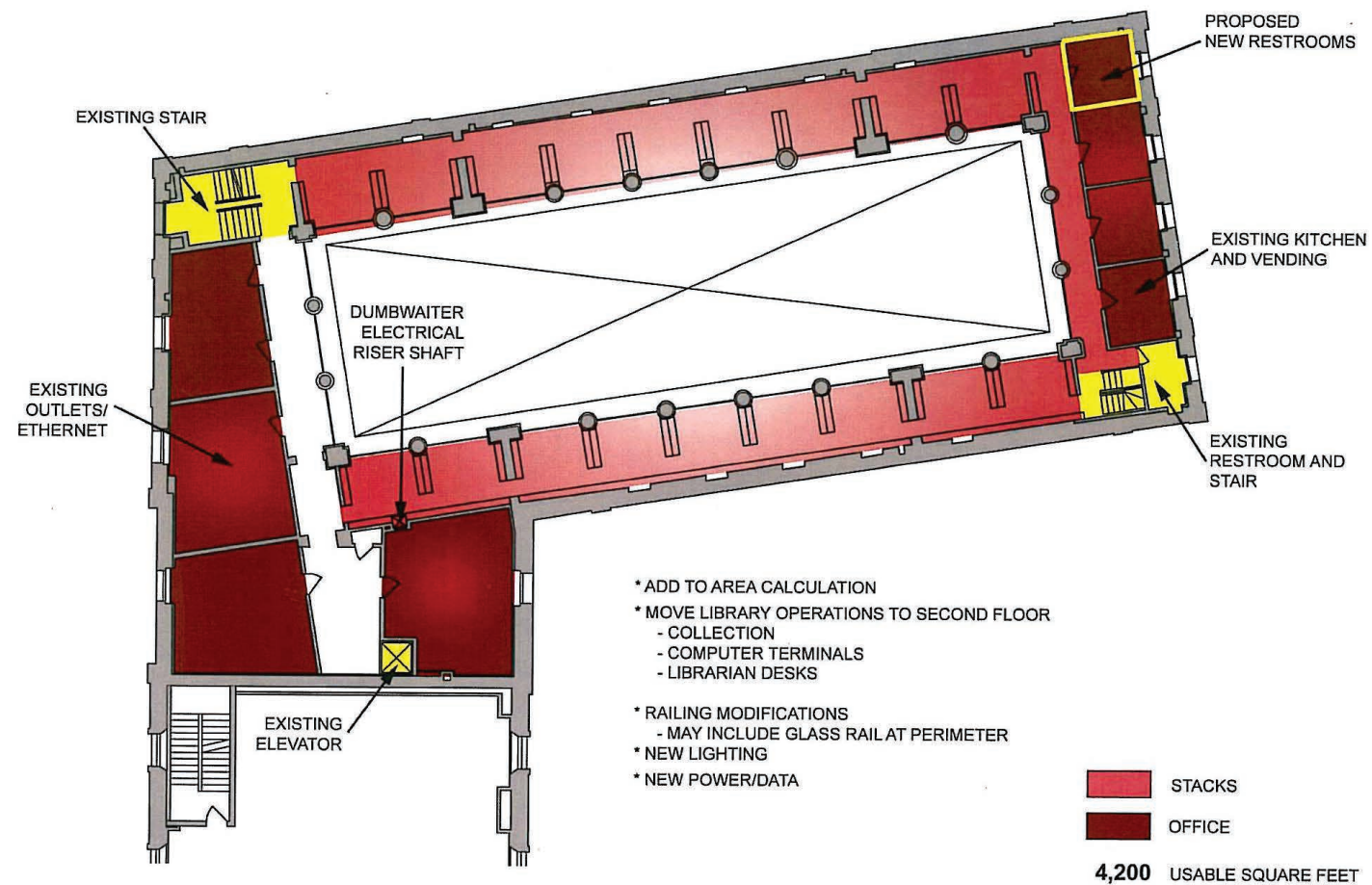


James J. Hill Reference Library
Existing First and Mezzanine Floor Plans

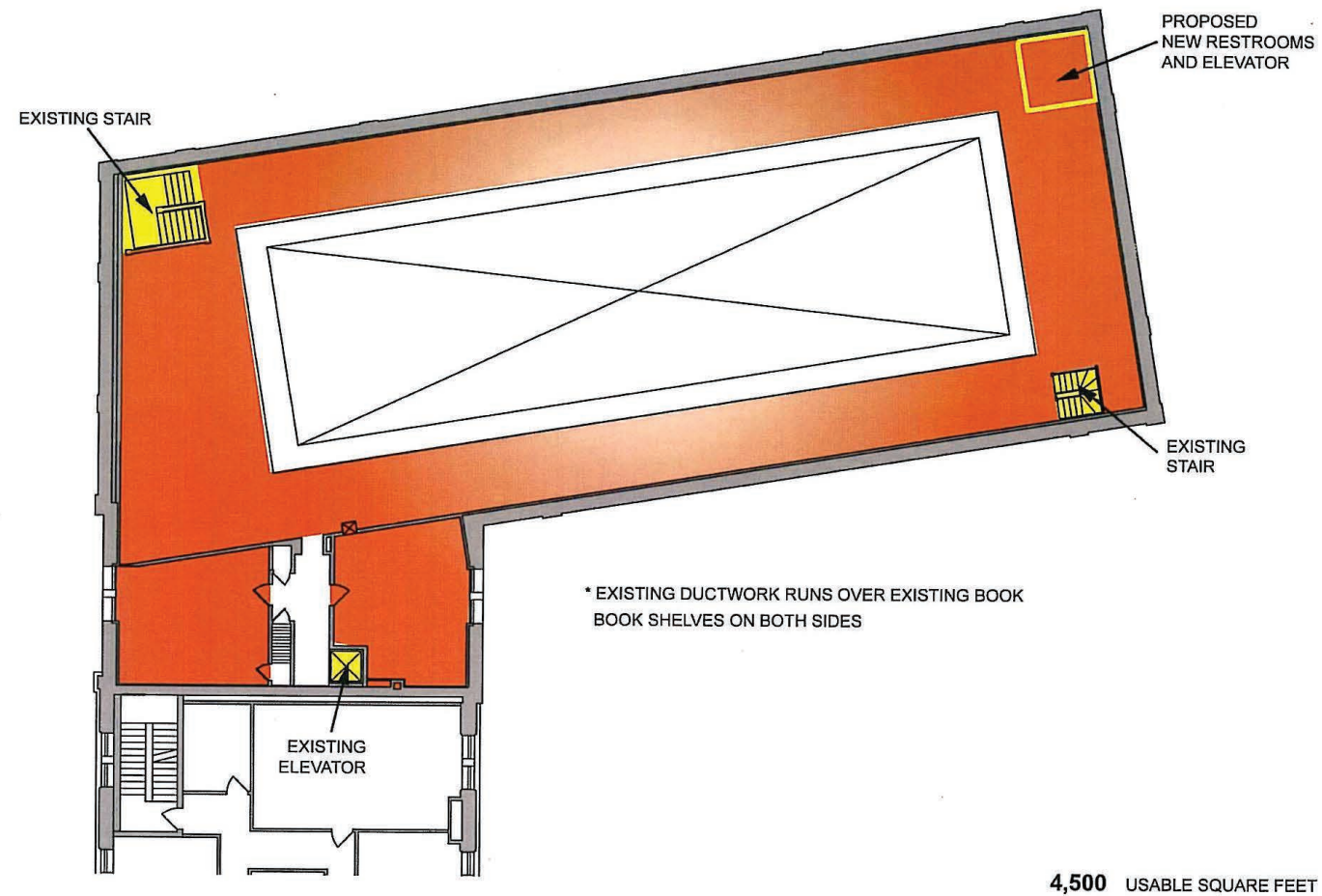
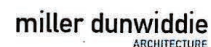


floor plans

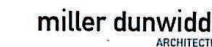
floor plans



James J. Hill Reference Library
Existing Second Floor Plan



James J. Hill Reference Library
Existing Third Floor Plan



floor plans

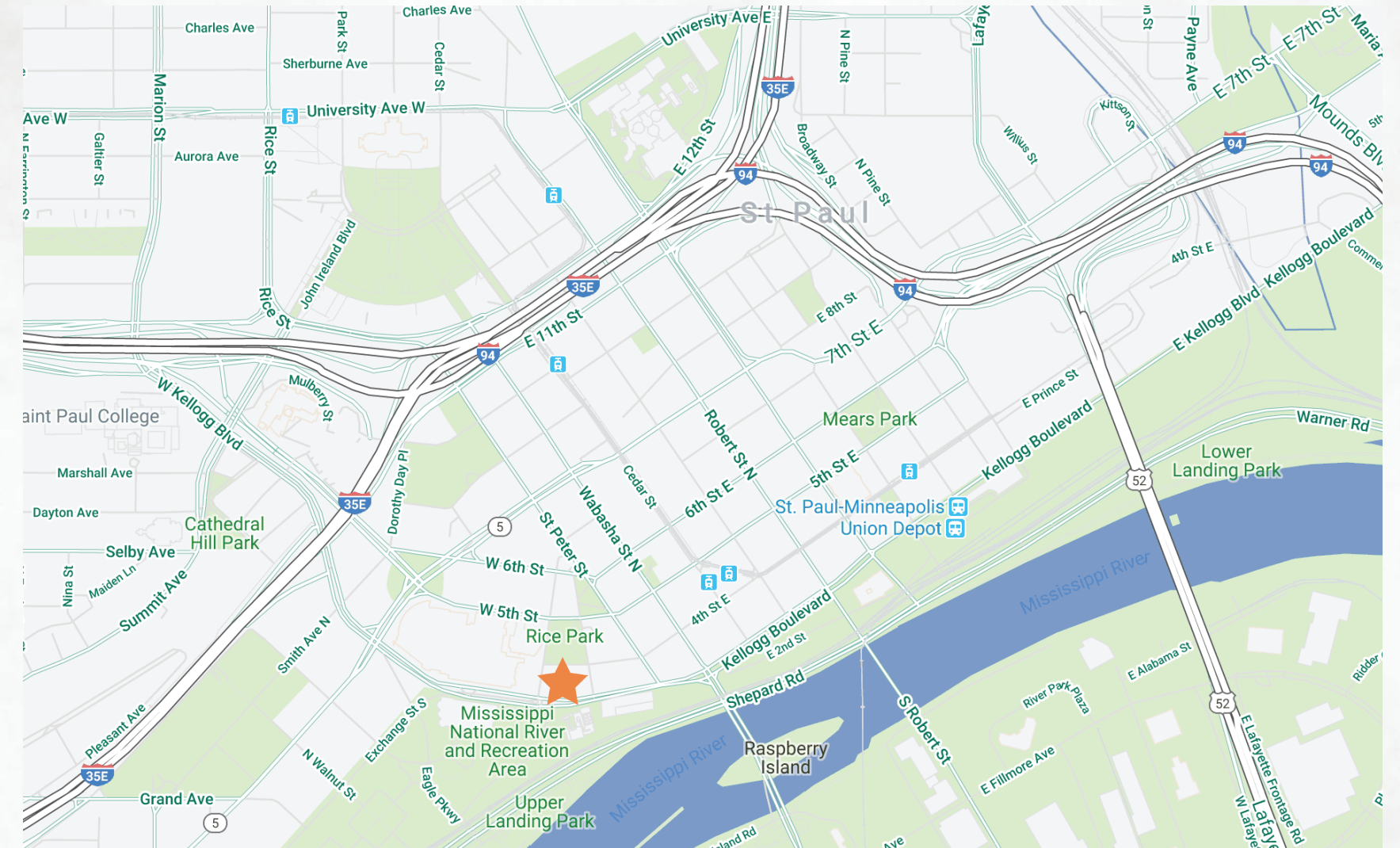


exterior photos

interior photos

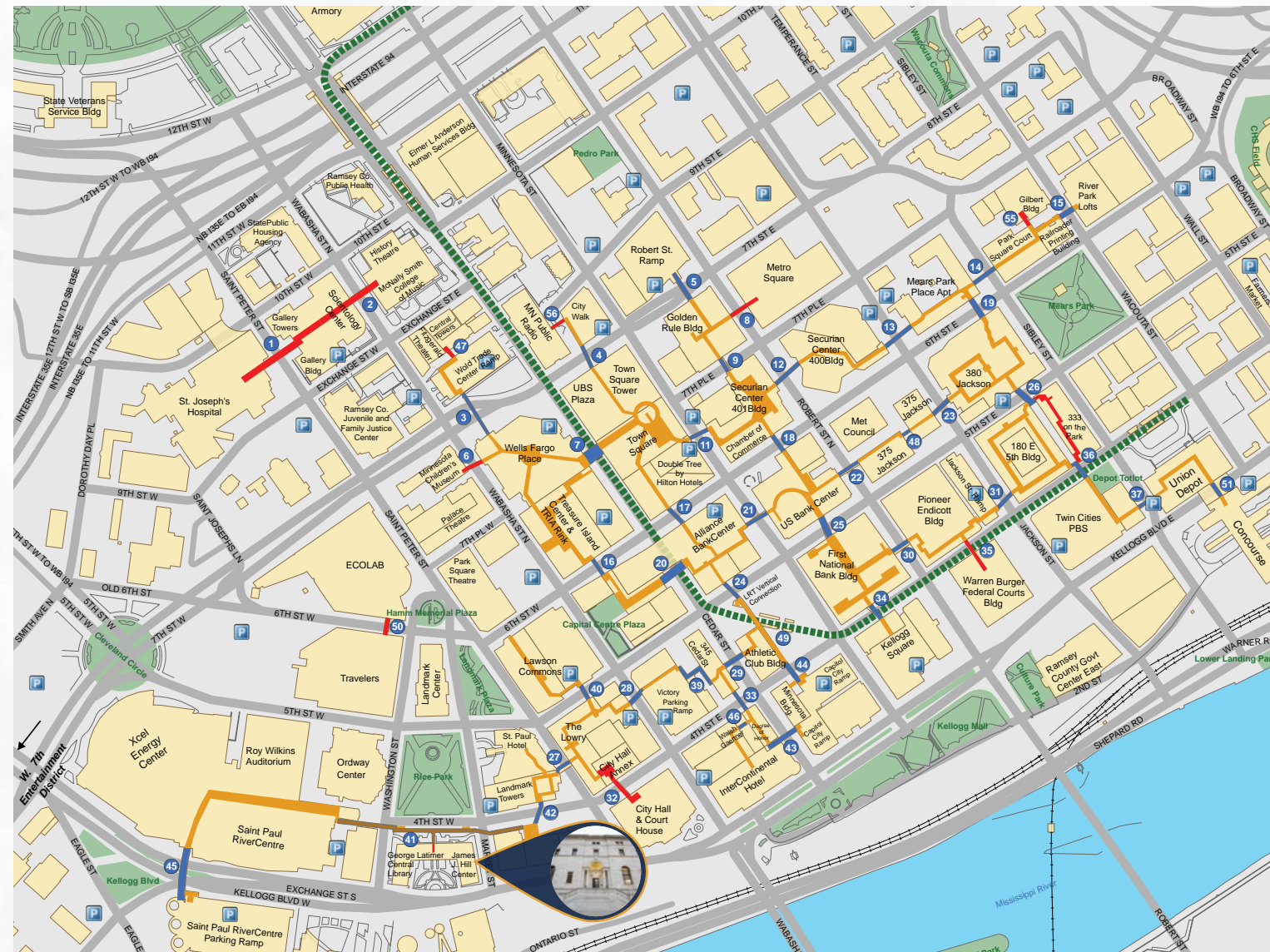


aerial map



location map

skyway map



	1 MILE	3 MILE	5 MILES
2018 Population - Current Year Estimate	17,901	166,415	369,356
2023 Population - Five Year Projection	19,418	173,441	383,858
2010 Population - Census	15,048	155,081	346,489
2000 Population - Census	13,228	160,211	348,035
2010-2018 Annual Population Growth Rate	2.13%	0.88%	0.78%
2018-2023 Annual Population Growth Rate	1.64%	0.83%	0.77%
2018 Households - Current Year Estimate	10,101	63,691	144,235
2023 Households - Five Year Projection	11,006	66,379	149,741
2010 Households - Census	8,422	59,759	136,599
2000 Households - Census	7,087	60,439	137,708
2010-2018 Annual Household Growth Rate	2.23%	0.78%	0.66%
2018-2023 Annual Household Growth Rate	1.73%	0.83%	0.75%
2018 Average Household Size	1.86	2.55	2.48
2018 Average Household Income	\$71,212	\$68,666	\$77,762
2023 Average Household Income	\$86,371	\$80,667	\$89,955
2018 Median Household Income	\$44,745	\$46,874	\$53,287
2023 Median Household Income	\$54,285	\$53,220	\$59,701
2018 Per Capita Income	\$41,067	\$26,717	\$30,850
2023 Per Capita Income	\$49,741	\$31,265	\$35,546
2018 Housing Units	11,071	69,998	155,117
2018 Vacant Housing Units	970 8.8%	6,307 9.0%	10,881 7.0%
2018 Occupied Housing Units	10,102 91.2%	63,690 91.0%	144,236 93.0%
2018 Owner Occupied Housing Units	2,806 25.3%	31,017 44.3%	78,951 50.9%
2018 Renter Occupied Housing Units	7,296 65.9%	32,673 46.7%	65,285 42.1%
2018 Population 25 and Over	13,8330	106,084	239,459
HS and Associates Degrees	5,740 41.5%	54,150 51.0%	116,889 48.8%
Bachelor's Degree of Higher	6,973 50.4%	35,483 33.4%	94,293 39.4%
2018 Businesses	2,1690	5,825	11,286
2018 Employees	74,231	136,212	216,699

area demographics

financial projections

REVENUE

Potential Event Rental	\$600,000/yr est. (52 weekends x 2 events x \$5,000/event)
Potential Weekday Rental of Conference Room	\$20,000/yr est. (\$400/day x 52/yr)
Potential Vacant Space Rental	\$110,000/yr est. (5,000 SF x \$20/SF/yr)

EXPENSES

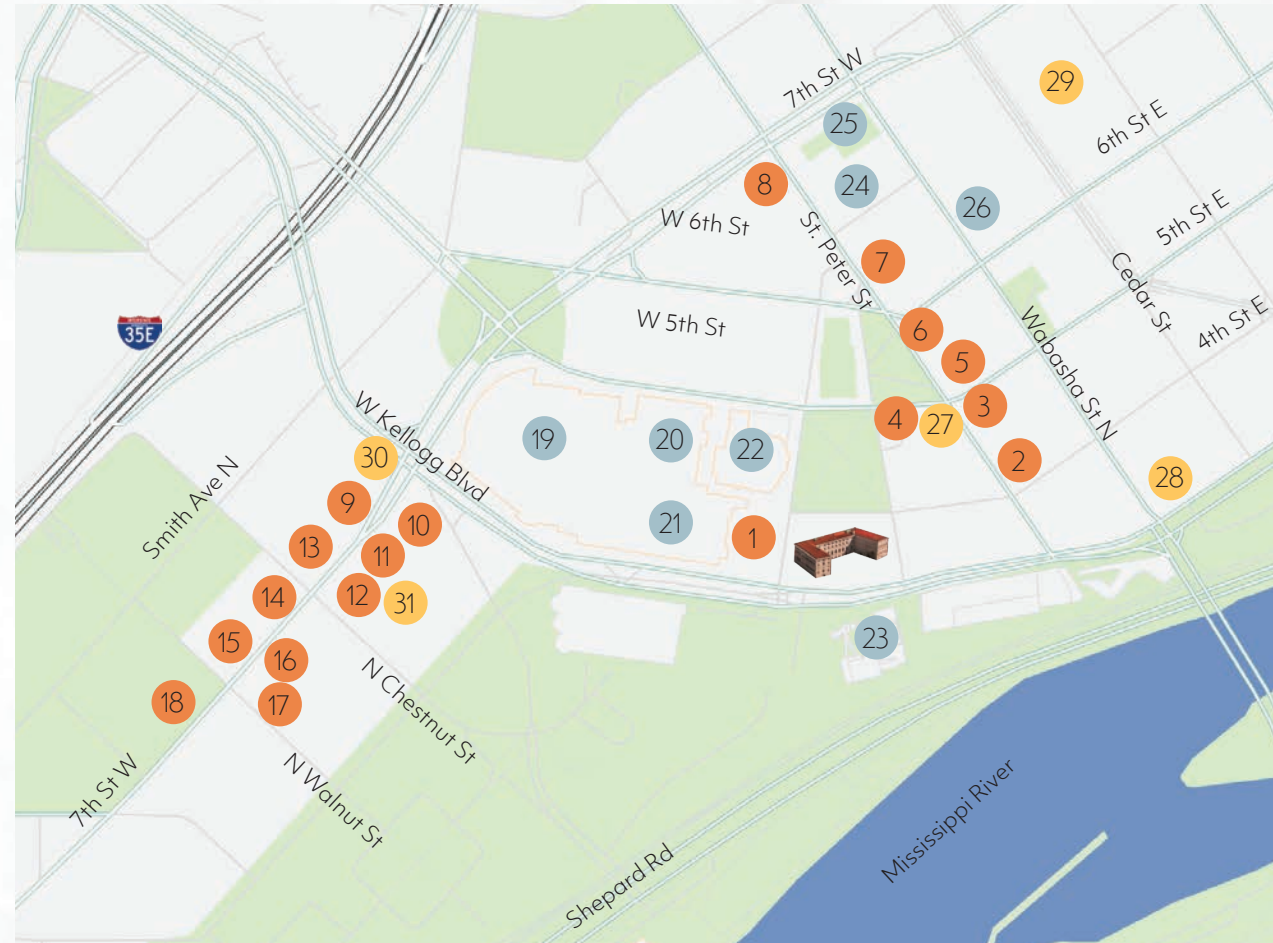
Property Taxes	Not on tax rolls (special assessment \$3,023/yr est.) A new owner may be taxed differently.
Property Insurance	\$12,000/yr est
Utilities	\$50,000/yr est
Maintenance	Varies (See HSR)



area amenities

DINNING

- 1 Herbie's On The Park
- 2 Sakura
- 3 Pazzaluna
- 4 The St. Paul Grill
- 5 Chipotle
- 6 Kincaid's
- 7 Meritage
- 8 Mickey's Diner
- 9 The Liffey Irish Pub
- 10 Eagle Street Grille
- 11 Seventh Street Truck Park
- 12 New Bohemia
- 13 Cossettas
- 14 Patrick McGovern's Pub
- 15 Downtowner Woodfire Grill
- 16 Burger Moe's
- 17 Tom Reid's Hockey City Pub
- 18 Parlour St. Paul



ENTERTAINMENT

- 19 Xcel Energy Center
- 20 Roy Wilkins Auditorium
- 21 St. Paul RiverCentre
- 22 Ordway Center
- 23 Minnesota Science Museum
- 24 Palace Theatre
- 25 Minnesota Children's Museum
- 26 TRIA Rink

HOTELS

- 27 The St. Paul Hotel
- 28 InterContinental Hotel
- 29 DoubleTree Hotel
- 30 Holiday Inn
- 31 Hampton Inn





Recently renovated, Union Depot links intercity bus lines, charter bus lines, the commuter rail, the passenger rail to Chicago, taxis, and rental cars to St. Paul.



The 11 mile Green Line light rail system links downtown St. Paul to downtown Minneapolis, with future extension planned to Eden Prairie.



15th largest metropolitan area in the United States



Second largest city in Minnesota



Capital of Minnesota Government Center



Home to many colleges and universities, St. Paul has a highly educated workforce

RECENT NEW DEVELOPMENTS:



st. paul overview

INTERESTED PARTIES MUST NOT:

- Tour the property without attendance by CBRE or prior approval by CBRE
- Contact local employees regarding the property

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CBRE