

# ASSEMBLY

Development • Brokerage • Consulting

## ESOX HOUSE

150 W Water St- St. Paul

---

**For Lease | 3,250 SF + Patio**

Hospitality





# 150 W Water St: ST. Paul

## Available Spaces:

- 2,500 SF 1st Floor
- 750 SF Mezzanine (18' Clear Height)
- Large Patio
  - Approx 81 seats interior + 184 seat patio/courtyard

**Uses:** Hospitality, Restaurant, Cafe

**Lease Rate:** Negotiable

**Tax/Cam:** Approx \$9 Per Square Foot (estimated)

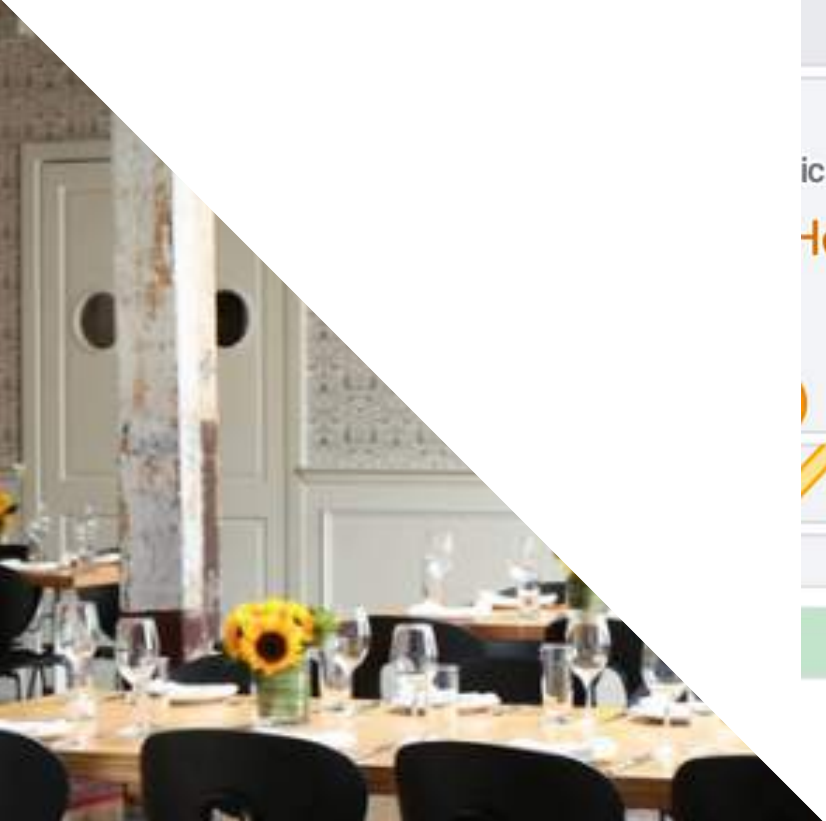
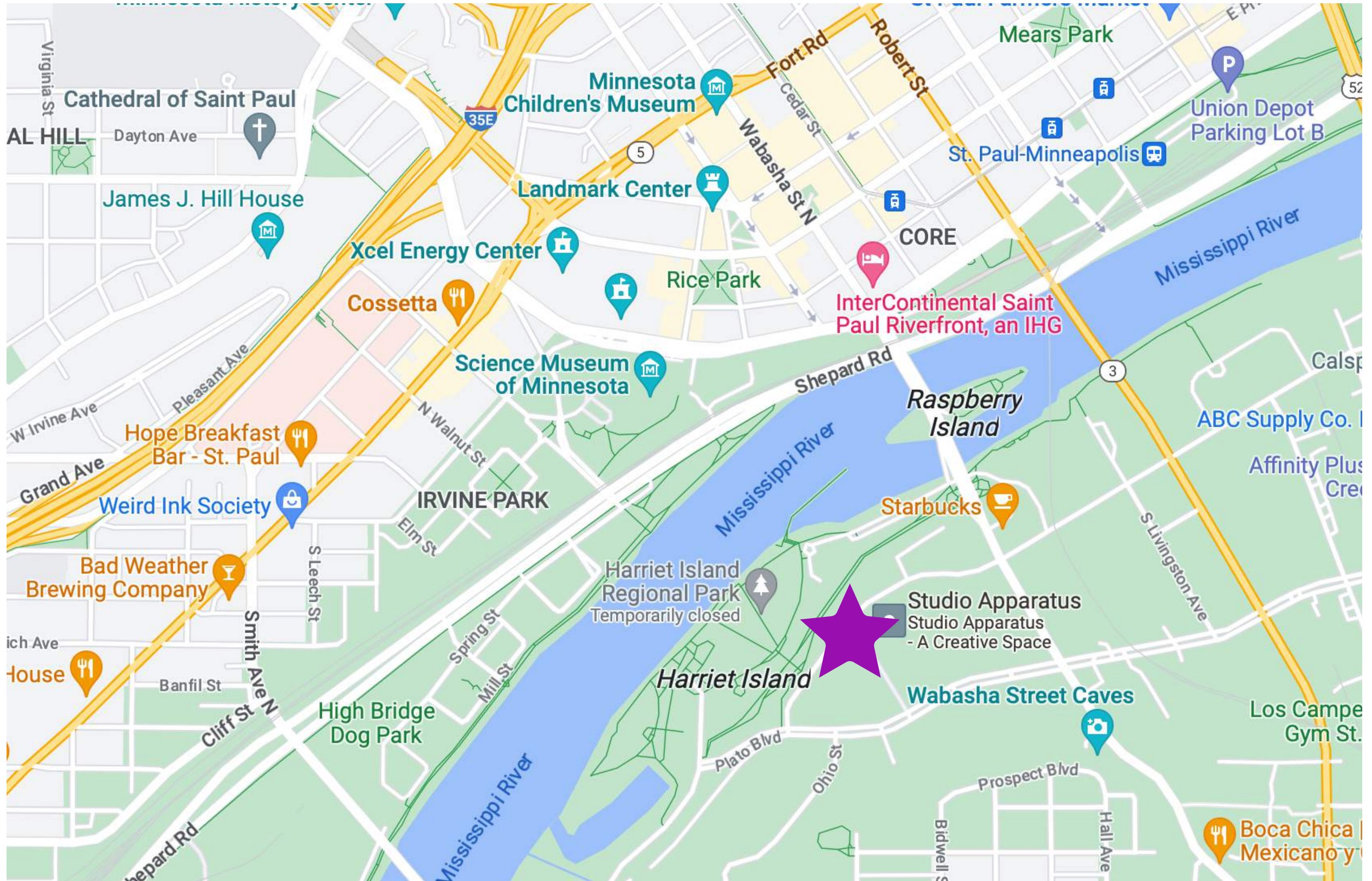
## About:

- ESOX House is a 221-unit market rate multifamily residential project located directly across from Harriet Island on Water Street in Saint Paul. Envisioned as a part of a district, the developer, incorporating two existing buildings on adjacent parcels: one featuring affordable housing and the other, storage and artist's lofts. ESOX House wraps a large exterior courtyard intended for use by the entire district as well as the public, who are welcomed via a large breezeway flanked by the residential lobby and restaurant space.





# Location:





**SPACE: 2,500 SF +  
750 SF MEZZ +  
LARGE PATIO**





**BREEZEWAY  
ENTRANCE TO  
PATIO AND  
COURTYARD**





**SPACE: 2,500 SF +  
750 SF MEZZ +  
LARGE PATIO**



Farwell on Water

ESOX HOUSE

WAREHOUSE 2

HARBOURLINE

WATER ST.

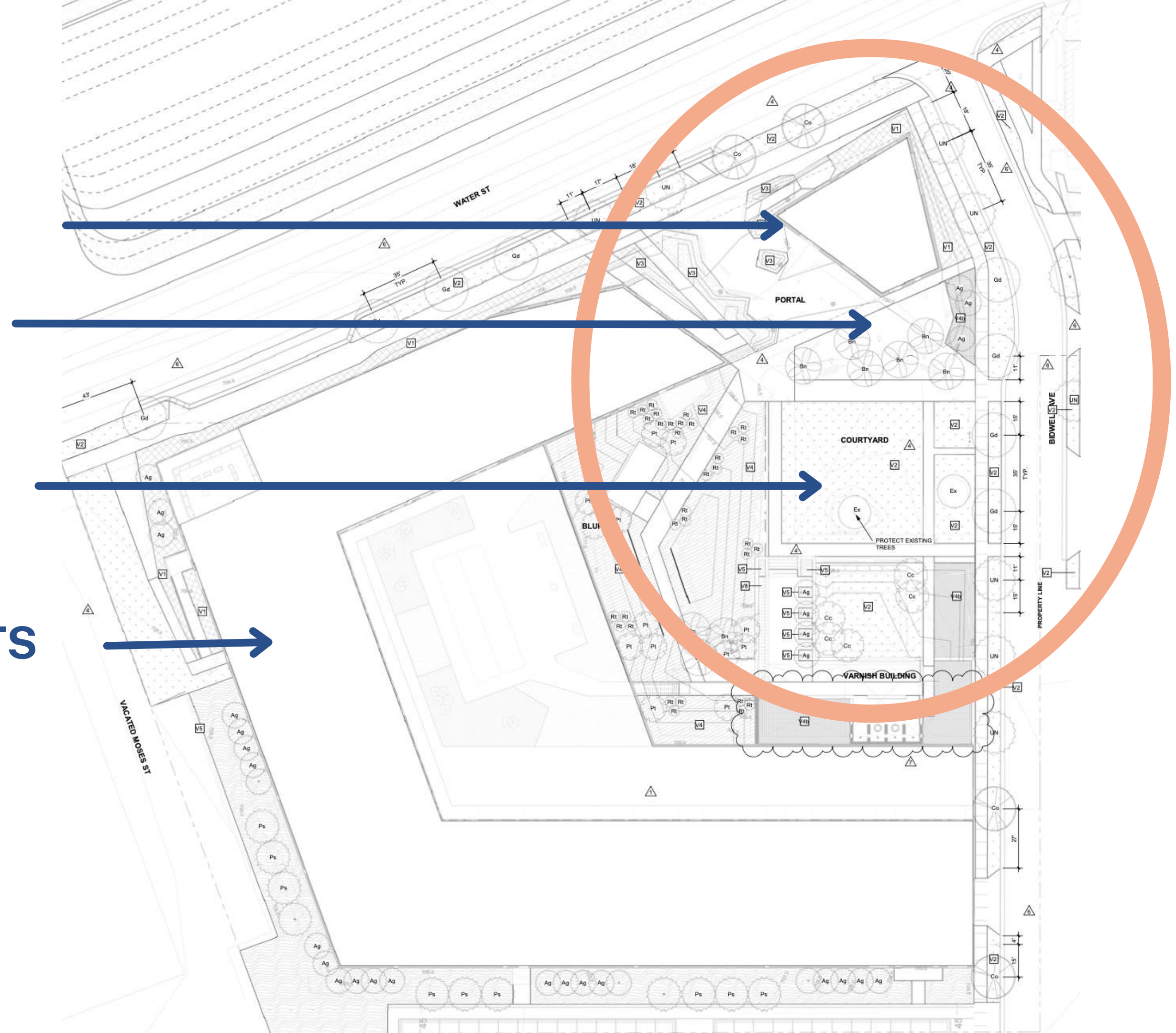
FARWELL YARD

**RESTAURANT**

**PATIO**

**COURTYARD**

**221 APARTMENTS**



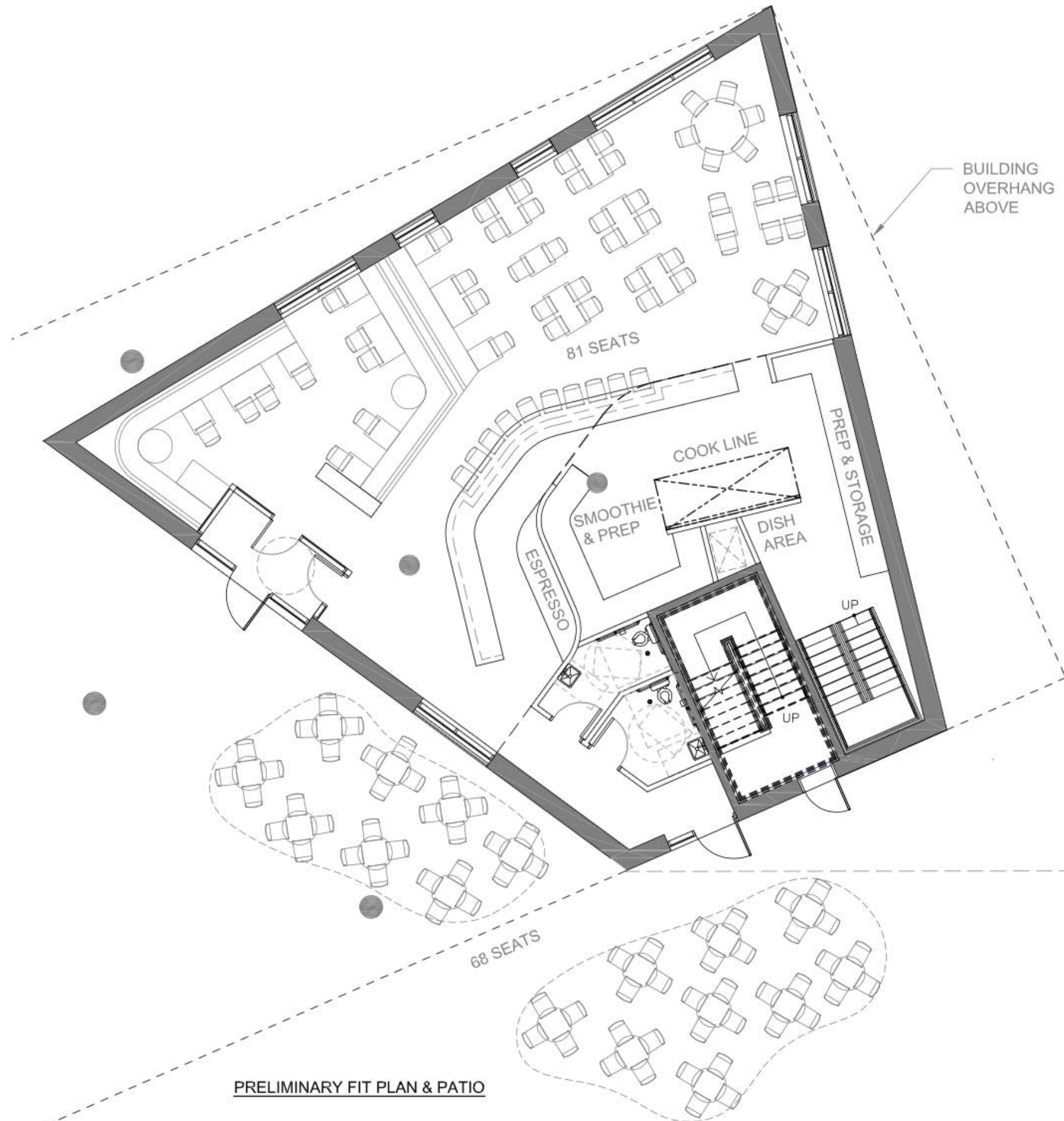




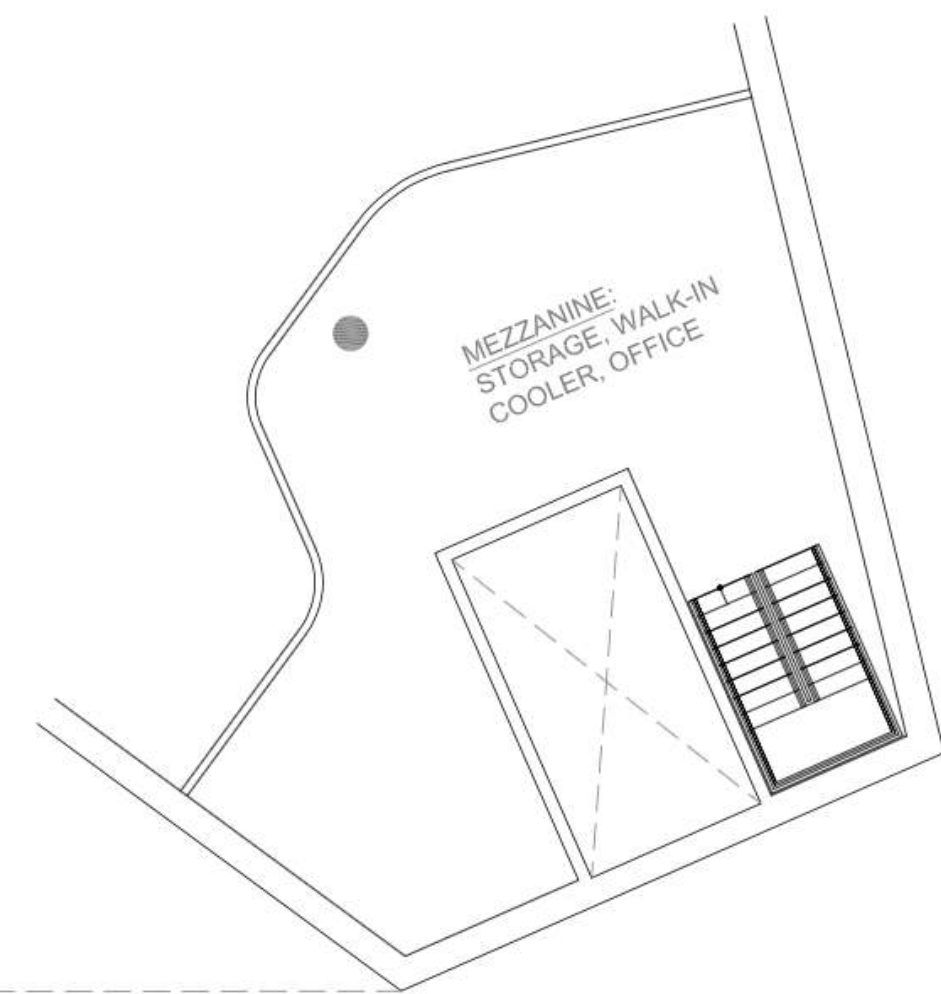


2500 SF CAFE  
 750 SF MEZZ  
**3250 TOTAL INDOOR**

81 SEATS CAFE  
 68 SEATS PATIO  
**150 TOTAL SEATS**  
 +  
 116 SEATS COURTYARD



PRELIMINARY FIT PLAN & PATIO



MEZZANINE PLAN



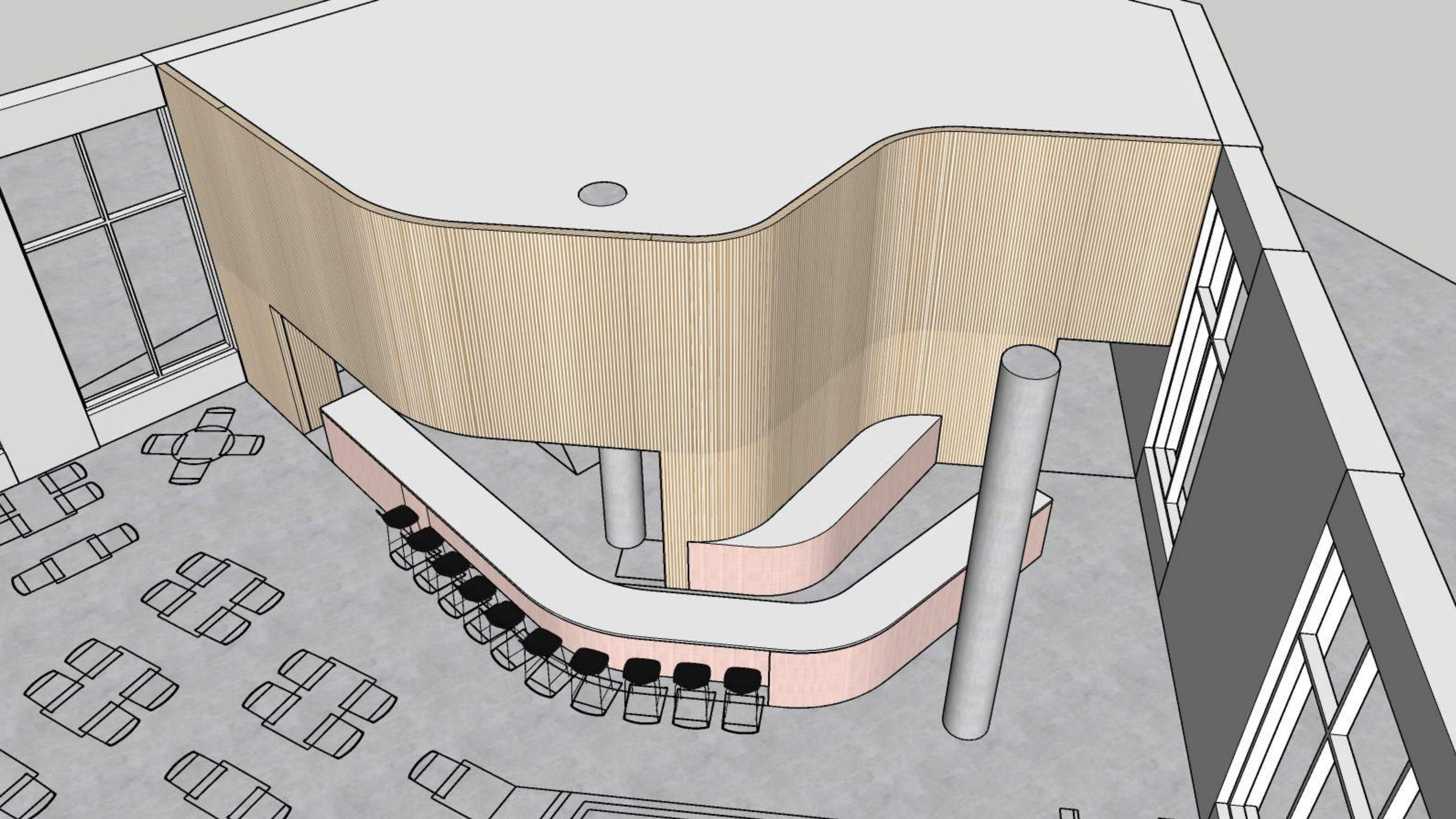
**WITTKAMPER** STUDIO

315 SE Main St.  
 Suite 501  
 Minneapolis, MN 55414  
 tel: 612.991.8021

DESIGNER

**ESOX HOUSE**  
 MAY 9 2023  
 TEST FIT PLAN







# Contact

---

**BEN VINZANT**

BEN@ASSEMBLYMN.COM

612.314.9252

**MERRIE SJOGREN**

MERRIE@ASSEMBLYMN.COM

612.308.9179

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN BY ASSEMBLY MN LLC AND ITS AGENTS, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR OTHER CONDITIONS.

WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY IN QUESTION.

