

1280 Energy Park

71,971 SF industrial and office available!

1280 Energy Park Drive
St. Paul, MN 55108

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WELLINGTON
MANAGEMENT



Space Available

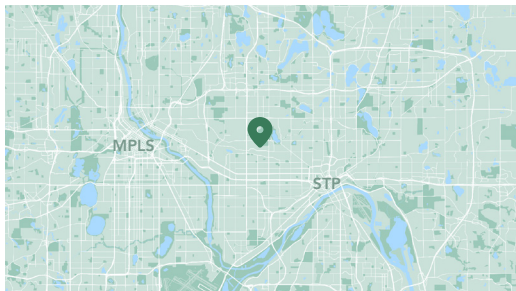
Owner, Manager, Leasing

71,971 SF office industrial/flex building

100 surface stalls

18' to roof deck

Energy Park Neighborhood



Long-term home for a local business in Energy Park.

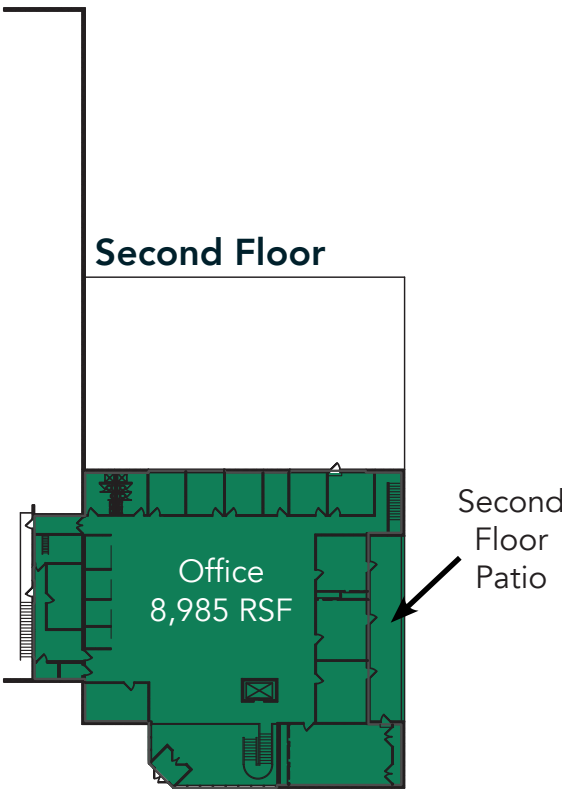
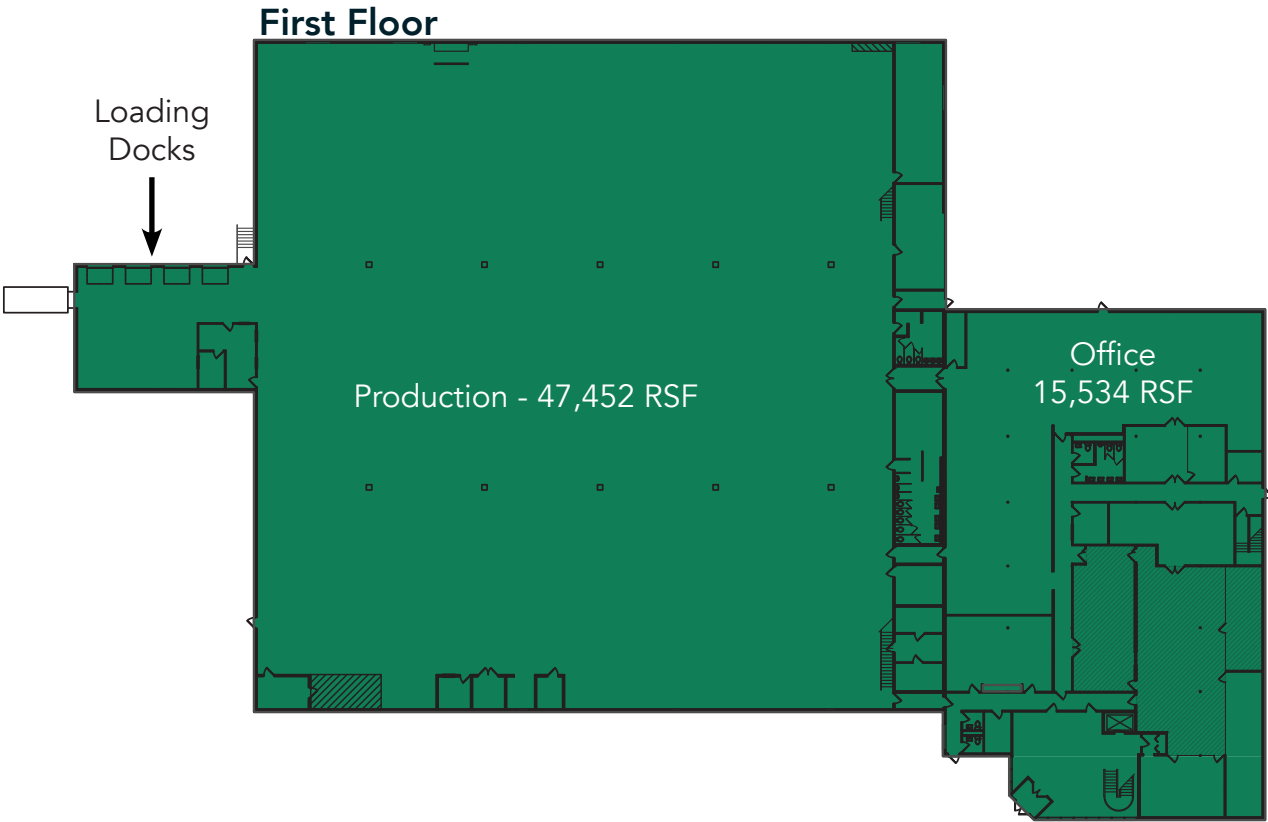
The two-story 1280 Energy Park building is located in the heart of St. Paul's Energy Park between Snelling and Lexington Avenues. Constructed in 1984 and acquired by Wellington in 2008, the mixed-use office/industrial property features over 24,000 sf of office area on two levels with rooftop patio access. The manufacturing floor offers over 47,000 sf of production area with column rows set 69' apart and spaced 36' on center for a unique and unrestricted open layout.

HIGHLIGHTS

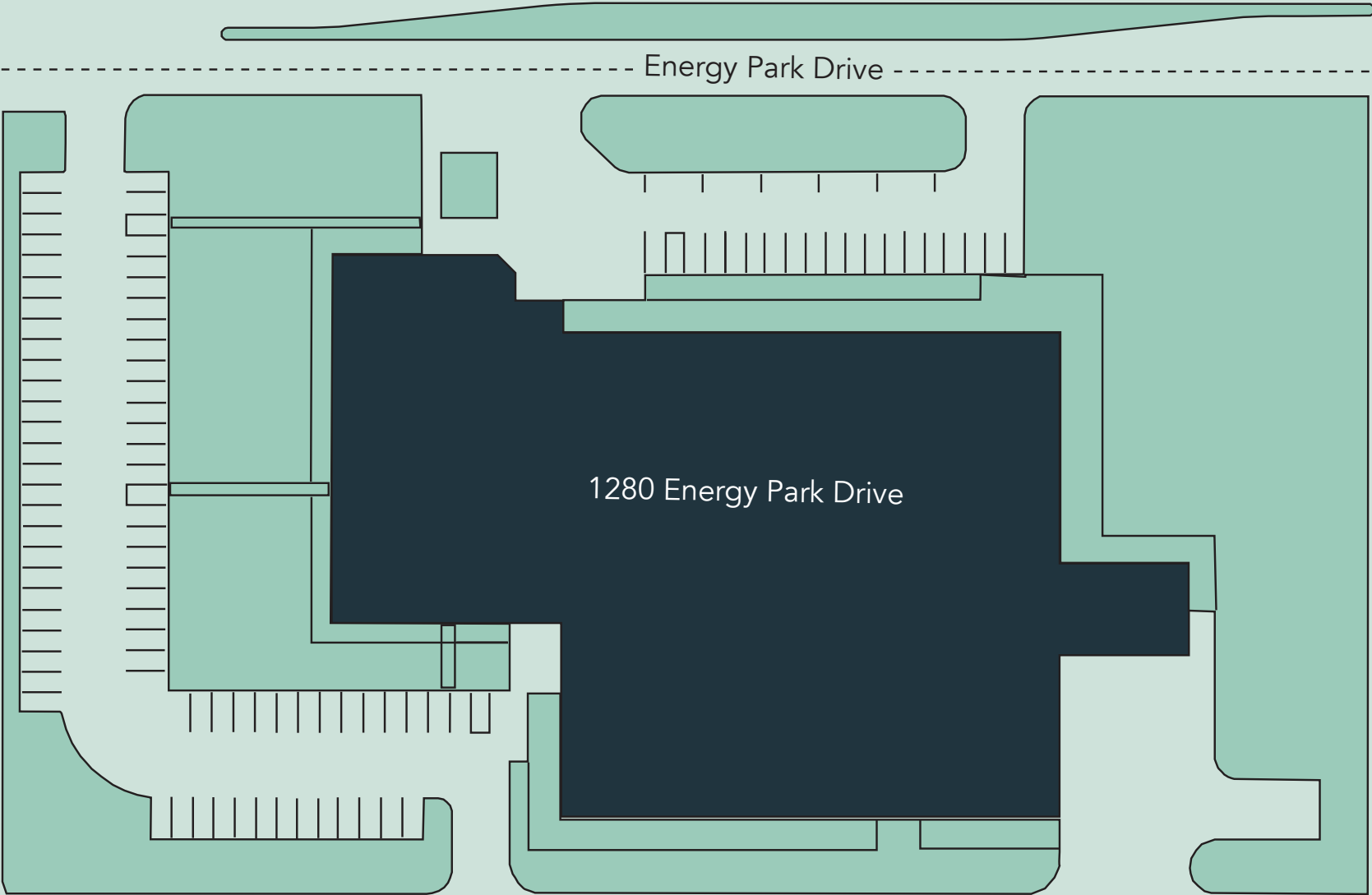
- Conveniently located on Energy Park Drive with easy access to local shops and restaurants
- Open reception area with skylights
- 18' to roof deck
- Four dock doors

Floor Plan

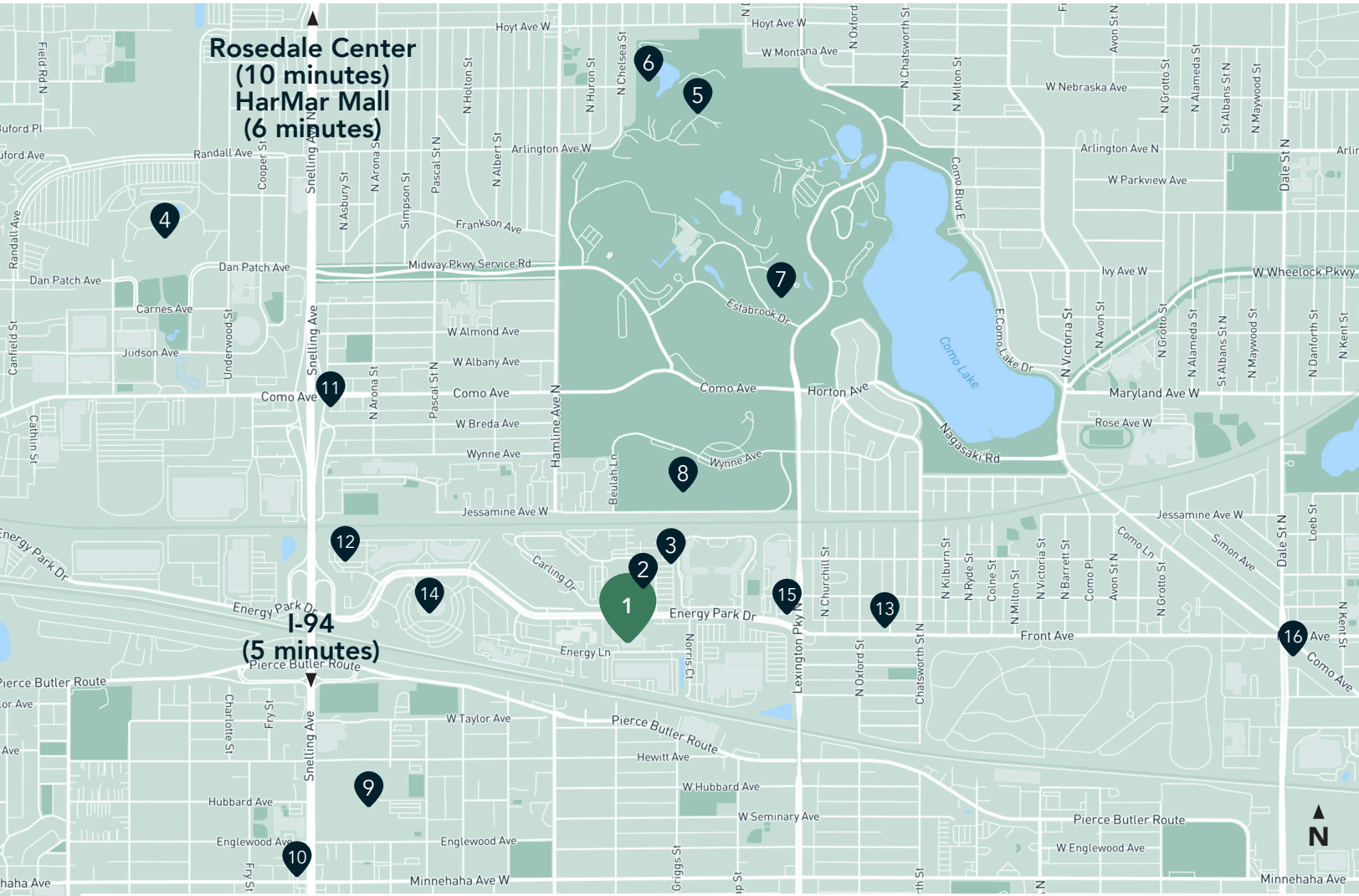
- Building Common Areas
- Available Space
- Occupied Space



Site Plan



The Neighborhood



Demographics

1 MILE AWAY

17,200 Population
7,059 Households
\$101,525 Avg. Income

3 MILES AWAY

164,754 Population
66,737 Households
\$110,031 Avg. Income

5 MILES AWAY

425,357 Population
173,332 Households
\$105,657 Avg. Income

Hot Spots

- | | | | |
|--------------------------------|-------------------|--------------------------|-----------------------------------|
| 1. 1280 Energy Park | 5. Como Zoo | 9. Hamline University | 13. Half Time Rec |
| 2. Bandana Square | 6. Sunken Garden | 10. Ginkgo's Coffeehouse | 14. Metropolitan State University |
| 3. The Essence Event Center | 7. Como Park | 11. Nelson Cheese & Deli | 15. Gabe's by the Park |
| 4. Minnesota State Fairgrounds | 8. McMurray Field | 12. Oscar Johnson Arena | 16. John's Pizza Cafe |

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PROPERTY MANAGER

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.



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