



**WELLINGTON**  
MANAGEMENT

1085, 1091, 1099  
Snelling Avenue North  
St. Paul, MN 55108

## Como Business Center

Eric Olsen  
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Office & industrial/flex space for lease



## Space Available

Owner, Manager, Leasing

107,000 SF total; 45,144 SF available

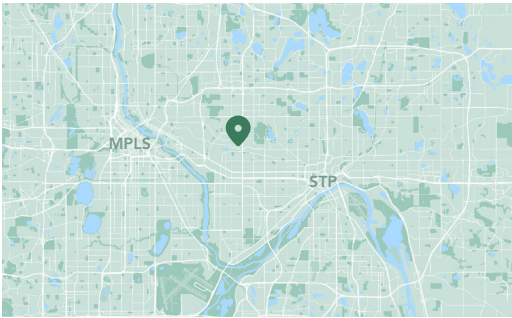
154 surface stalls

Single-story office, industrial/flex, school

9-22' clear height

Built in 1956, additions in 1970 & 1979

Como Neighborhood



## Ideally located office and industrial space between the downtowns.

Como Business Center is a single-story office and industrial building exceptionally located on Snelling Avenue and Como Avenue adjacent to the Minnesota State Fairgrounds. Acquired by Wellington in 2009, the property is easily accessible to employees, vendors and customers traveling from I-94, Highway 280 and Highway 36. Tenants enjoy extensive surface parking, prime visibility from Snelling Avenue and a beautiful campus with mature landscaping. The immediate area offers numerous food, retail and entertainment amenities with HarMar and Rosedale malls just north on Snelling Avenue.

## HIGHLIGHTS

- Wide, open warehouse space
- 9-22' clear heights
- Easy access to both downtowns (Minneapolis, 15-minute drive; St. Paul, 10-minute drive)
- Upgraded landscaping throughout the campus; new roof, tuck pointing and painting
- Located on Snelling Avenue and Como Avenue (> 45,000 VPD)
- Adjacent to Minnesota State Fairgrounds
- Direct stop on the METRO A Line (rapid bus transit)
- Minutes from HarMar (5-minute drive) and Rosedale (8-minute drive) malls, Como Lake (5-minute drive) and all things Como Park (zoo, golf course, trails and conservatory)
- Home of Midway Star Academy charter school

# Available Suites

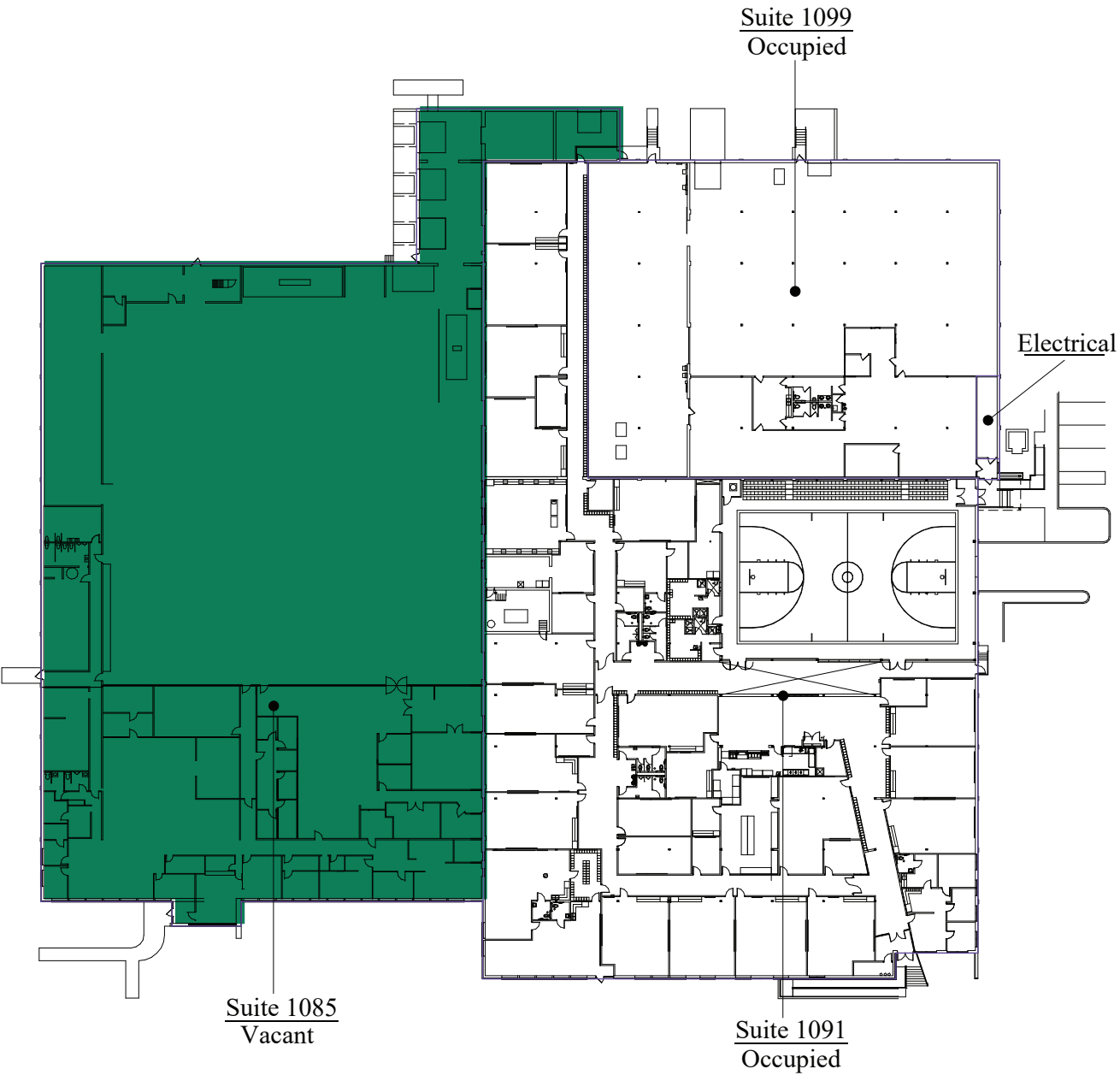


Suite 1085 - 45,144 SF

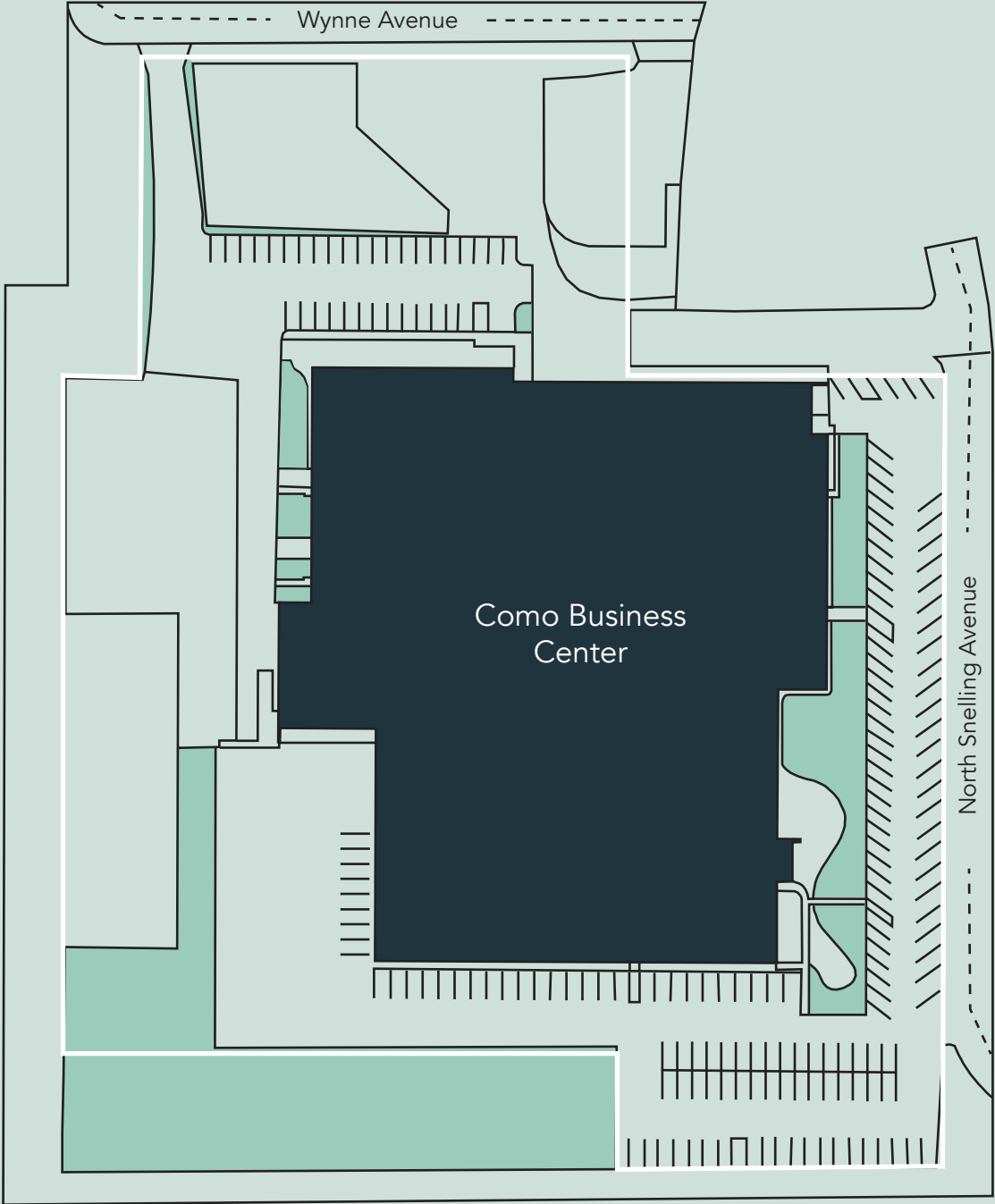
**3D Tour** 

# Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



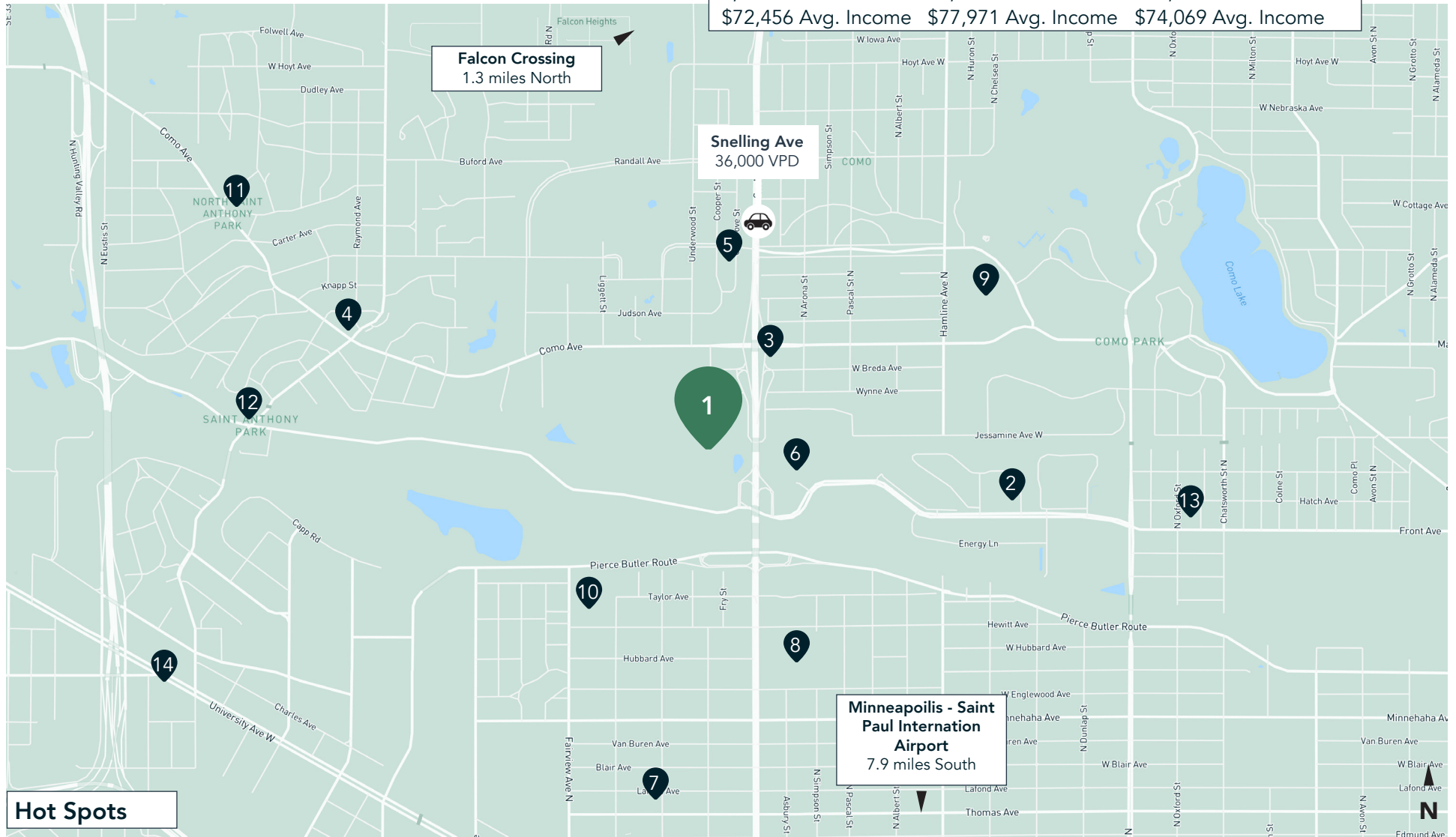
# Site Plan



# The Neighborhood

## Demographics

1 MILE AWAY	3 MILES AWAY	5 MILES AWAY
13,993 Population	146,909 Population	434,141 Population
5,797 Households	58,197 Households	177,044 Households
\$72,456 Avg. Income	\$77,971 Avg. Income	\$74,069 Avg. Income



## Hot Spots

- |                          |                        |                       |                   |
|--------------------------|------------------------|-----------------------|-------------------|
| 1. Como BC               | 5. State Fairgrounds   | 8. Hamline University | 12. Pho 79        |
| 2. Bandana Square        | 6. Oscar Johnson Arena | 9. Como Park          | 13. Half Time Rec |
| 3. Nelson Cheese & Deli  | 7. Dodge Pizza         | 10. Newell Park       | 14. Jimmy Johns   |
| 4. Holiday Stationstores |                        | 11. Colossal Cafe     |                   |

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PROPERTY MANAGER  
LEASING AGENT

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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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