

# 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

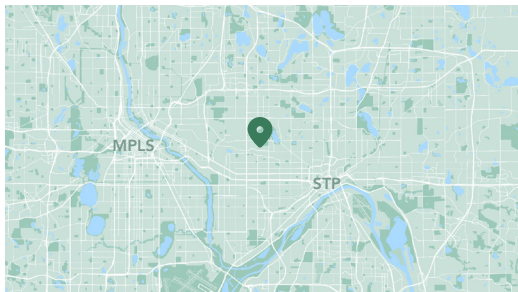
Owner, Manager, Leasing

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.

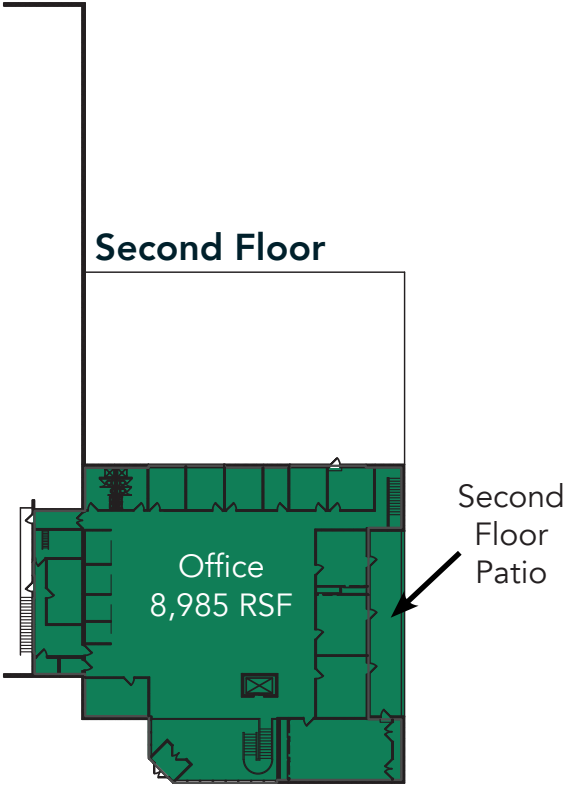
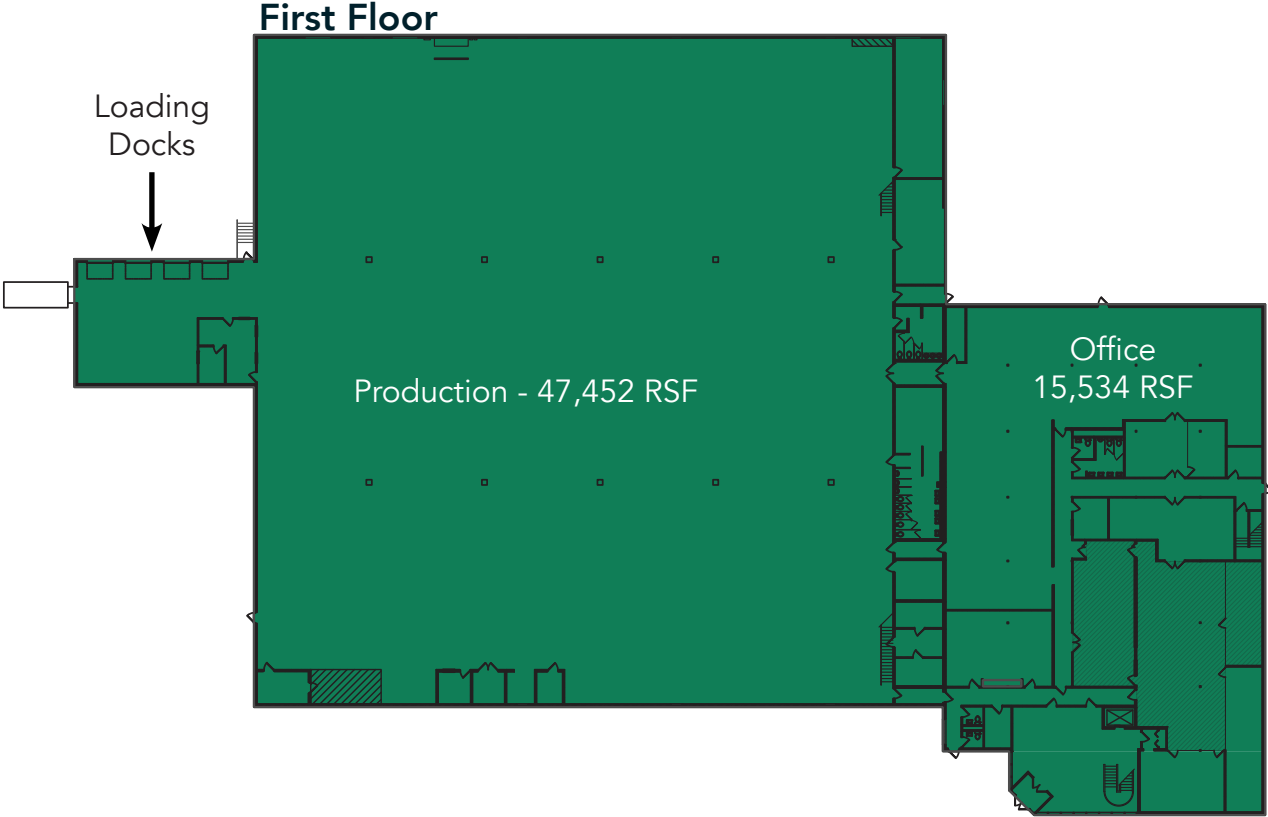
The two-story 1280 Energy Park building is located in the heart of St. Paul's Energy Park between Snelling and Lexington Avenues. Constructed in 1984 and acquired by Wellington in 2008, the mixed-use office/industrial property features over 24,000 sf of office area on two levels with rooftop patio access. 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

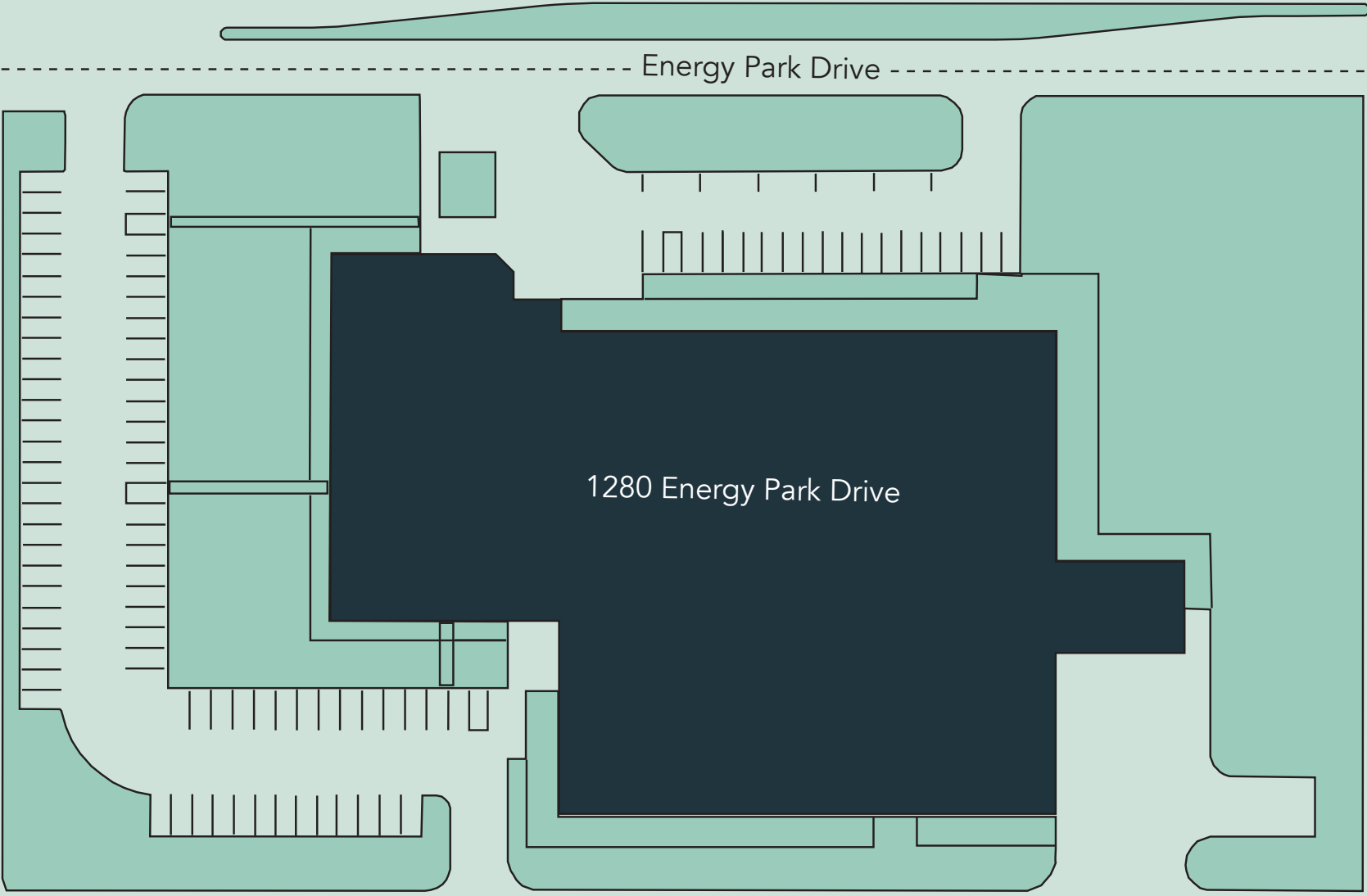
- Conveniently located on Energy Park Drive with easy access to local shops and restaurants
- Open reception area with skylights
- 18' to roof deck
- Four dock doors

# Floor Plan

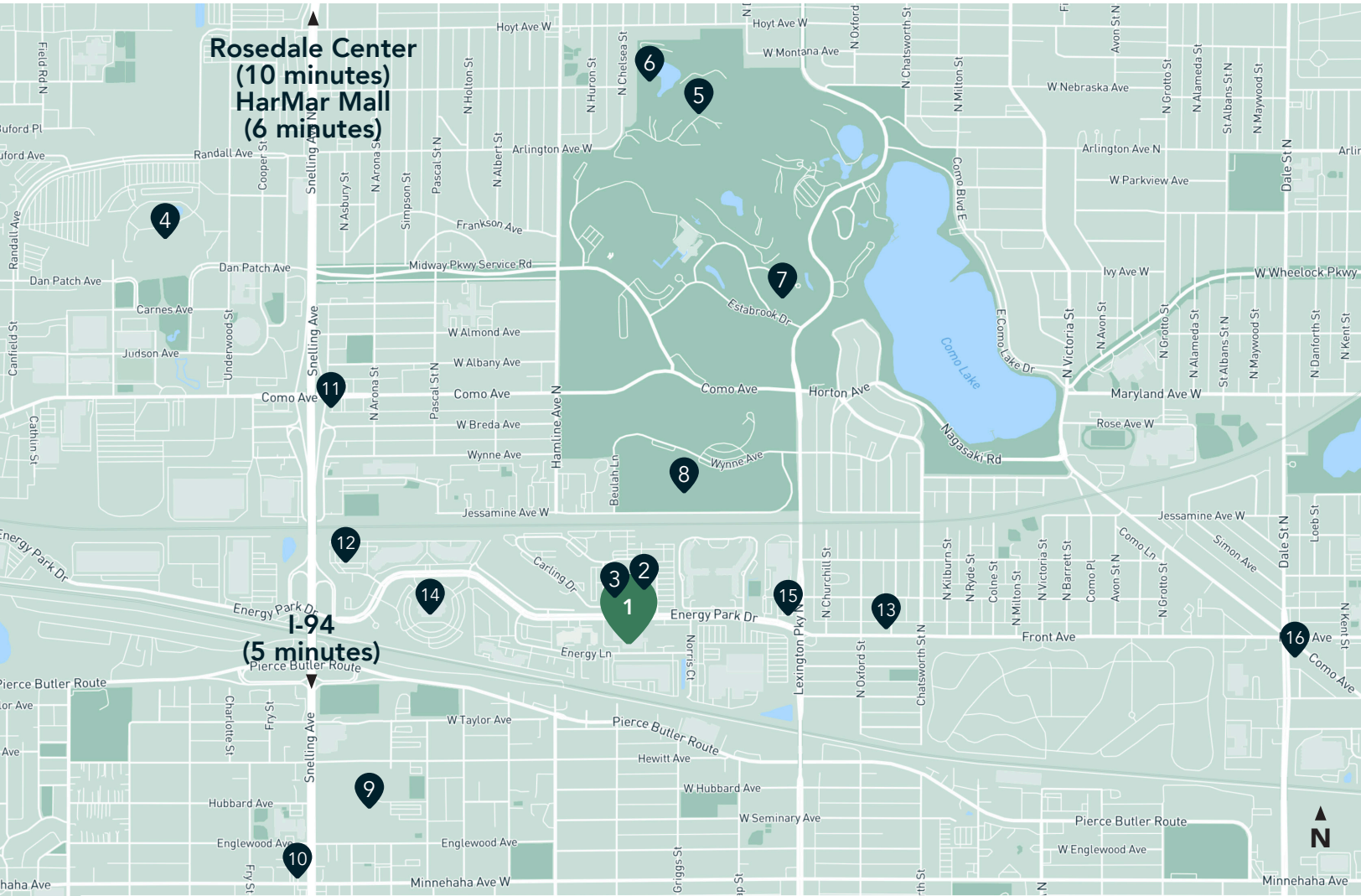
- Building Common Areas
- Available Space
- Occupied Space



# Site Plan



# The Neighborhood



## Demographics

### 1 MILE AWAY

15,355 Population  
6,388 Households  
\$82,978 Avg. Income

### 3 MILES AWAY

154,408 Population  
62,868 Households  
\$89,347 Avg. Income

### 5 MILES AWAY

410,134 Population  
165,040 Households  
\$85,417 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. Best Western Hotel          | 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             |

# 1280 Energy Park

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St. Paul, MN 55108



SENIOR 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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