

Bandana Square

1021 Bandana Boulevard East
Minneapolis, MN 55108

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WELLINGTON
MANAGEMENT

Tour this build-out!



Fully Occupied

Owner, Manager, Leasing

139,000 SF office building

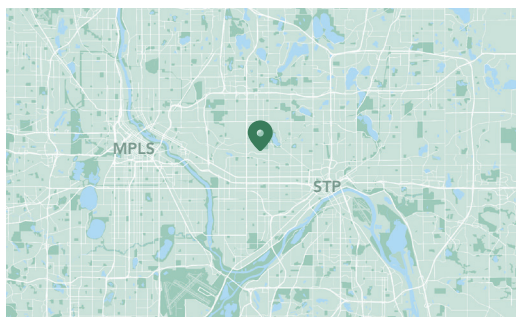
Ramp & surface parking, 6.7 : 1,000 SF

2-story office building

12' clear height

Built in 1901

Energy Park Neighborhood



HIGHLIGHTS

- Historic brick-and-timber construction with skylights and >12' ceilings
- Modern infrastructure and energy management systems, fiber optic connectivity
- Large, open central atrium
- Tenant micro market with FOB access
- Connected to hotel and parking ramp via skyway, large surface lot
- Beautiful central courtyard and landscaping with preserved historic artifacts
- Easy access to local shops (Rosedale Center and Har Mar mall), restaurants, attractions, public transportation and both downtowns
- Located on Metro Transit line 3

Honoring the rail that built the West: From historic repair shop to stunning office space.

Bandana Square serves as a prime example of historic restoration. Originally built in 1901 as part of a multi-building repair facility for Northern Pacific Railroad, “Como Shops” served as a major economic driver that contributed to the growth and vitality of St. Paul and the country’s ability to expand westward. The property was renovated and repositioned several times as its original use was phased out and the campus changed ownerships. In the mid-1980s, it was converted into a retail and restaurant destination that was unable to thrive due to competitive pressures. The campus is fondly remembered for hosting the Minnesota Children’s Museum, the Twin Cities Model Railroad Museum and the Dakota Jazz Club.

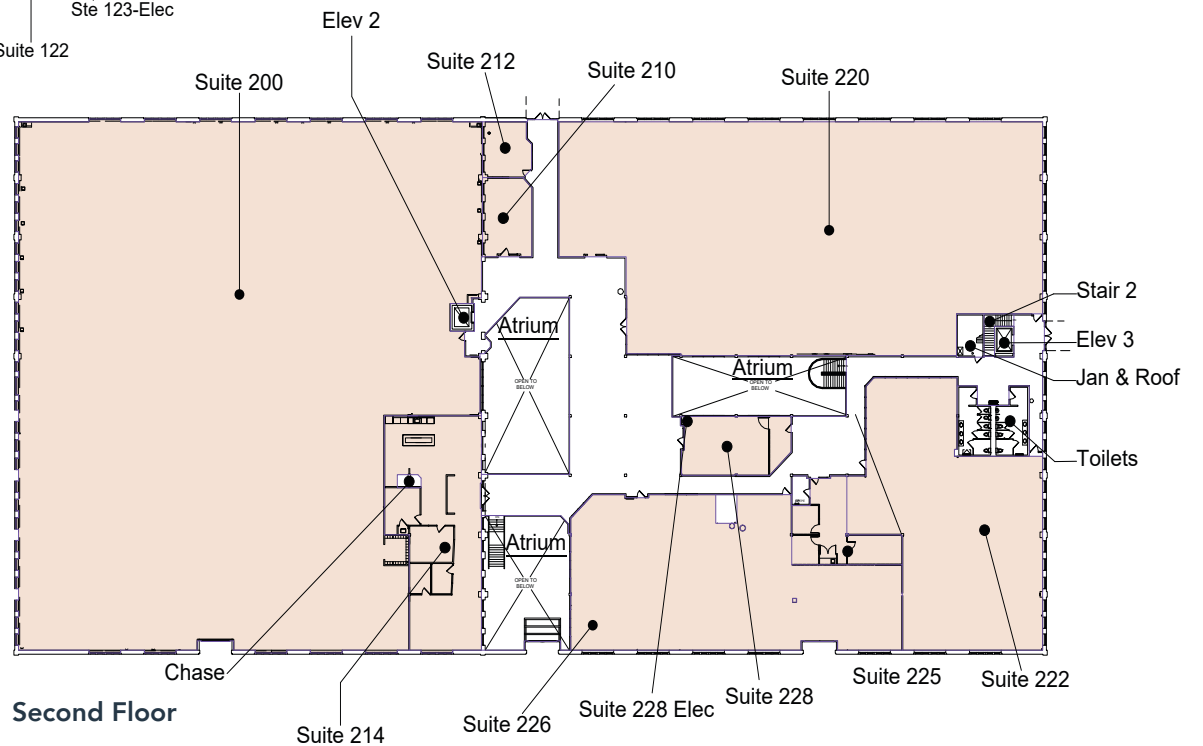
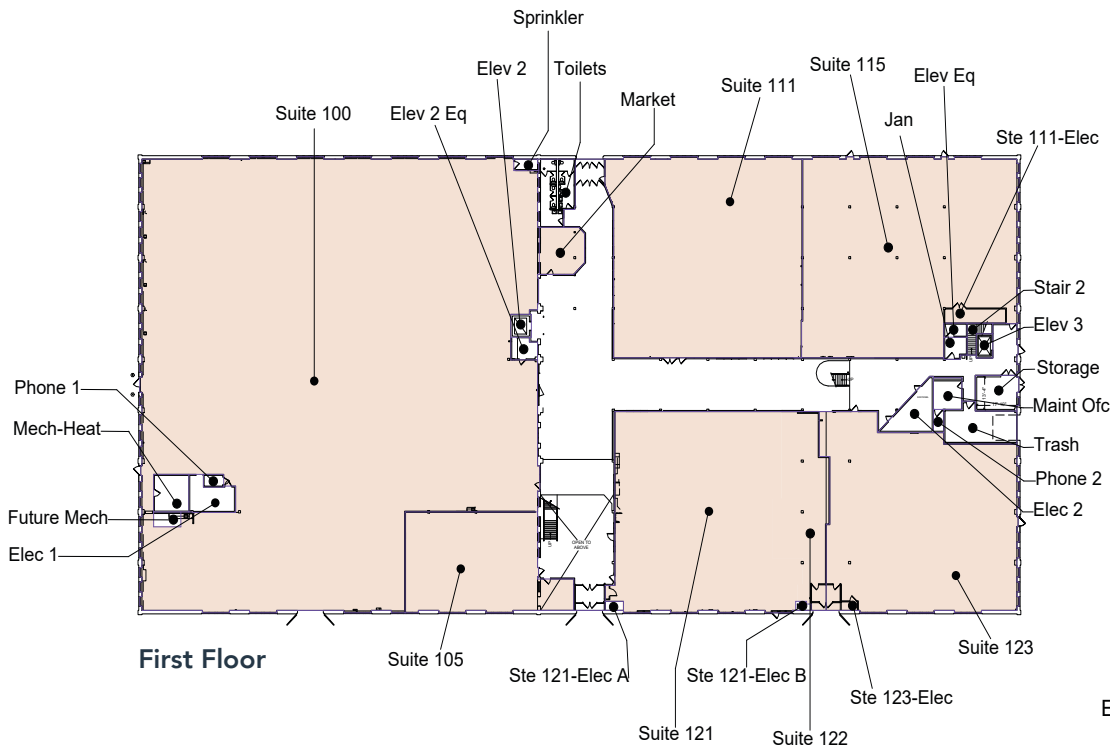
After purchasing the neighboring Atrium Building in 2002, Wellington acquired Bandana Square and began a major renovation in 2008 to convert the retail into charming office space. Listed on the National Registry of Historic Places, the beautiful brick-and-timber building features a large, central atrium, skylights, tenant micro market, a skyway-connected parking ramp, and modern infrastructure and energy management systems. The extensively landscaped campus includes a large courtyard and several elements from its former life, including a rail car that houses the building’s back-up generator.

Located in the heart of Energy Park, the campus is a short distance from sports fields, local shops, restaurants, public transportation, Como Lake and all things Como Park (golf course, pool, parks, trails, zoo & conservatory). Bandana Square is currently home to Allina Health Bandana Square Clinic, Metropolitan Pediatric Dental and Tenacious Holdings, Inc., among others.

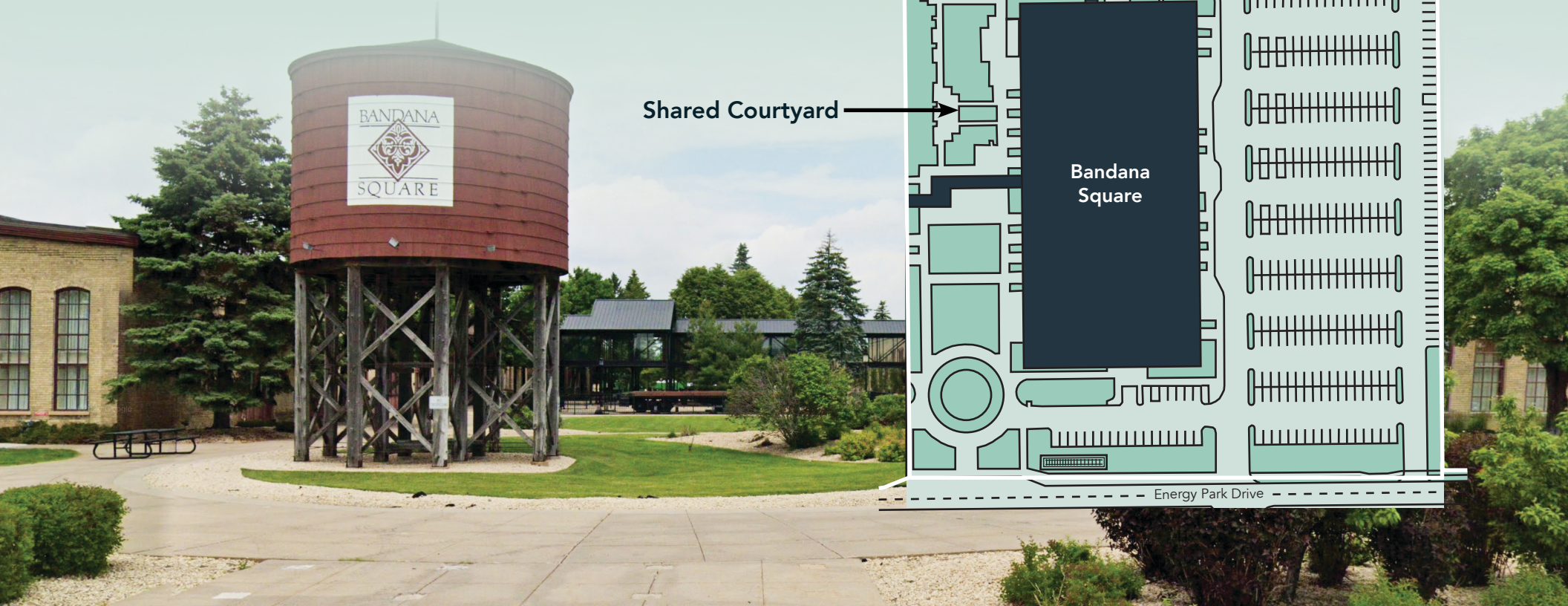
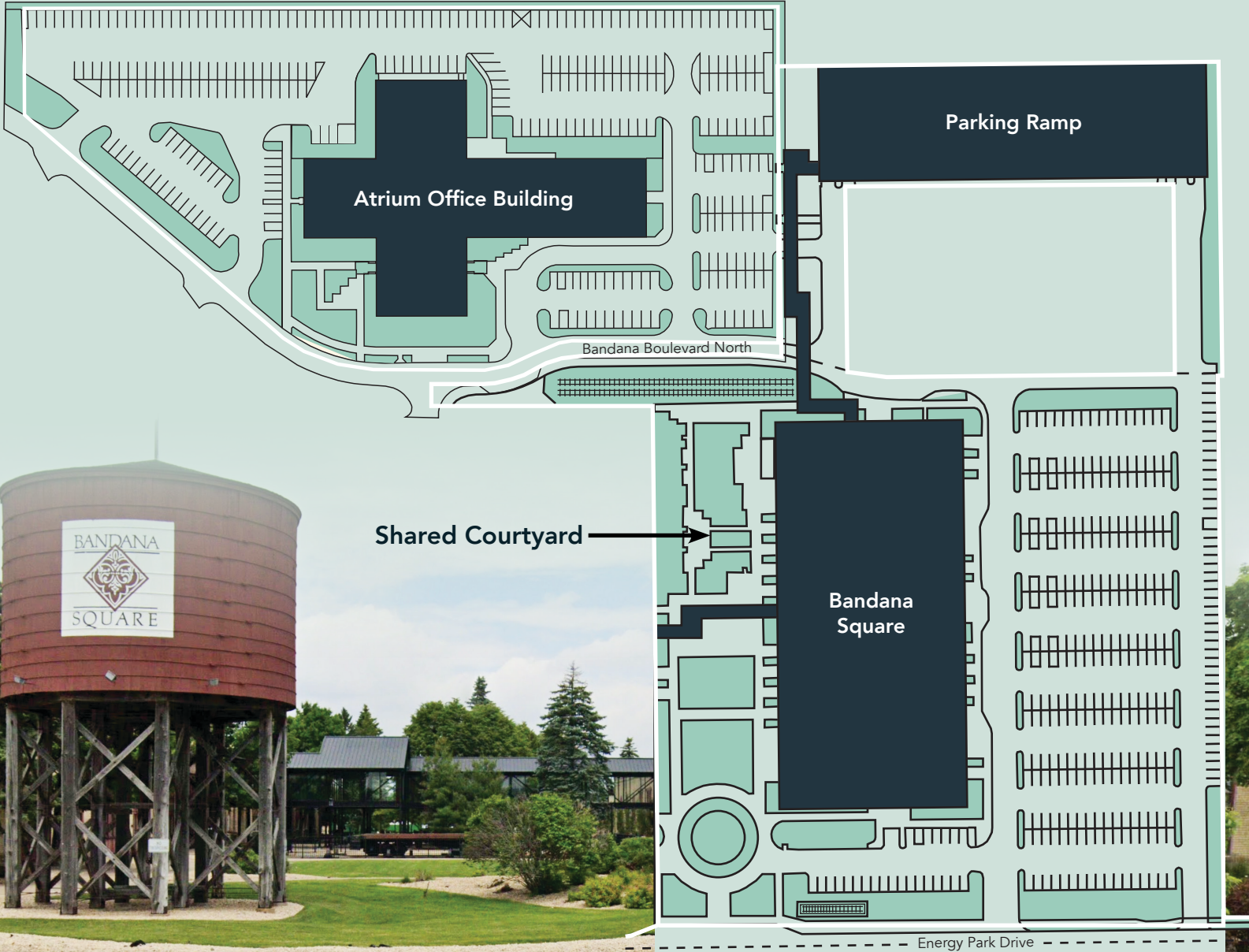


Floor Plans

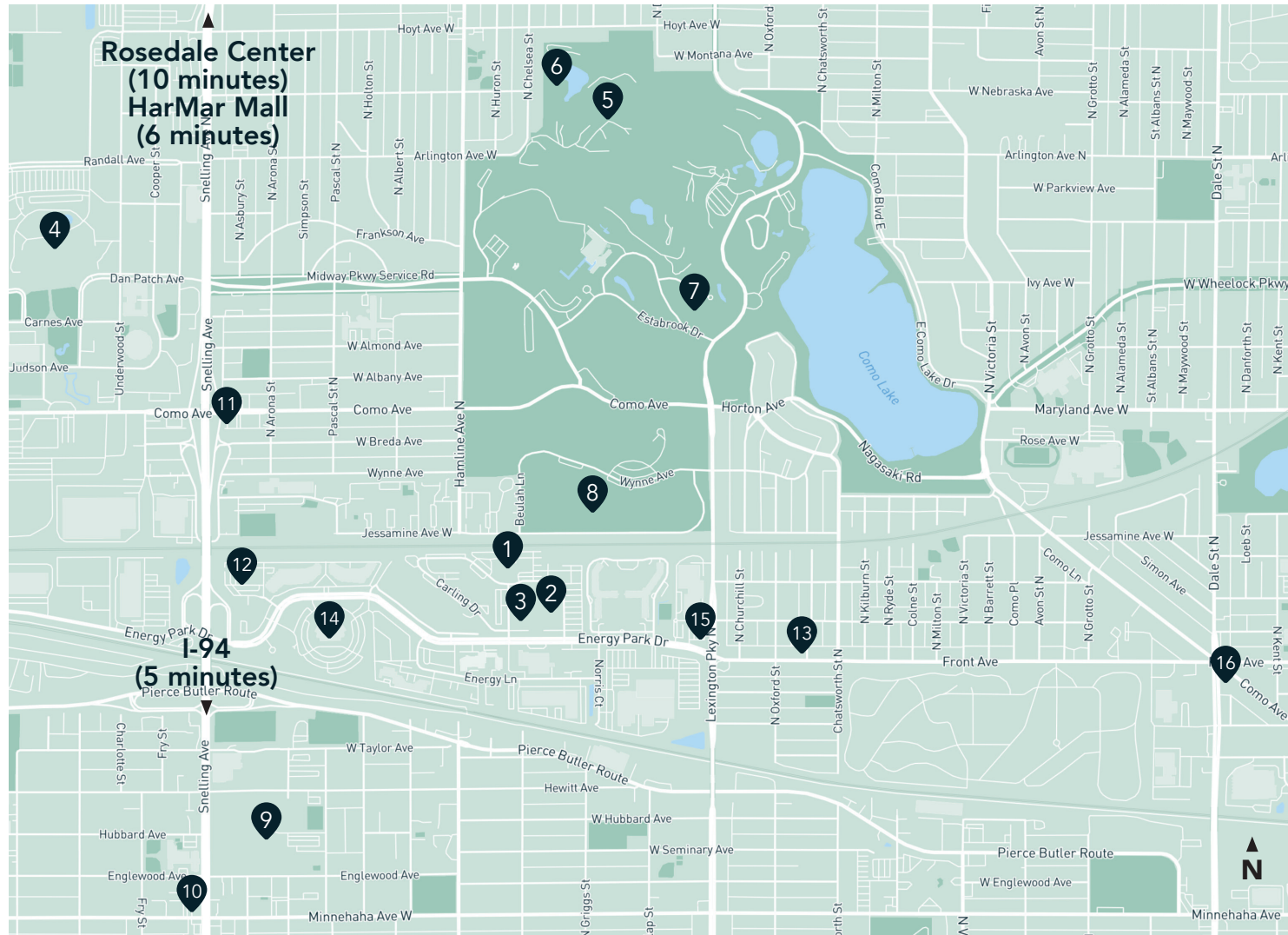
- Building Common Areas
- Available Space
- Occupied Space



Site Plan



Energy Park/Como Neighborhood



Demographics

1 MILE AWAY

16,087 Population
6,767 Households
\$112,287 Avg. Income

3 MILES AWAY

158,196 Population
64,439 Households
\$119,639 Avg. Income

5 MILES AWAY

412,442 Population
168,807 Households
\$114,239 Avg. Income

Hot Spots

- | | | | |
|--------------------------------|-------------------|--------------------------|-----------------------------------|
| 1. Atrium Office Building | 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 Ln 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
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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