



WELLINGTON
MANAGEMENT

Como Business Center

63,697 SF Office & industrial/flex space for lease

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

Kyle Gikling
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Space Available

Owner, Manager, Leasing

107,000 SF total; 63,697 SF available

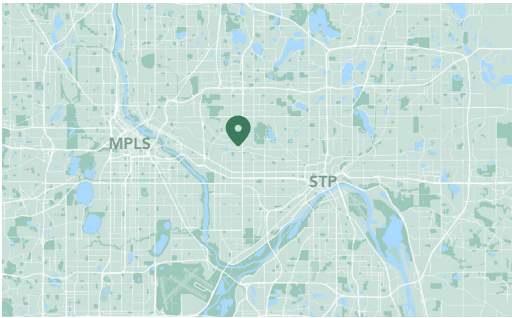
154 surface stalls

Single-story office, industrial/flex, school

12' 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
- 12' 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



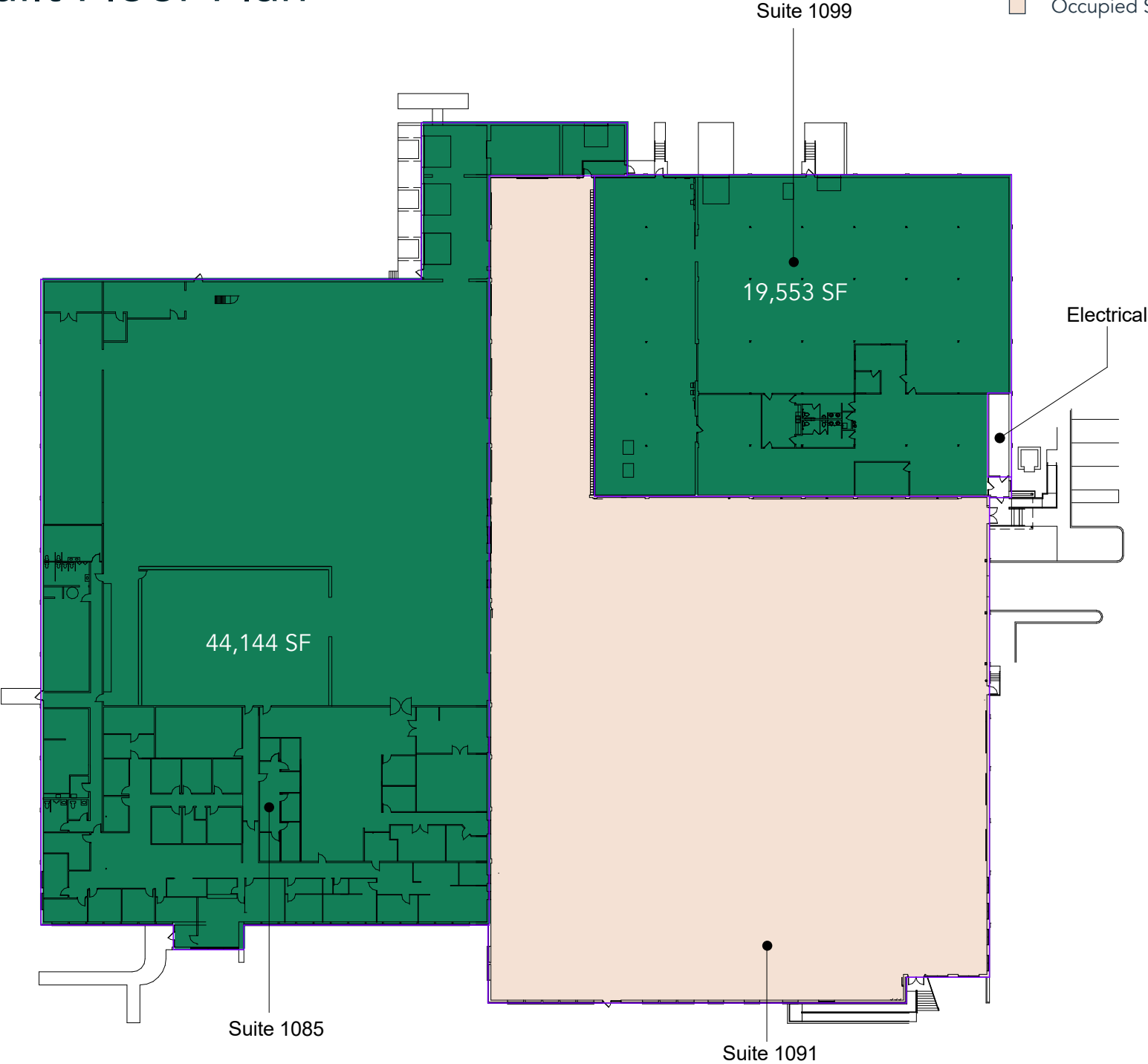
Suite 1085 - 45,144 SF



Suite 1099 - 19,553 SF

As-Built Floor Plan

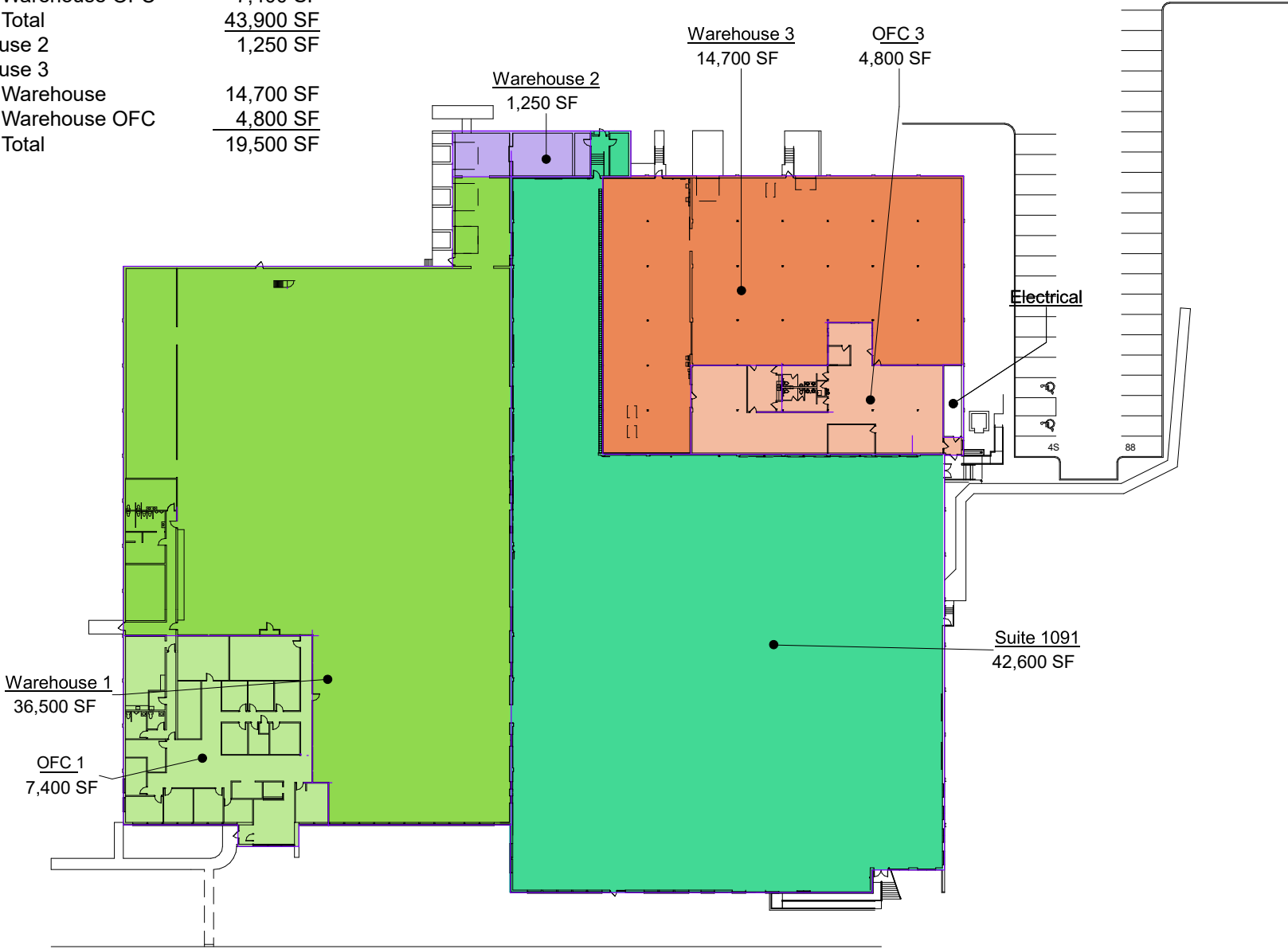
- Building Common Areas
- Available Space
- Occupied Space



Concept Plan 1

Summary:

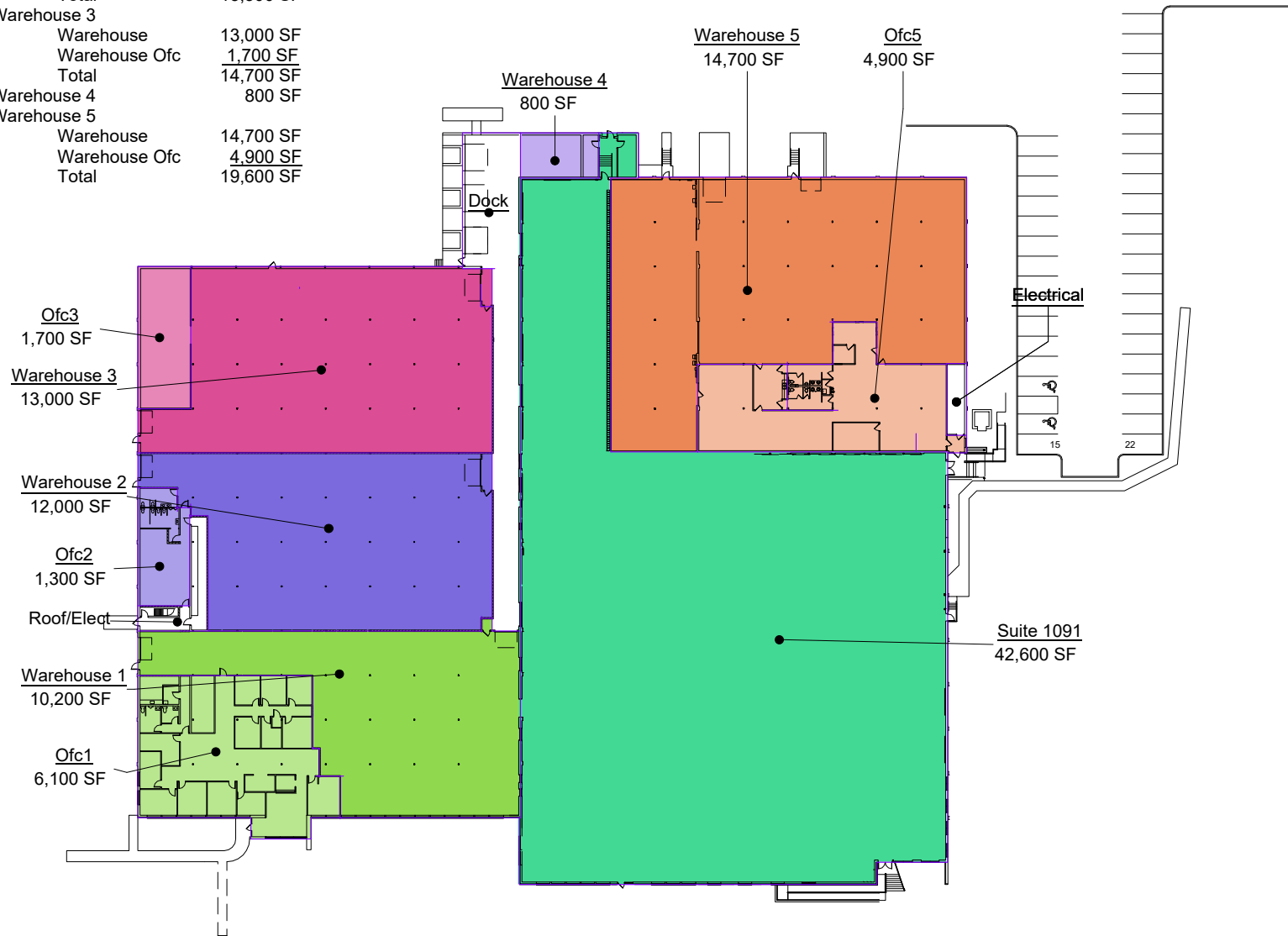
Suite 1091	42,600 SF
Warehouse 1	
Warehouse	36,500 SF
Warehouse OFC	7,400 SF
Total	<u>43,900 SF</u>
Warehouse 2	1,250 SF
Warehouse 3	
Warehouse	14,700 SF
Warehouse OFC	4,800 SF
Total	<u>19,500 SF</u>



Concept Plan 2

SUMMARY:

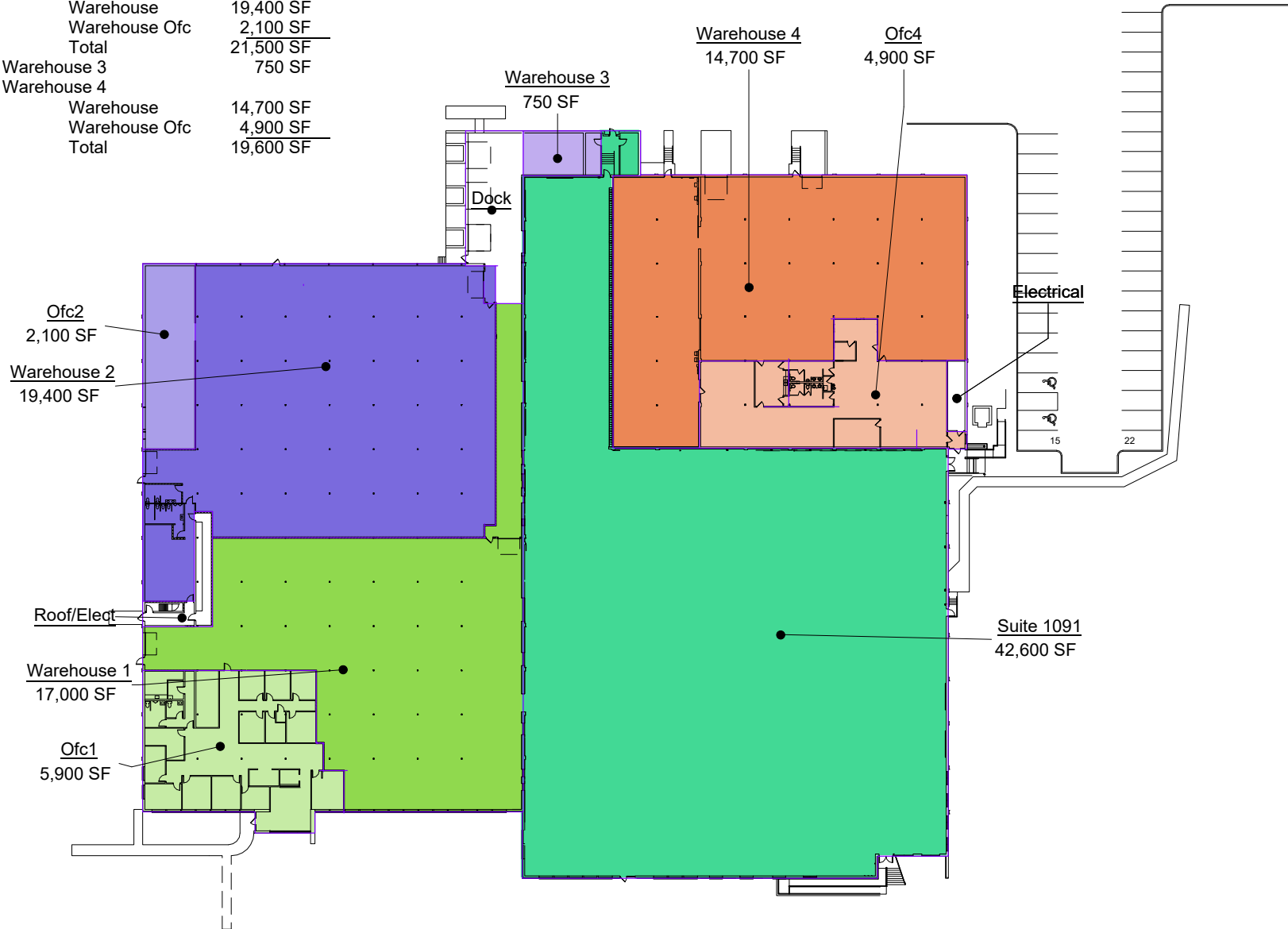
Suite 1091	42,600 SF
Warehouse 1	
Warehouse	10,200 SF
Warehouse Ofc	6,100 SF
Total	16,300 SF
Warehouse 2	
Warehouse	12,000 SF
Warehouse Ofc	1,300 SF
Total	13,300 SF
Warehouse 3	
Warehouse	13,000 SF
Warehouse Ofc	1,700 SF
Total	14,700 SF
Warehouse 4	800 SF
Warehouse 5	
Warehouse	14,700 SF
Warehouse Ofc	4,900 SF
Total	19,600 SF



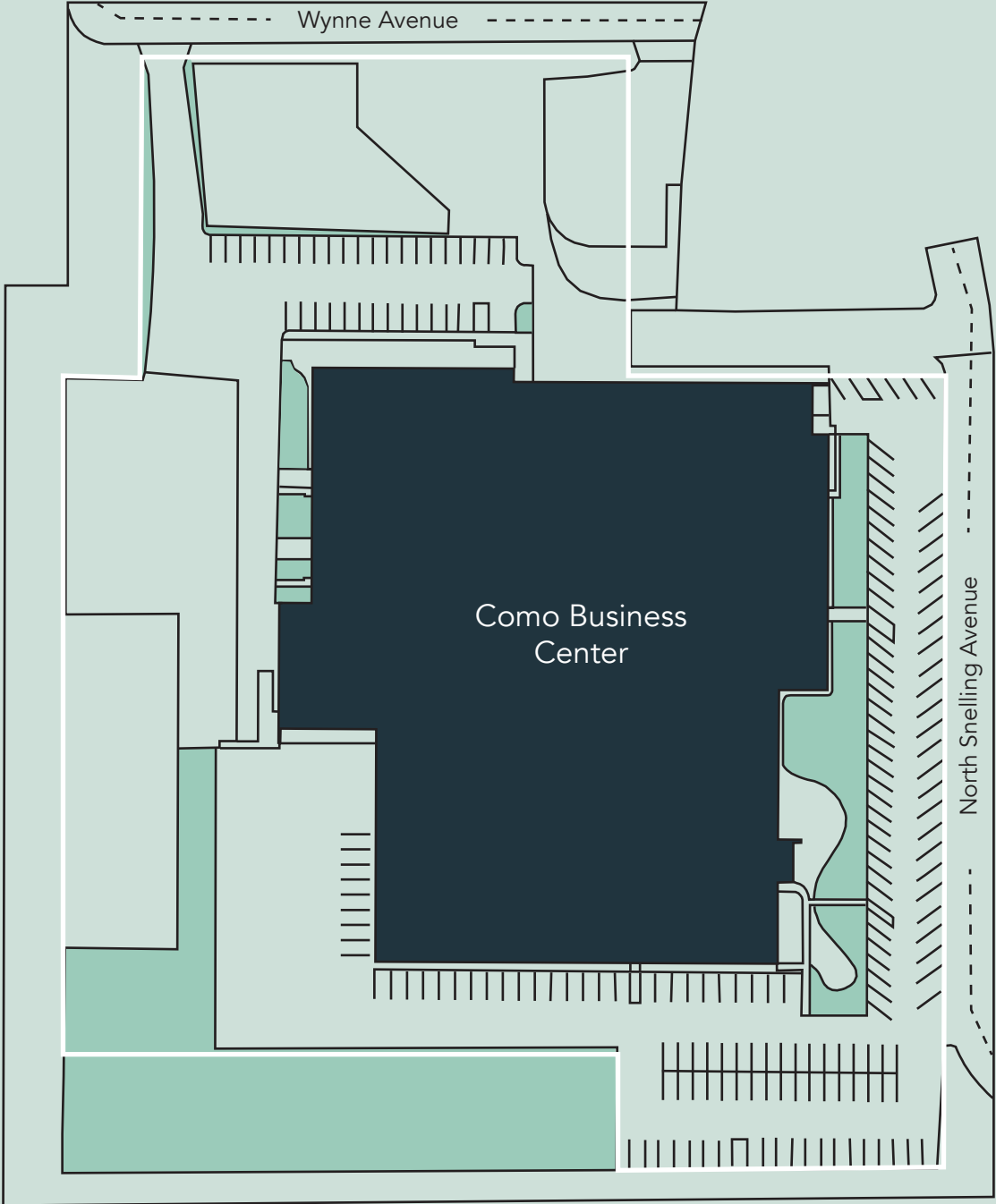
Concept Plan 3

SUMMARY:

Suite 1091	42,600 SF
Warehouse 1	
Warehouse	17,000 SF
Warehouse Ofc	5,900 SF
Total	22,900 SF
Warehouse 2	
Warehouse	19,400 SF
Warehouse Ofc	2,100 SF
Total	21,500 SF
Warehouse 3	750 SF
Warehouse 4	
Warehouse	14,700 SF
Warehouse Ofc	4,900 SF
Total	19,600 SF

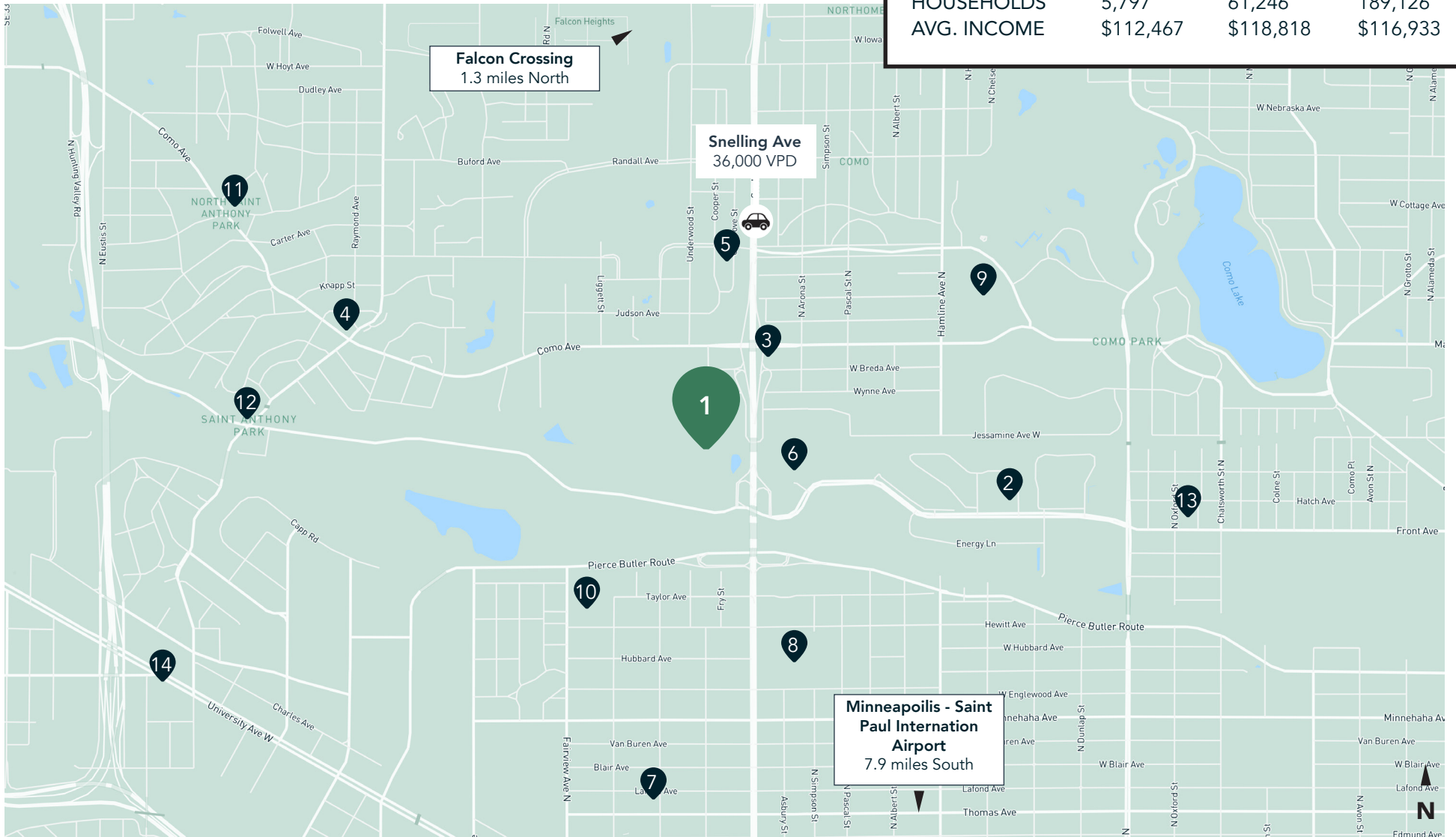


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	13,993	150,899	449,435
HOUSEHOLDS	5,797	61,246	189,126
AVG. INCOME	\$112,467	\$118,818	\$116,933



Hot Spots

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

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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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