WELLINGTON
MANAGEMENT

Como Business Center

Office & industrial/flex space for lease

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

Kyle Gikling
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Fully Occupied

Owner, Manager, Leasing

107,000 SF total

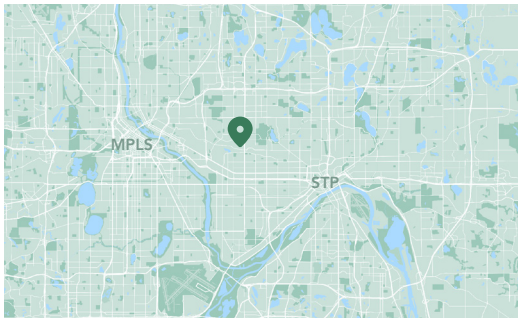
154 surface stalls

Single-story office, industrial/flex, school

12’ clear height

Built in 1956, additions in 1970 & 1979

Como Neighborhood





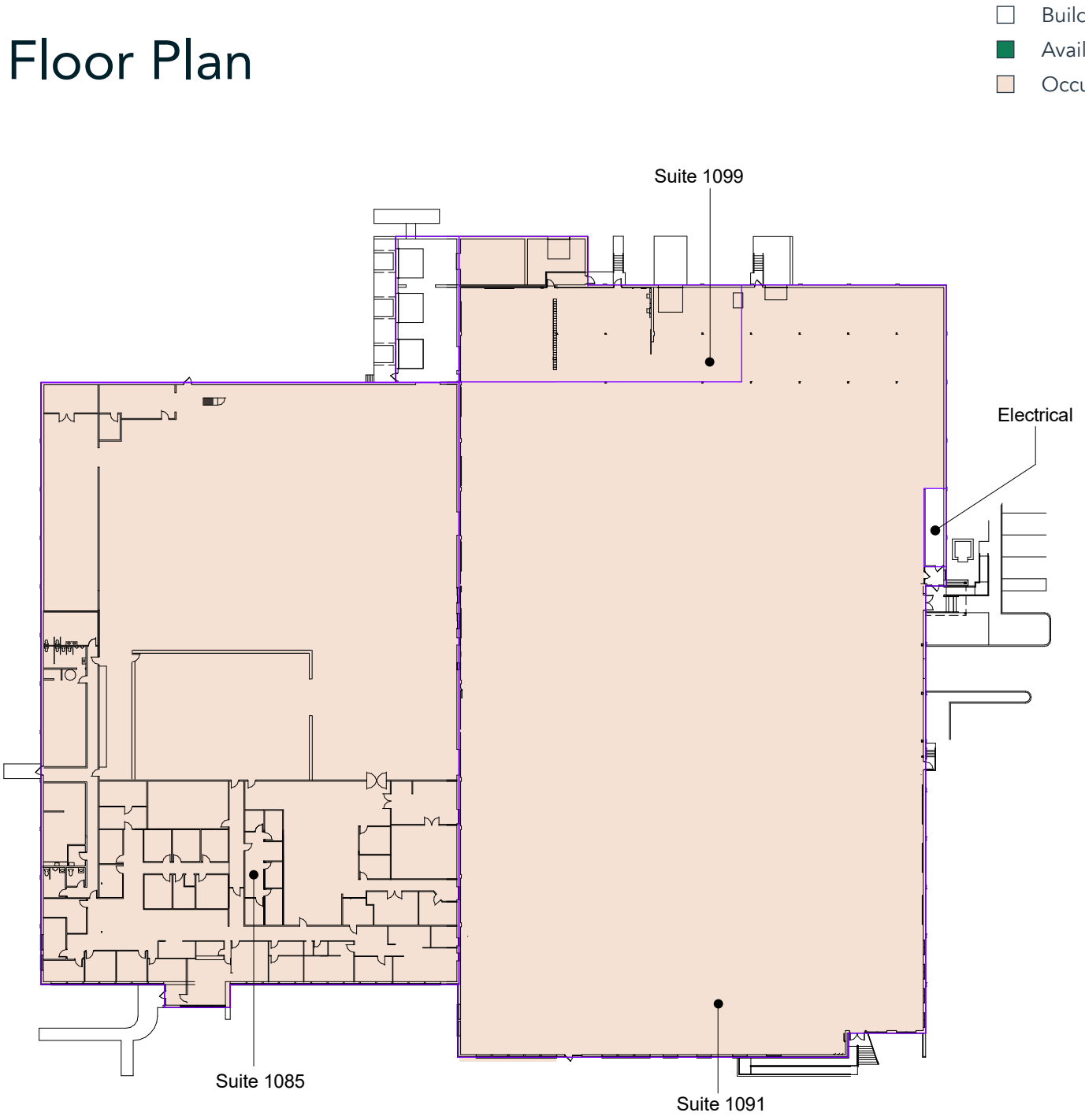
Ideally located office and industrial space between the downtowns.

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.

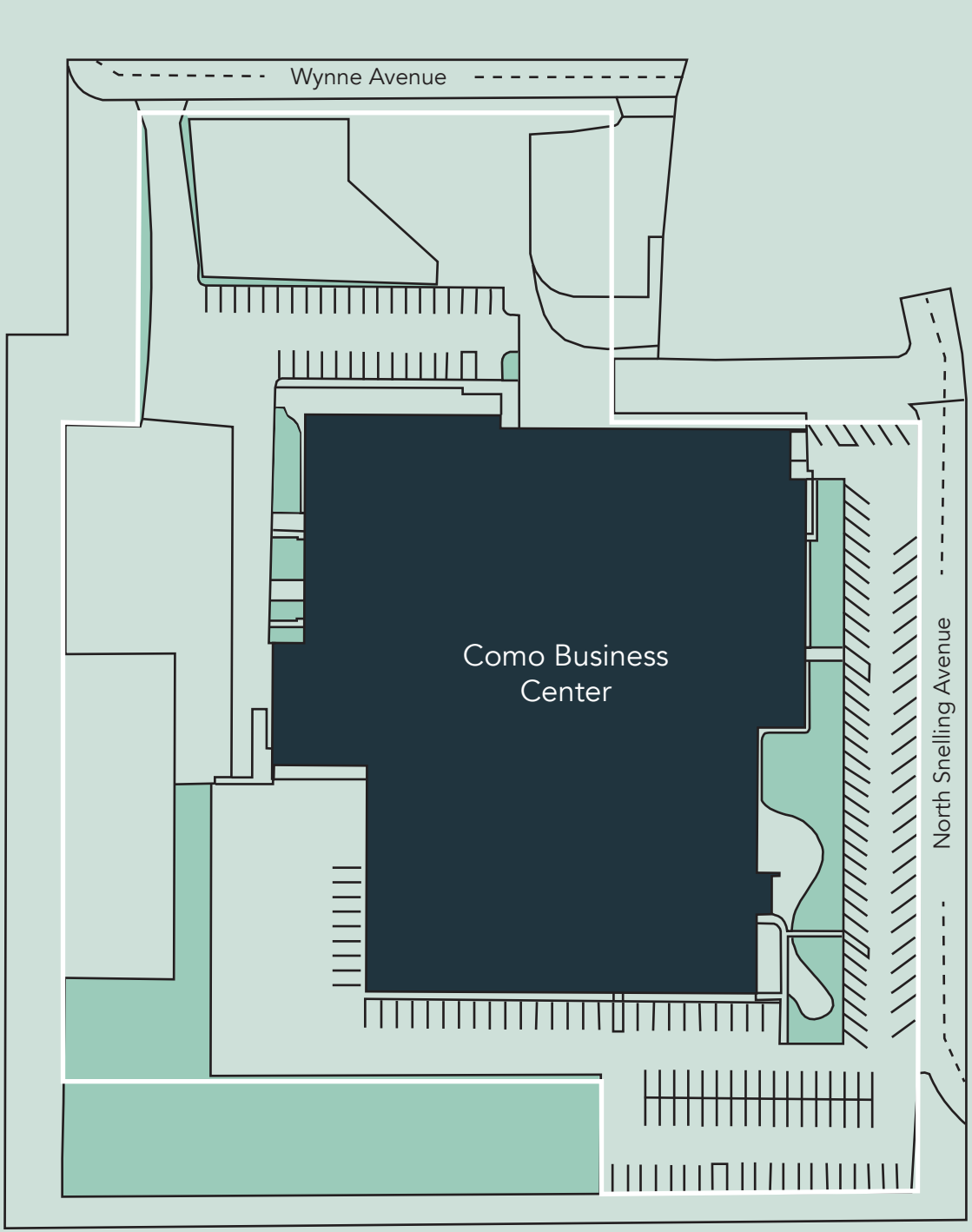
HIGHLIGHTS

- 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

As-Built Floor Plan

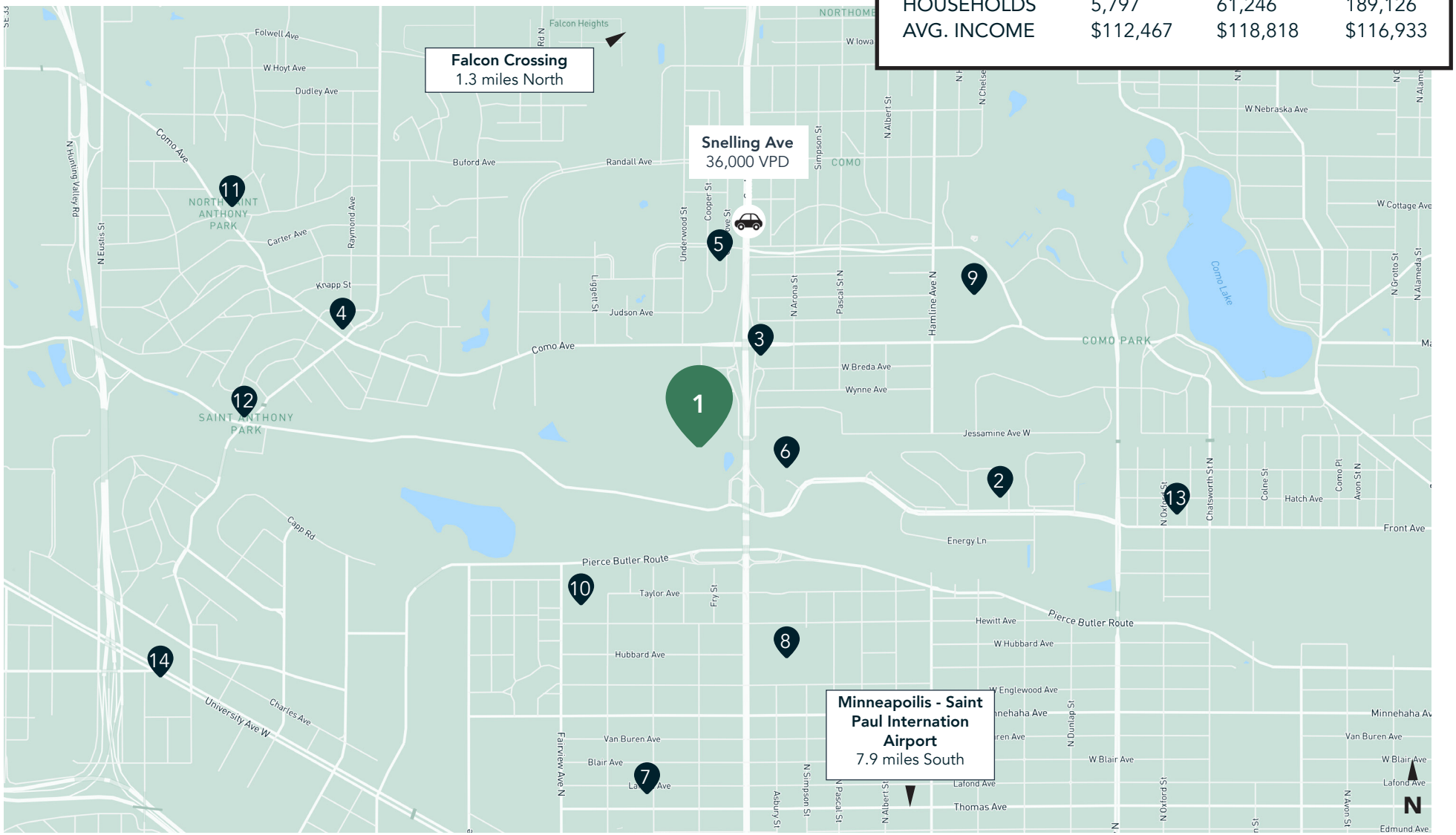


Site Plan



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

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PROPERTY MANAGER
LEASING AGENT

Kyle Gikling

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WELLINGTON
MANAGEMENT

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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