



WELLINGTON
MANAGEMENT

Como Commons

1800-1810 Como Avenue
St. Paul, MN 55108

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Space Available

Owner, Manager, Leasing

87,000 SF total; 17,491 SF available

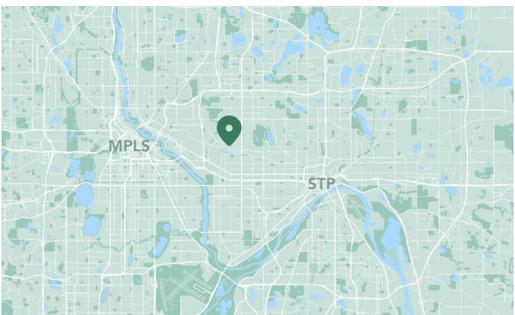
450 surface stalls, 5.2 : 1,000 SF

Single-story warehouse, two-story office

16-20' clear height

Built in 1954 & 1977

Como Neighborhood



Flexible industrial space ideally located in the heart of the Midway.

Como Commons is Midway industrial space at its best. Located immediately across from the Minnesota State Fairgrounds, this office and warehouse property provides convenient storage and production space for small businesses. Acquired by Wellington in 2001, the property also offers two acres of outside storage and extensive surface parking.

HIGHLIGHTS

- Two-story office (10,600 SF); single-story warehouse (75,800 SF)
- Centrally located in the heart of the Midway for quick access to I-94, Hwy 280 & Hwy 36
- Located immediately across from the Minnesota State Fairgrounds
- Access to the off-street bike path on Como Ave
- A short walk to the METRO A LINE (rapid bus transit)
- Plenty of flexibility for storage, office or manufacturing needs
- 16-20' clear heights

Available Space



Suite 100 - 3,511 SF



Suite 200 - 2,452 SF [3D Tour](#)



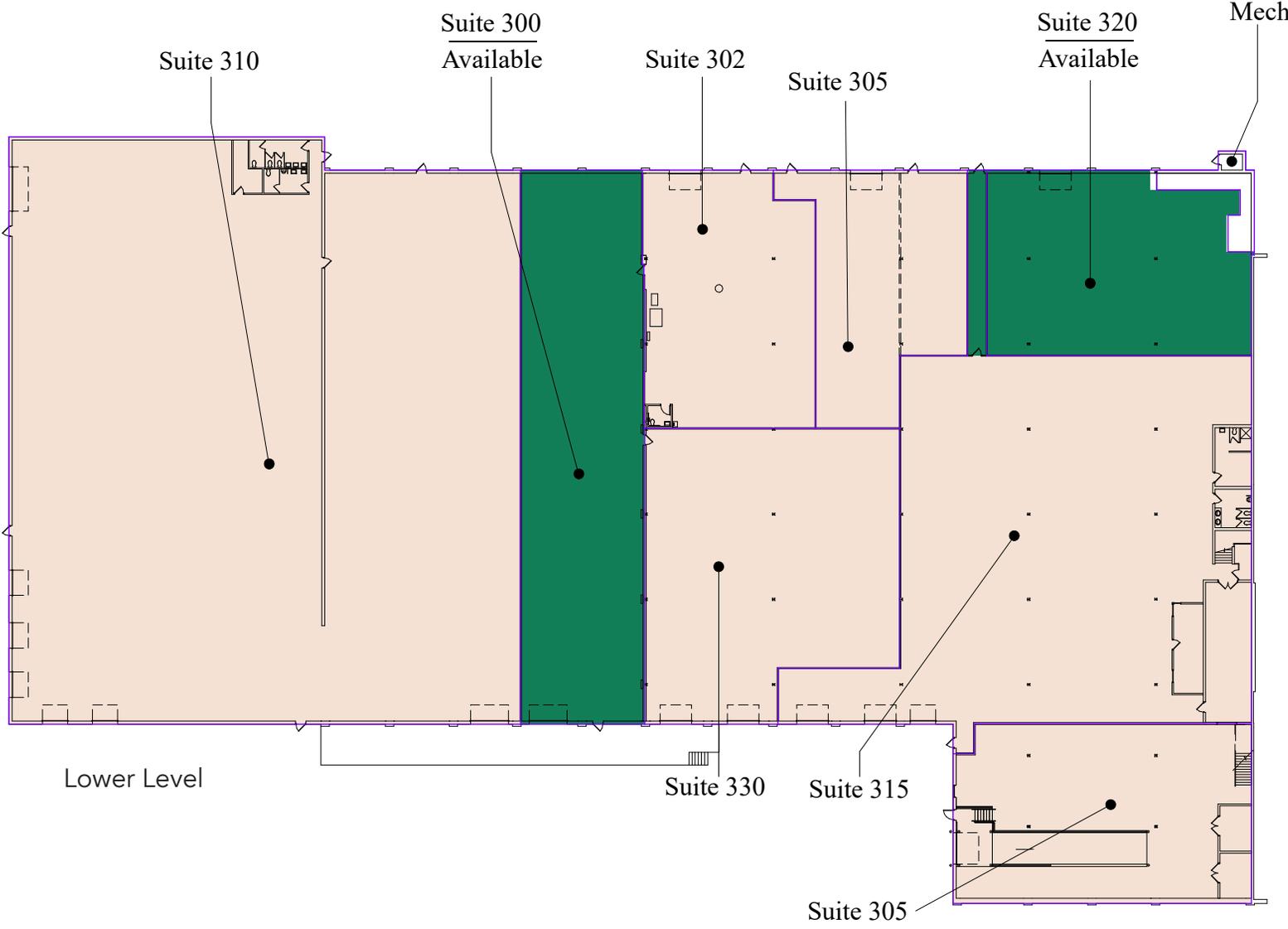
Suite 300 - 6,892 SF [3D Tour](#)



Suite 320 - 4,636 SF

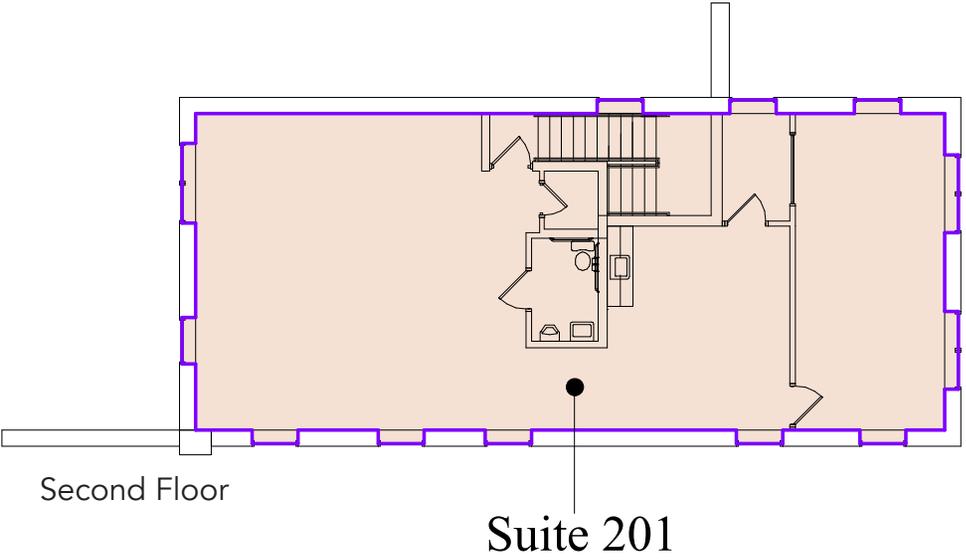
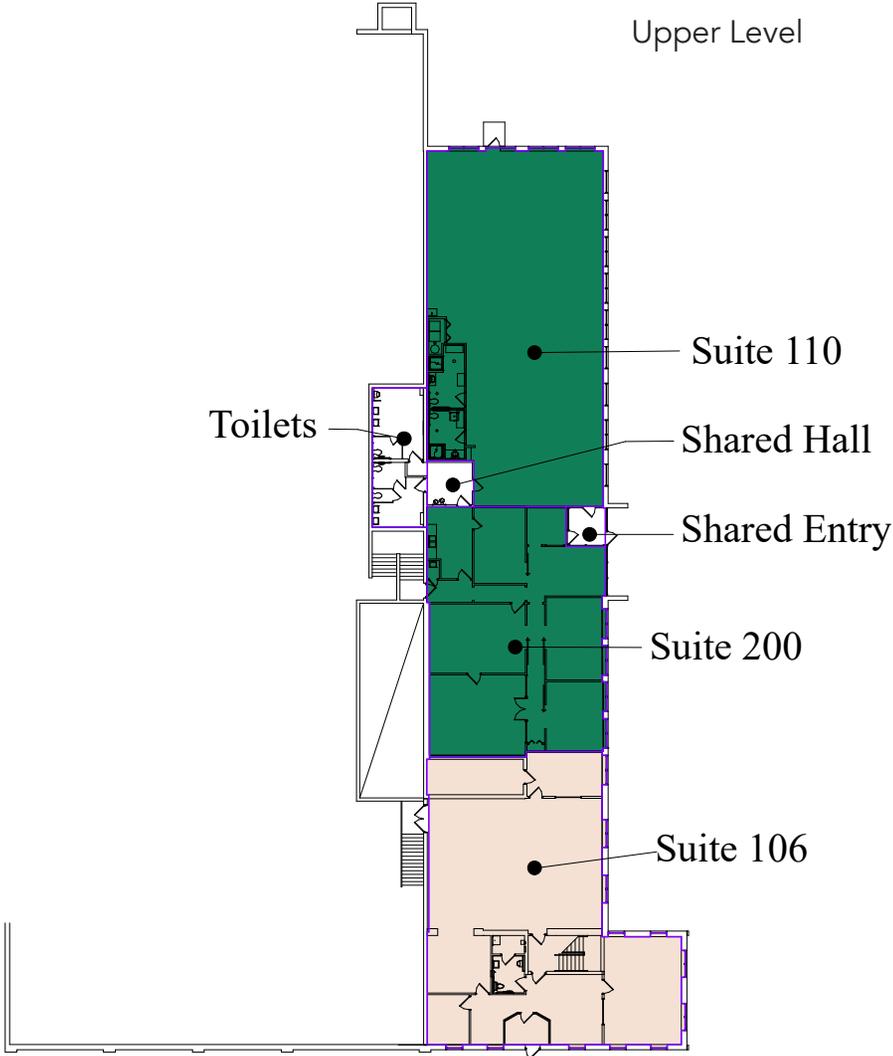
Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



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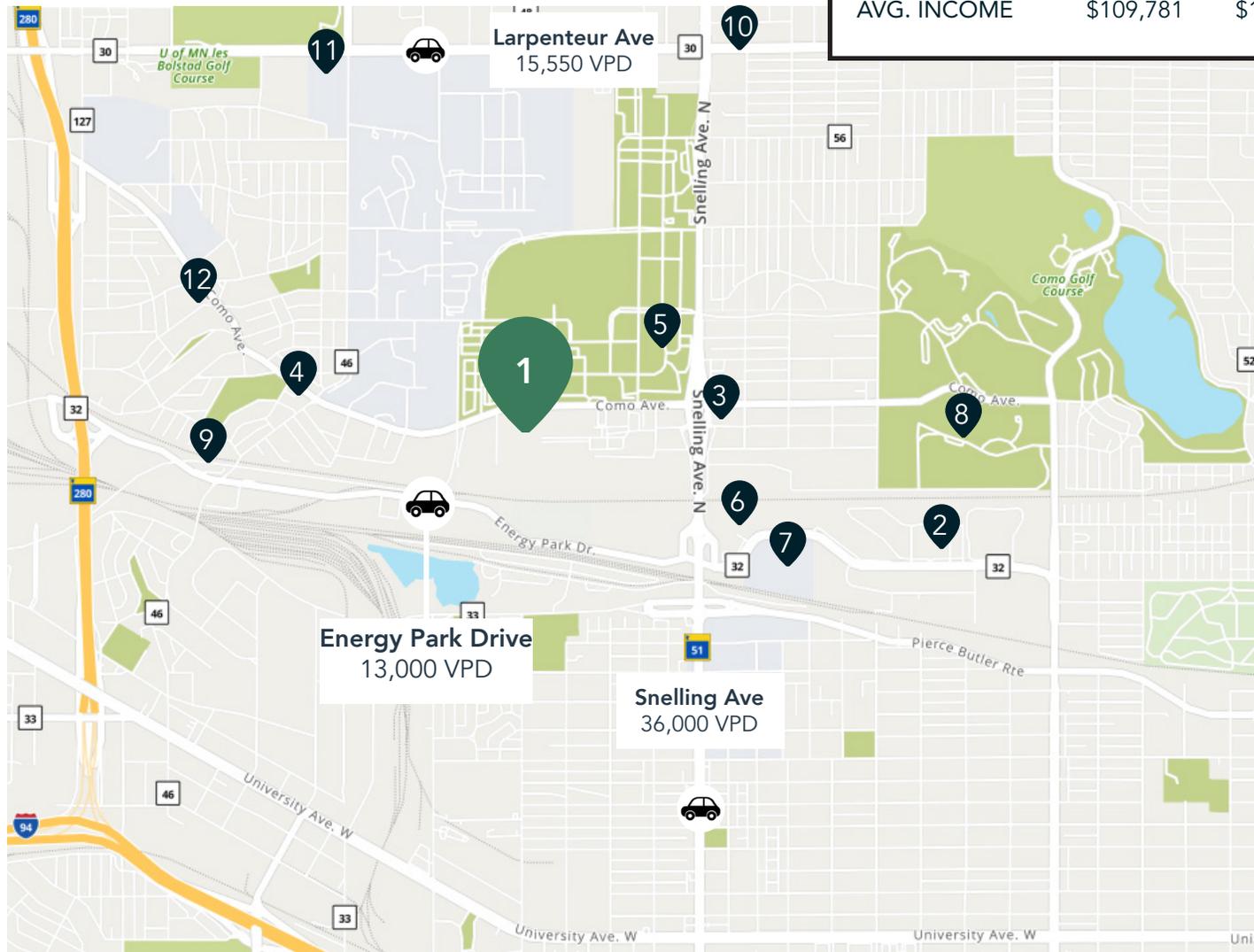


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,8625	150,891	475,712
HOUSEHOLDS	4,606	60,518	204,922
AVG. INCOME	\$109,781	\$106,111	\$106,999



Hot Spots

- | | | |
|--------------------------|--------------------------------|-----------------------------|
| 1. Como Commons | 5. Minnesota State Fairgrounds | 8. Como Park |
| 2. Bandana Square | 6. Oscar Johnson Arena | 9. Pho 79 and Lulu's Salsas |
| 3. Nelson Cheese & Deli | 7. Energy Technology Center | 10. Toppers Pizza |
| 4. Holiday Stationstores | | 11. Bell Museum |



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AERIAL TOUR



PROPERTY MANAGER
AND LEASING AGENT
Kyle Gikling

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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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