

# Energy Park Financial Center

1360 Energy Park Drive  
St. Paul, MN 55108

Pat Kyle  
651-999-5529  
[pkyle@wellingtonmgt.com](mailto:pkyle@wellingtonmgt.com)



**WELLINGTON**  
MANAGEMENT



## A STRIKING OFFICE BUILDING BETWEEN THE DOWNTOWNS.

This dynamic three-story office building marks the epicenter of St. Paul's busy Energy Park submarket. Energy Park Financial Center's unique massing features oversized windows for ample natural light. Employees and visitors enjoy quick access to highways 280, 94 and 35W, both downtowns, as well as many restaurants, shops and attractions nearby at Rosedale Center and HarMar Mall.

### HIGHLIGHTS

- Close access to Snelling Avenue (42,500 VPD) and adjacent bus stop
- Large ribbon windows for natural light
- Within three miles of sports fields, MN State Fairgrounds, and all things Como Park (lake, trails, zoo and conservatory)
- Easy access to local shops (Rosedale Center and HarMar Mall), restaurants, attractions, public transportation and both downtowns
- Built in 1987 by local partner Pope Architects
- Fully remodeled first and third floors
- Shared conference room
- Located on Metro Transit line 3
- Ample free parking

### Space Available

Owner, Developer, Manager, Leasing

30,100 SF total; 13,768 SF available

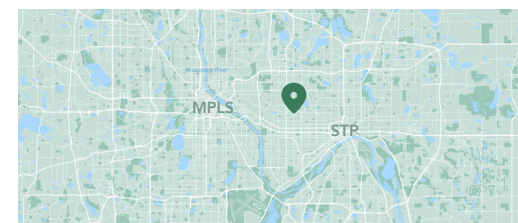
170 surface stalls, 5.7 : 1,000 SF

Three-story office building

10' clear height

Built in 1987

Energy Park Neighborhood





# Available Suites



**Suite 110 - 3,512 SF**

**3D Tour**



**Suite 150 - 1,173 SF**



**Suite 200 - 4,518 SF**

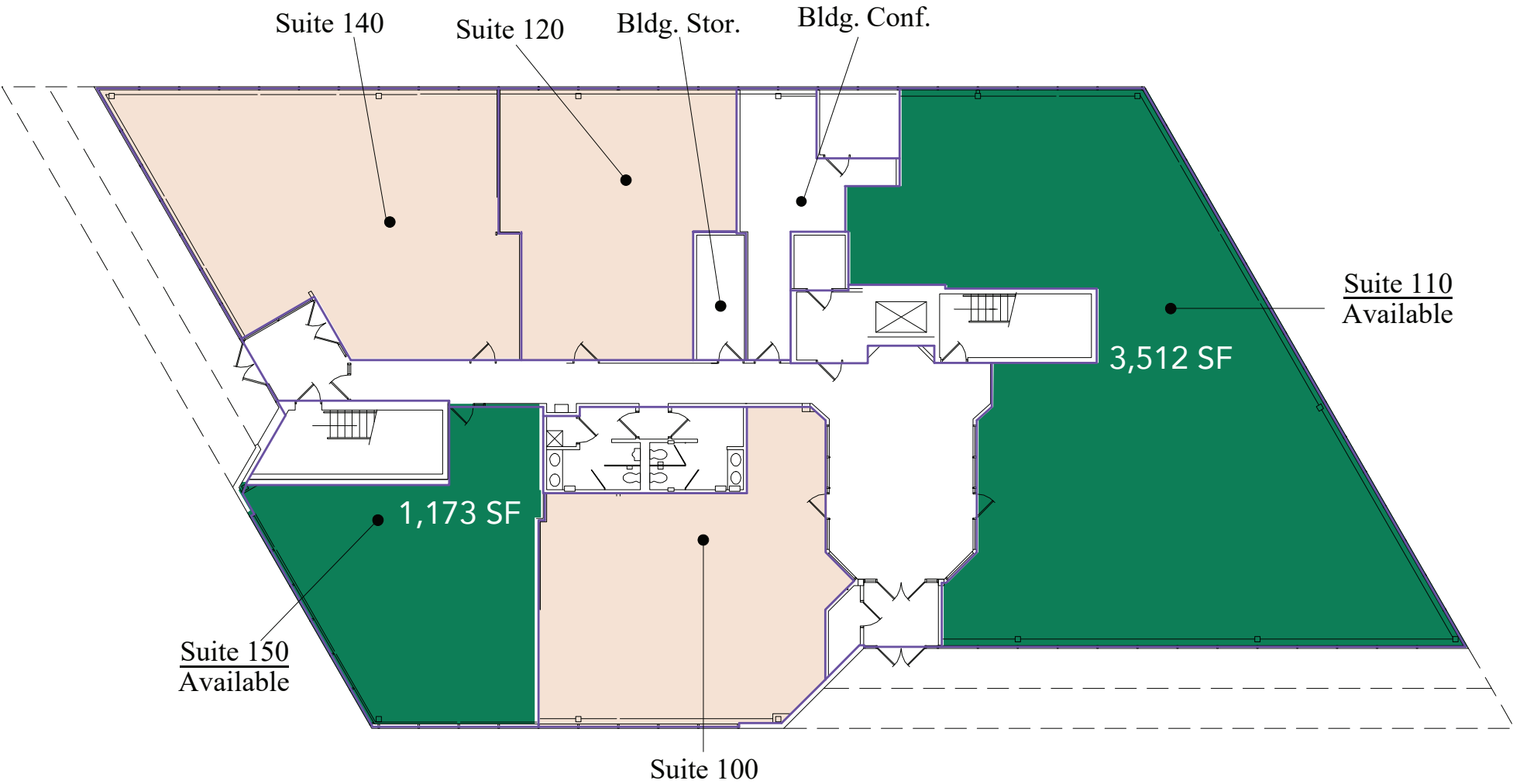
**3D Tour**

# Available Suites



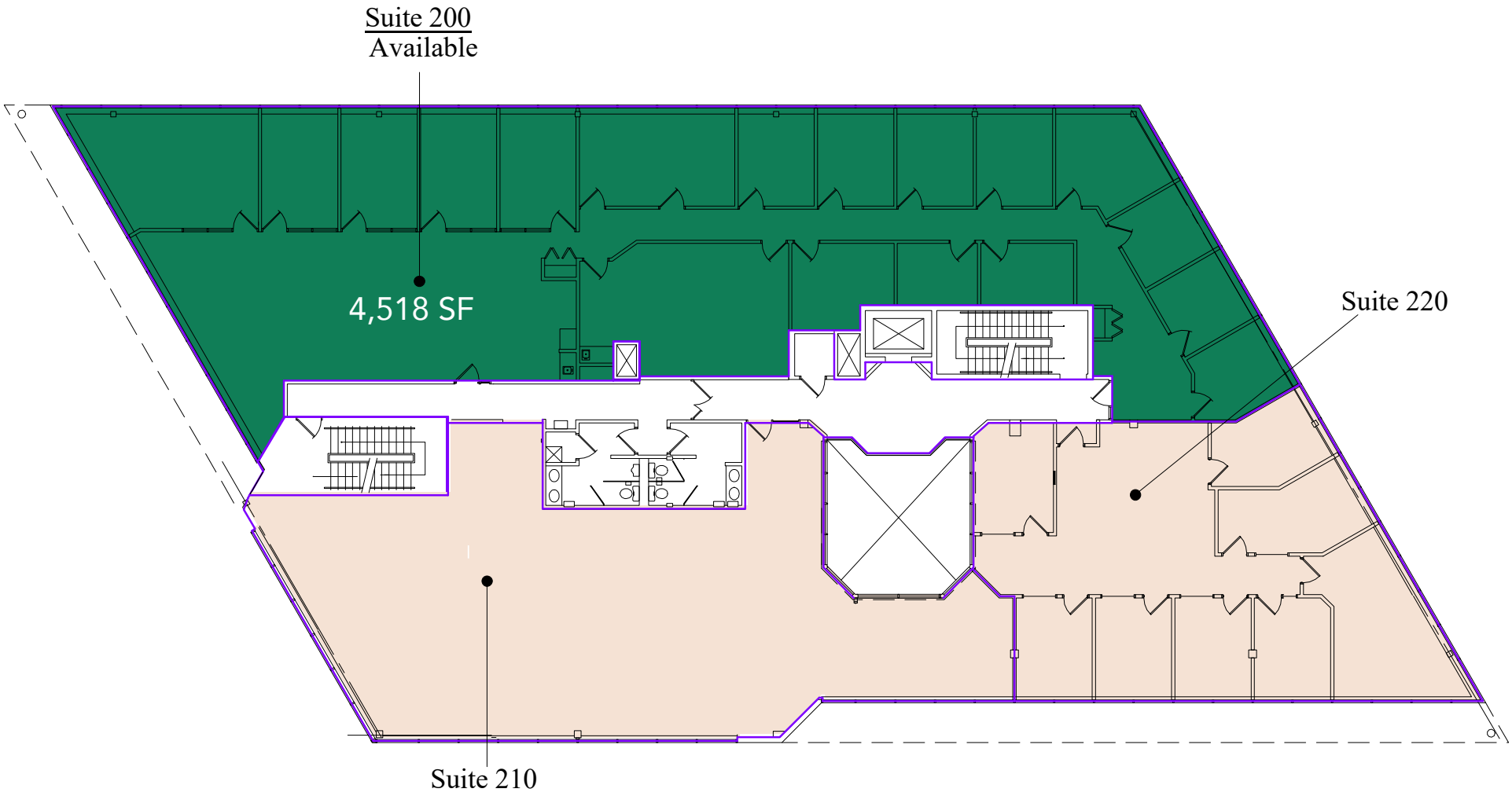
# Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space



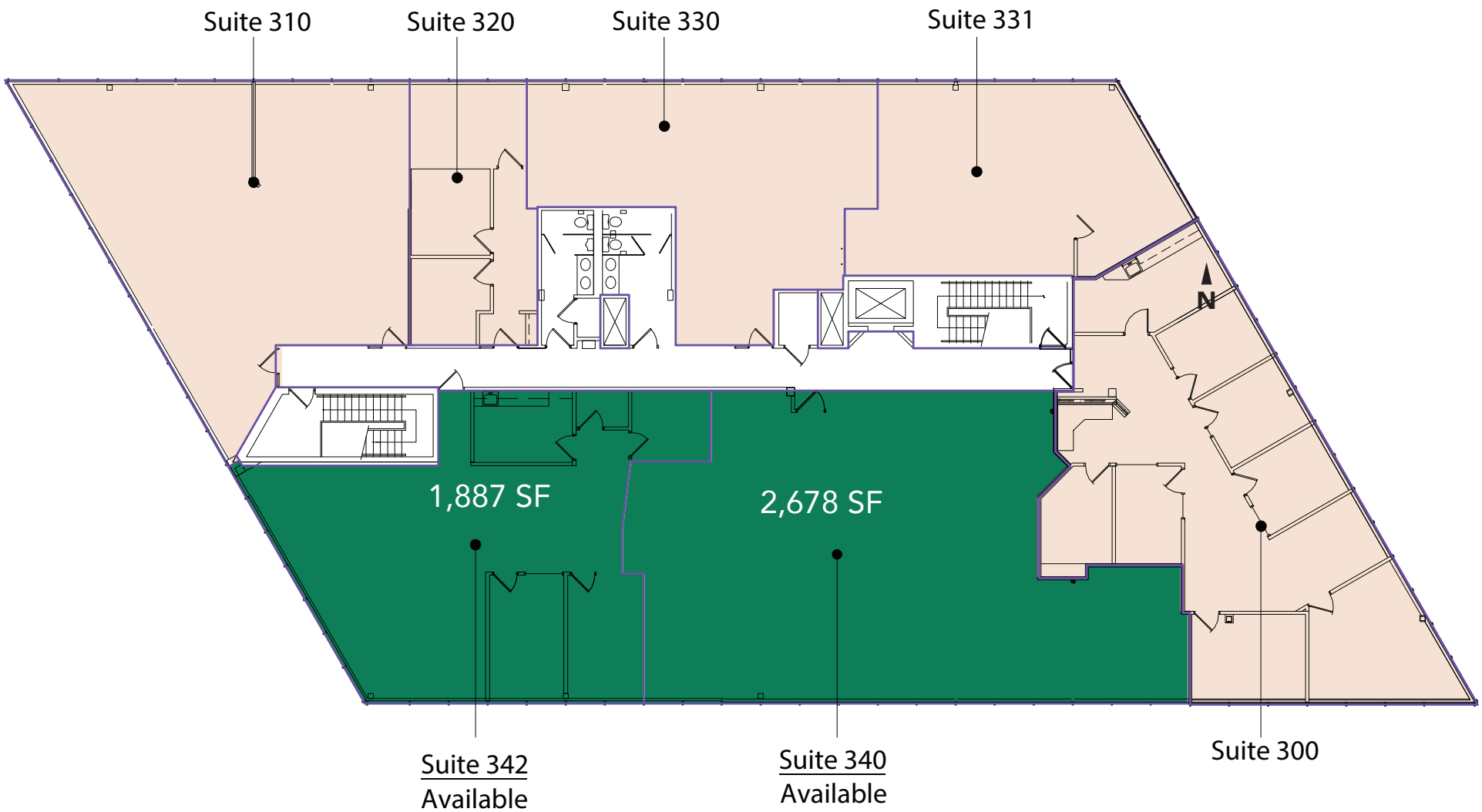
# Floor Plan - Second Floor

- Building Common Areas
- Available Space
- Occupied Space

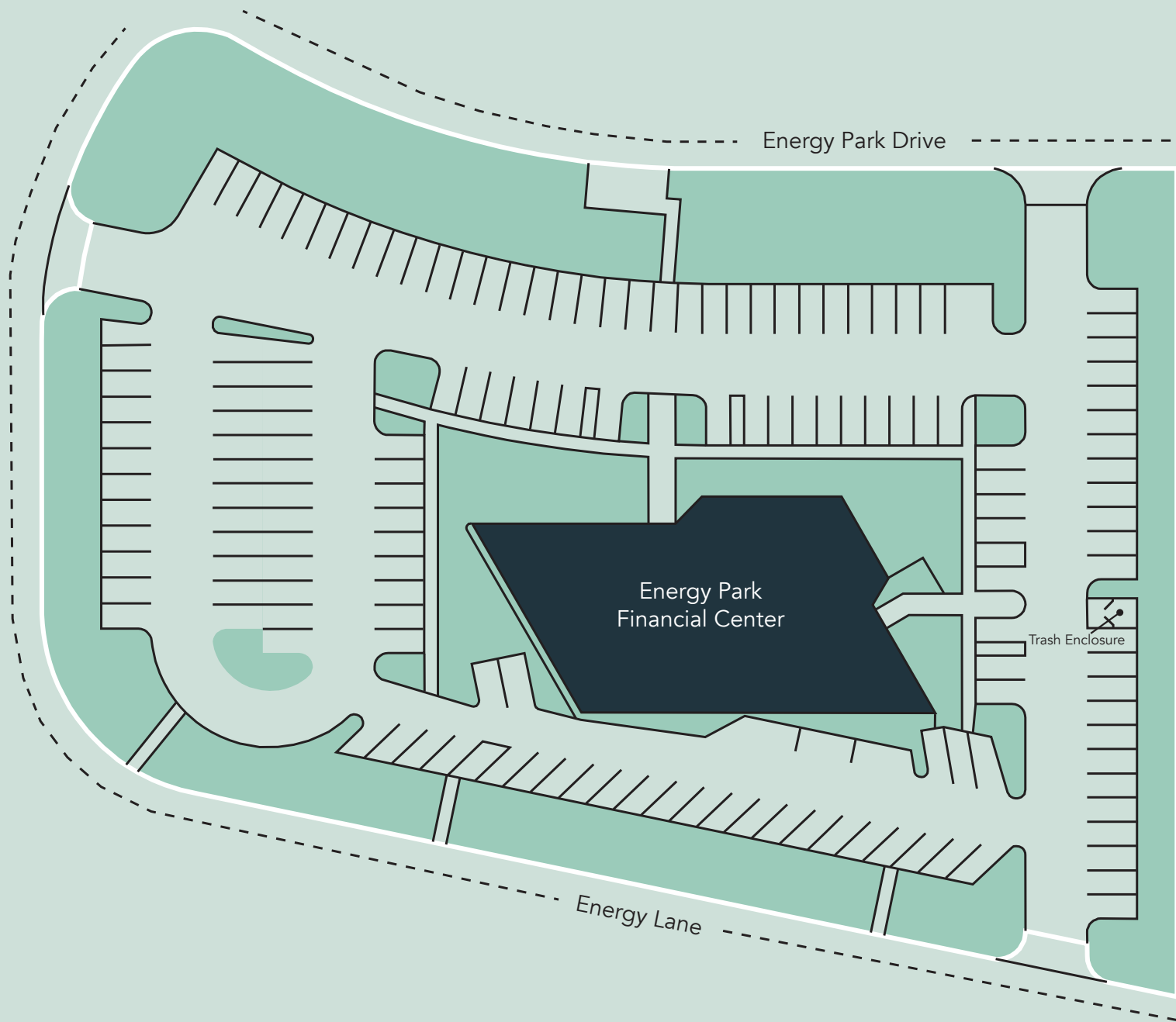


# Floor Plan - Third Floor

- Building Common Areas
- Available Space
- Occupied Space

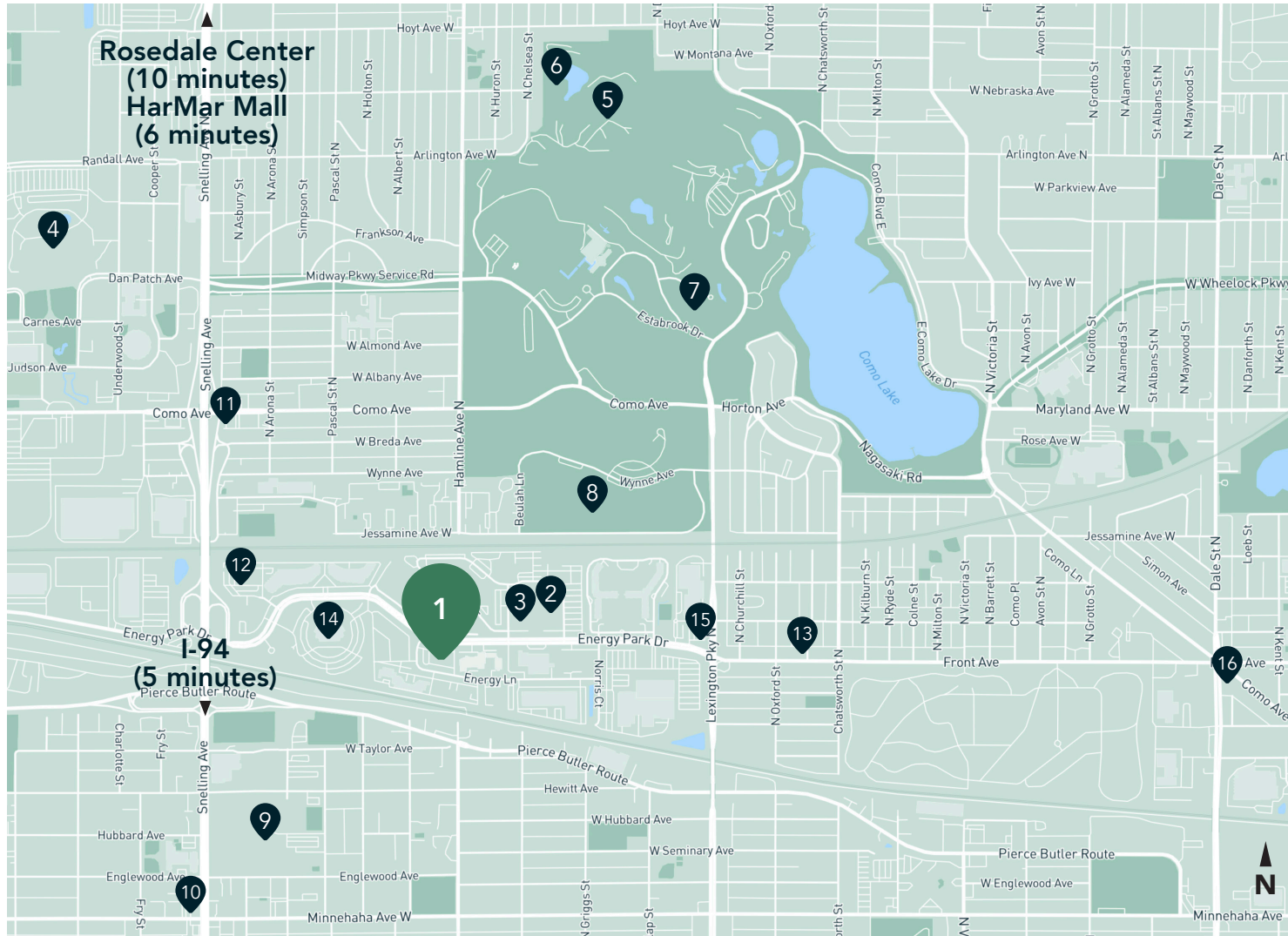


# Site Plan





# The Neighborhood



## Demographics

### 1 MILE AWAY

17,266 Population  
7,114 Households  
\$110,711 Avg. Income

### 3 MILES AWAY

160,095 Population  
65,664 Households  
\$121,595 Avg. Income

### 5 MILES AWAY

427,142 Population  
176,091 Households  
\$114,923 Avg. Income

## Hot Spots

- |                                 |                   |                          |                                   |
|---------------------------------|-------------------|--------------------------|-----------------------------------|
| 1. Energy Park Financial Center | 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             |

# Energy Park Financial Center

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AERIAL TOUR



SENIOR PROPERTY MANAGER  
LEASING AGENT

Pat Kyle

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[pkyle@wellingtonmgt.com](mailto:pkyle@wellingtonmgt.com)



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.

Main (651) 292-9844  
Fax (651) 292-0072  
[wellingtonmgt.com](http://wellingtonmgt.com)

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