

Energy Park Financial Center

1360 Energy Park Drive
St. Paul, MN 55108

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WELLINGTON
MANAGEMENT



A striking office building between the downtowns.

Energy Park Financial is a standout three-story office building located at the center of St. Paul's busy Energy Park Drive. The heavy concrete and glass structure provides abundant natural light, and is conveniently located near Highway 280, I-94, I-35W, and both downtowns. A variety of restaurants, shops and attractions can be found 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)
- Ample free parking
- 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

Space Available

Owner, Developer, Manager, Leasing

30,100 SF total; 13,768 SF available

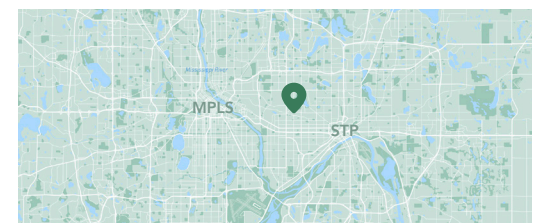
170 surface stalls, 5.7 : 1,000 SF

Three-story office building

10' clear height

Built in 1987

Energy Park Neighborhood



Available Suites



Suite 110 - 3,512 SF

3D Tour [!\[\]\(4729e517bc6a7cd81c8025b9646574fb_img.jpg\)](#)



Suite 150 - 1,173 SF



Suite 200 - 4,518 SF

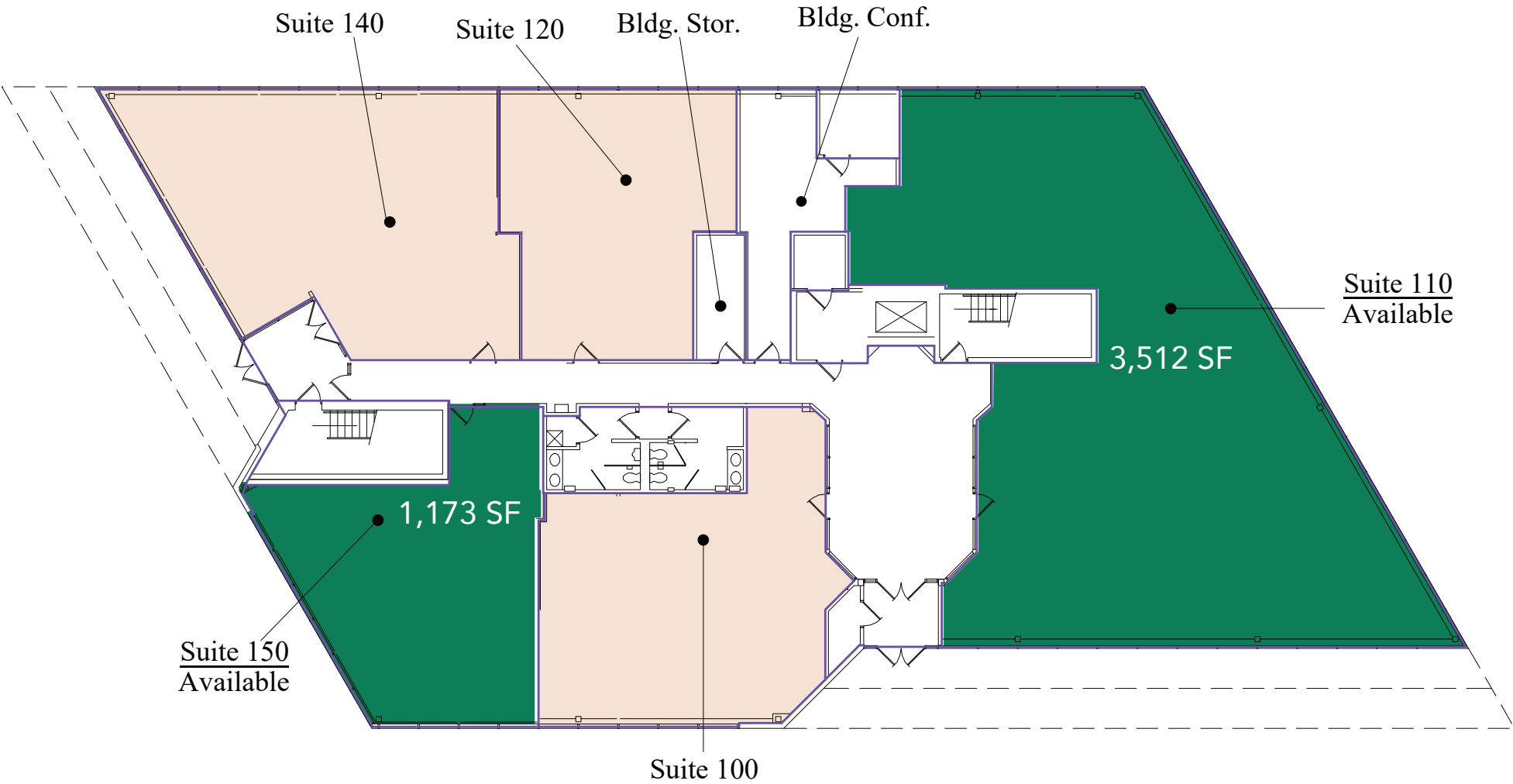
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Available Suites



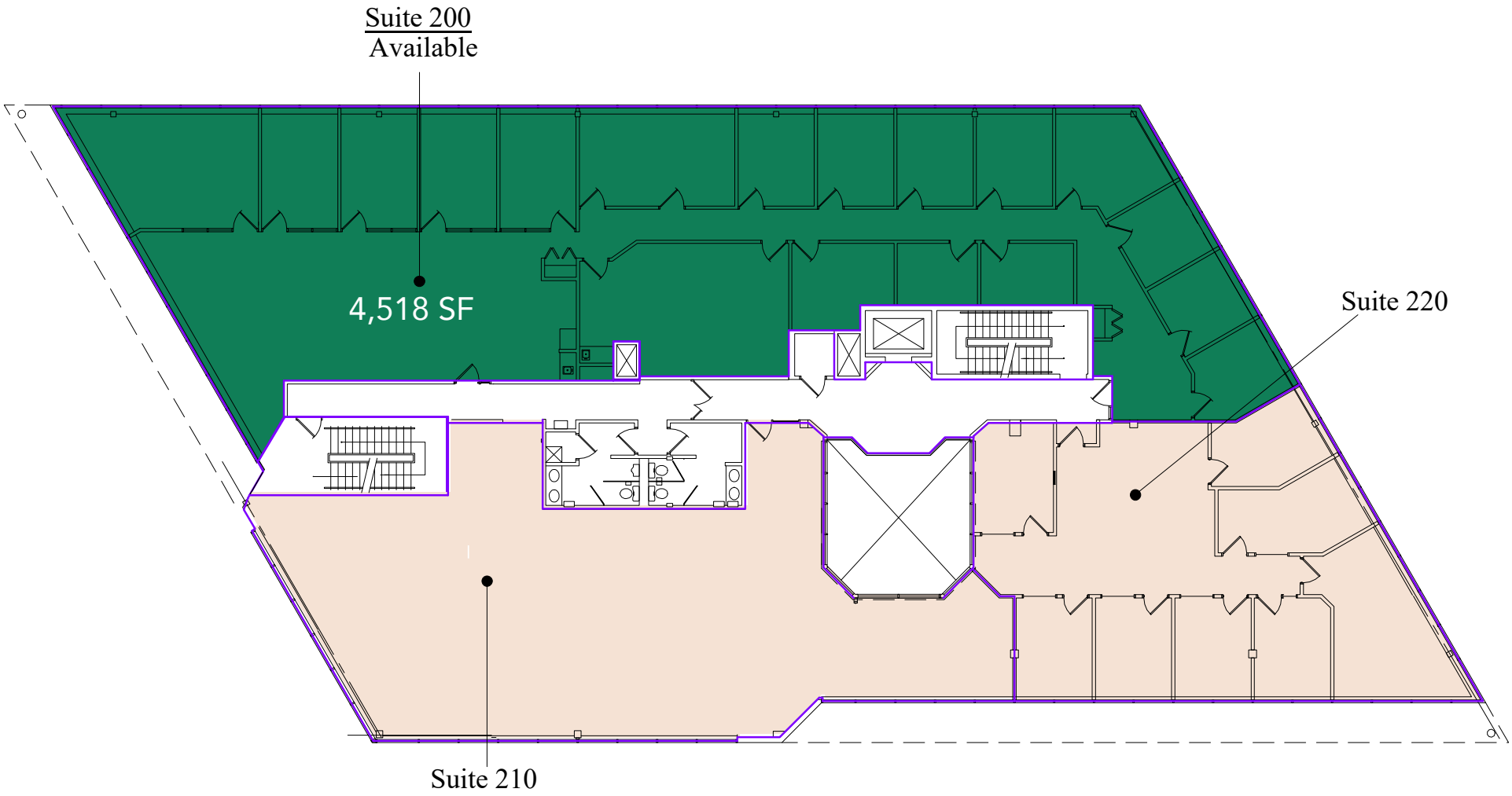
Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space



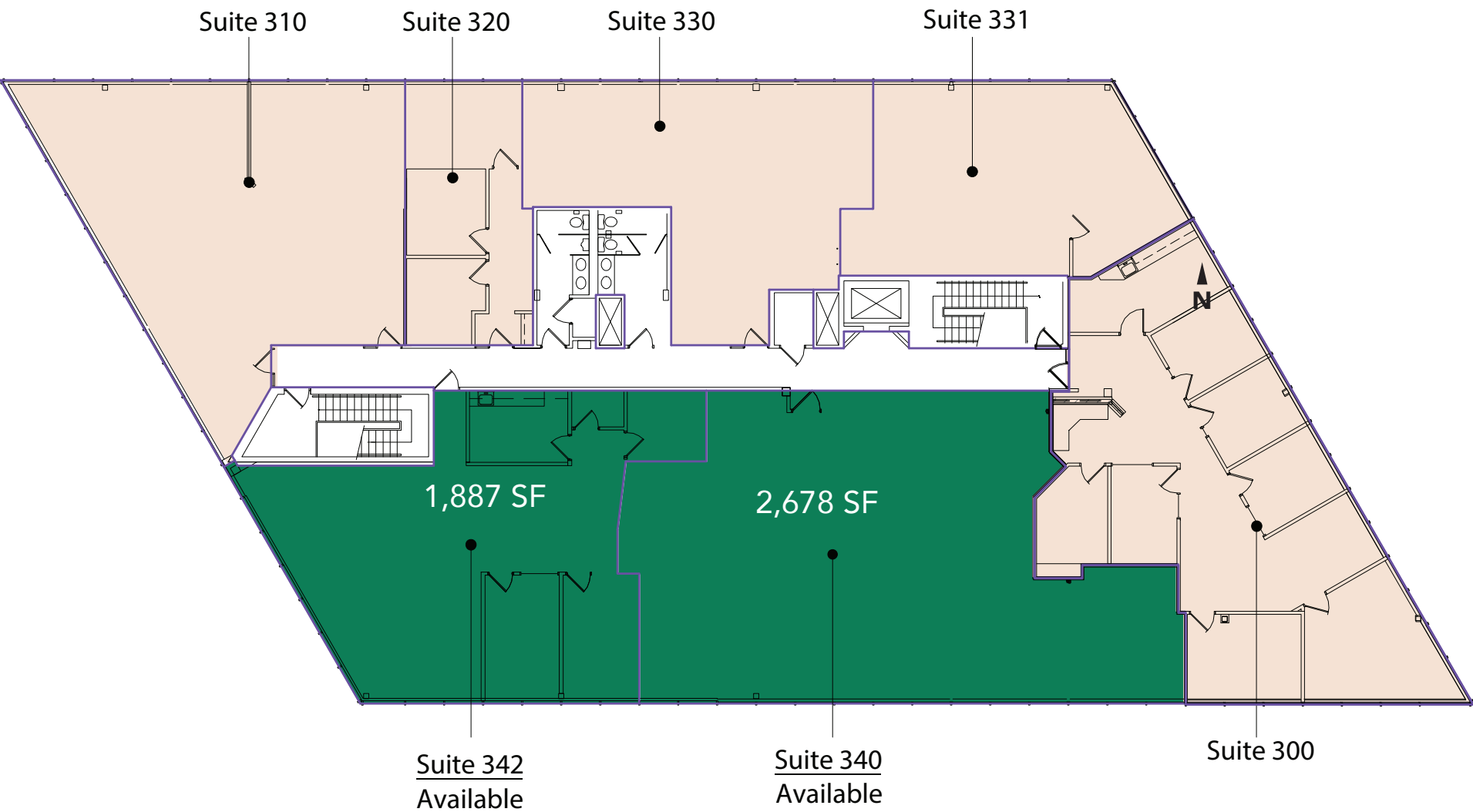
Floor Plan - Second Floor

- Building Common Areas
- Available Space
- Occupied Space

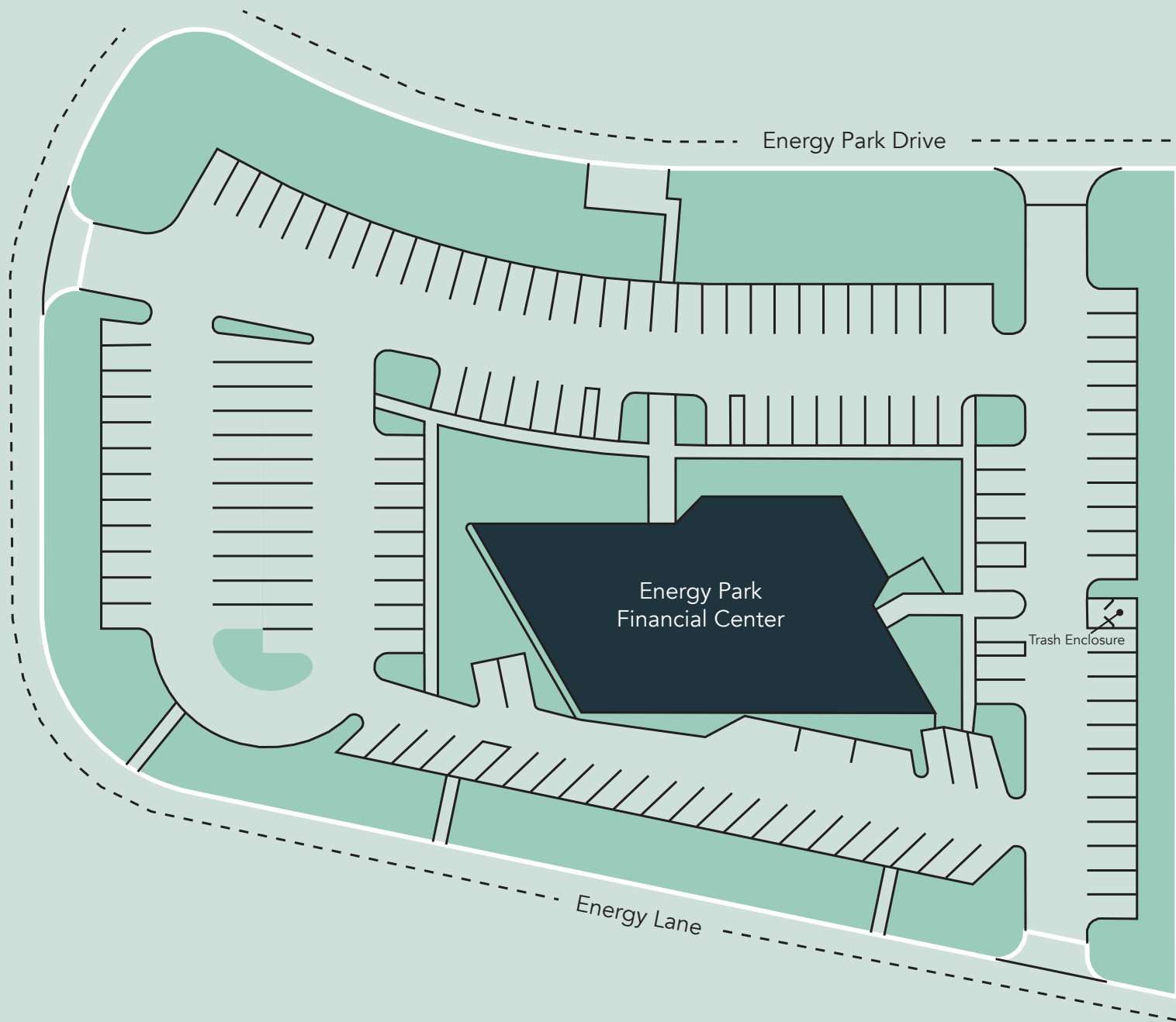


Floor Plan - Third Floor

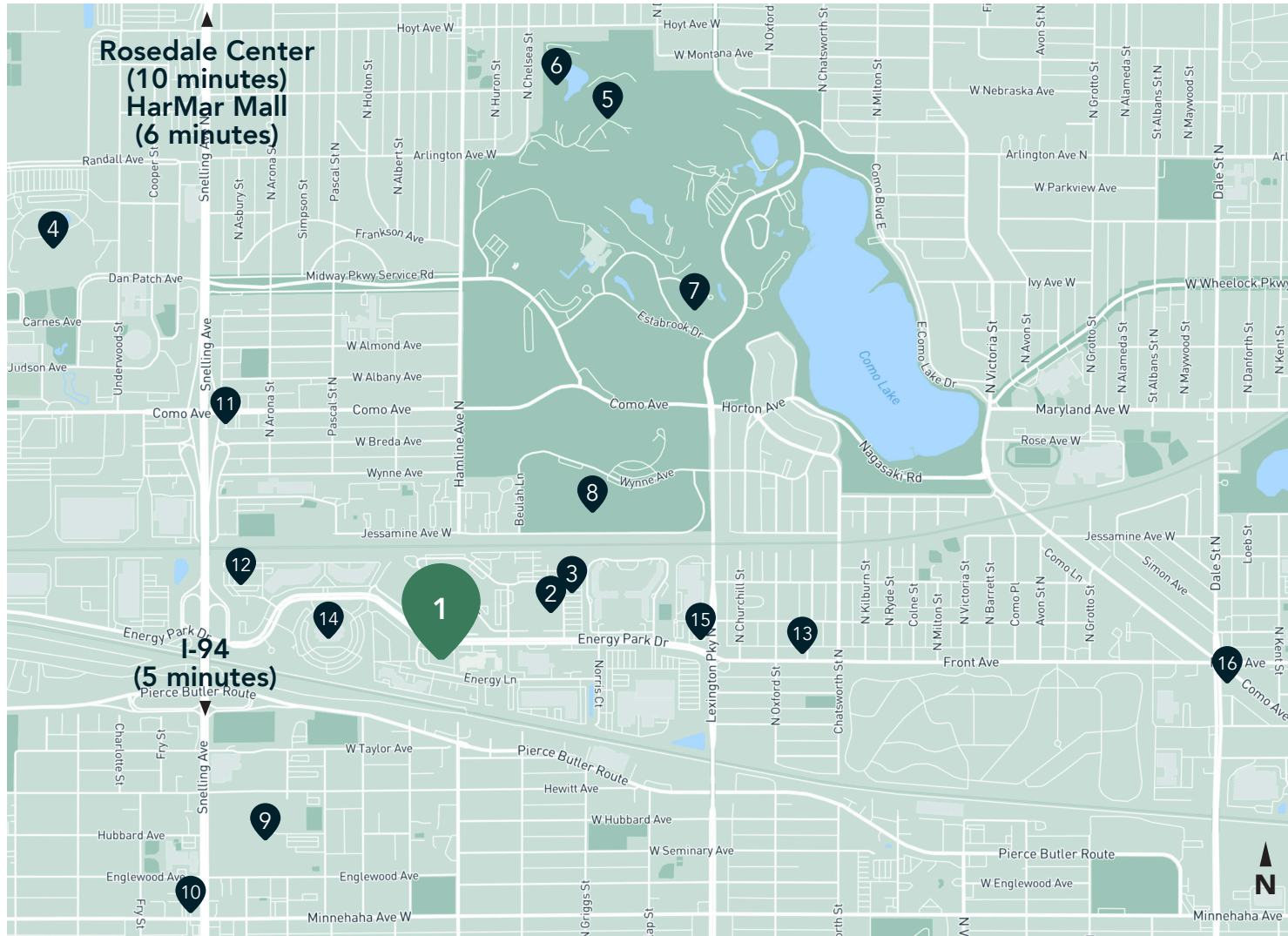
- Building Common Areas
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- Occupied Space



Site Plan



The Neighborhood



Demographics

1 MILE AWAY

17,042 Population
6,961 Households
\$103,341 Avg. Income

3 MILES AWAY

163,585 Population
66,533 Households
\$111,636 Avg. Income

5 MILES AWAY

433,239 Population
177,889 Households
\$105,938 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. The Essence Event Center | 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 |

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AERIAL TOUR



SENIOR PROPERTY MANAGER
LEASING AGENT

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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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