

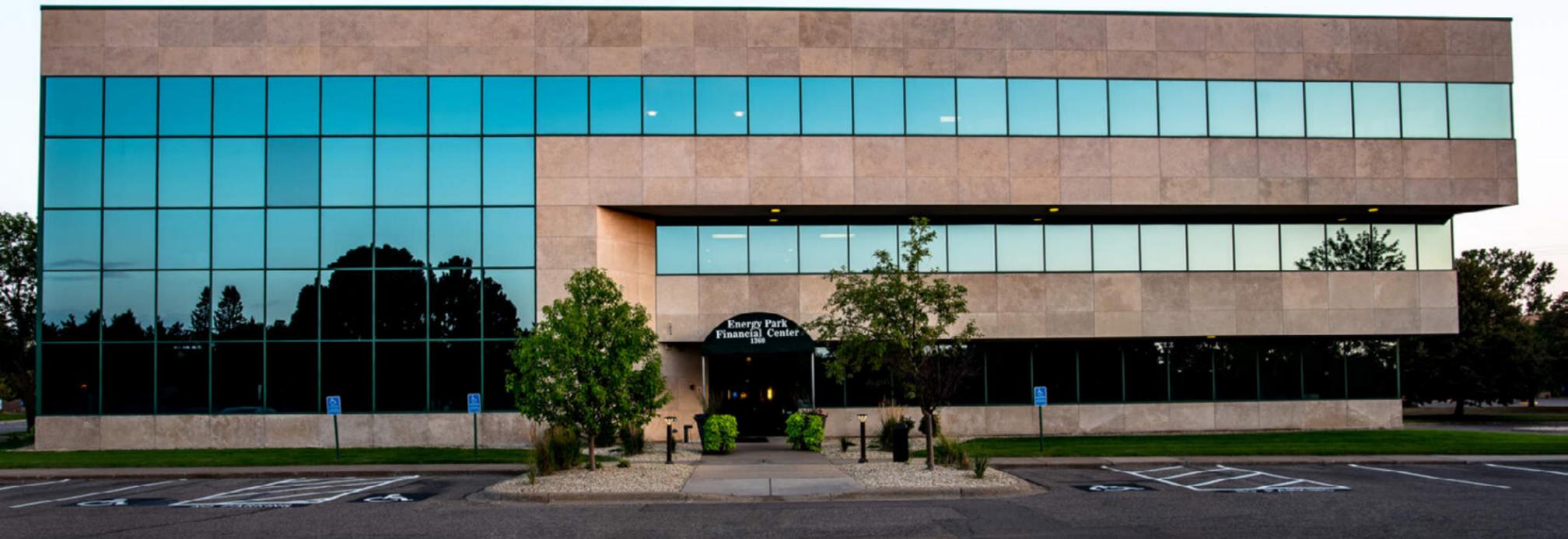
Energy Park Financial Center

1360 Energy Park Drive
St. Paul, MN 55108

Kirsten Pinger
651-999-5519
kpinger@wellingtonmgt.com



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; 13,664 SF available

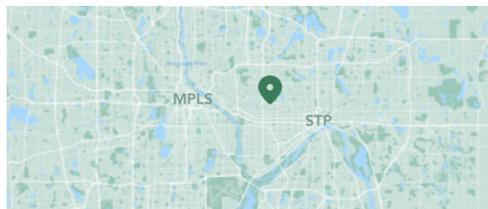
170 surface stalls, 5.7 : 1,000 SF

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

[3D Tour](#)



Suite 200 - 4,518 SF

[3D Tour](#)



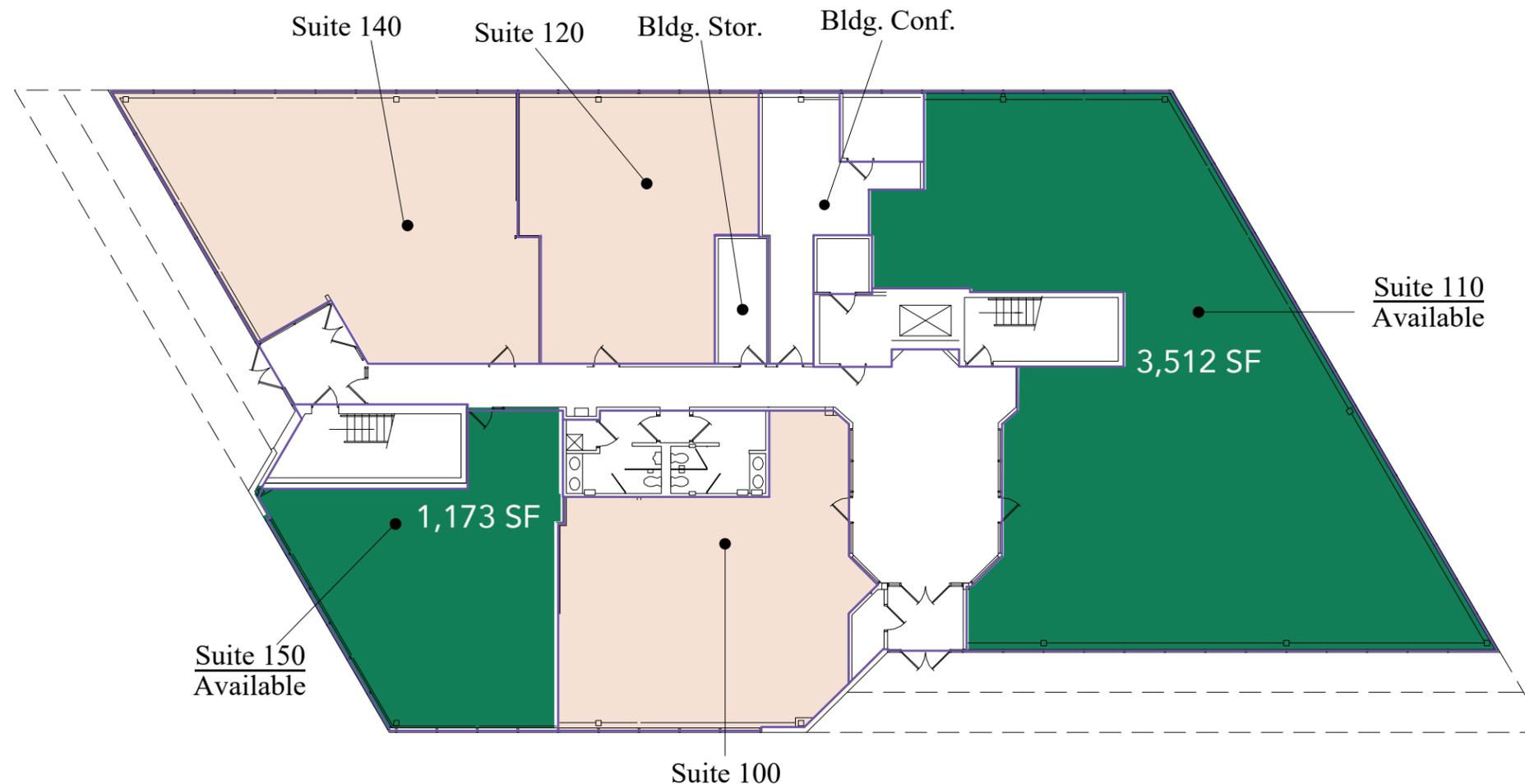
Suite 310 - 1,783 SF

Available Suites



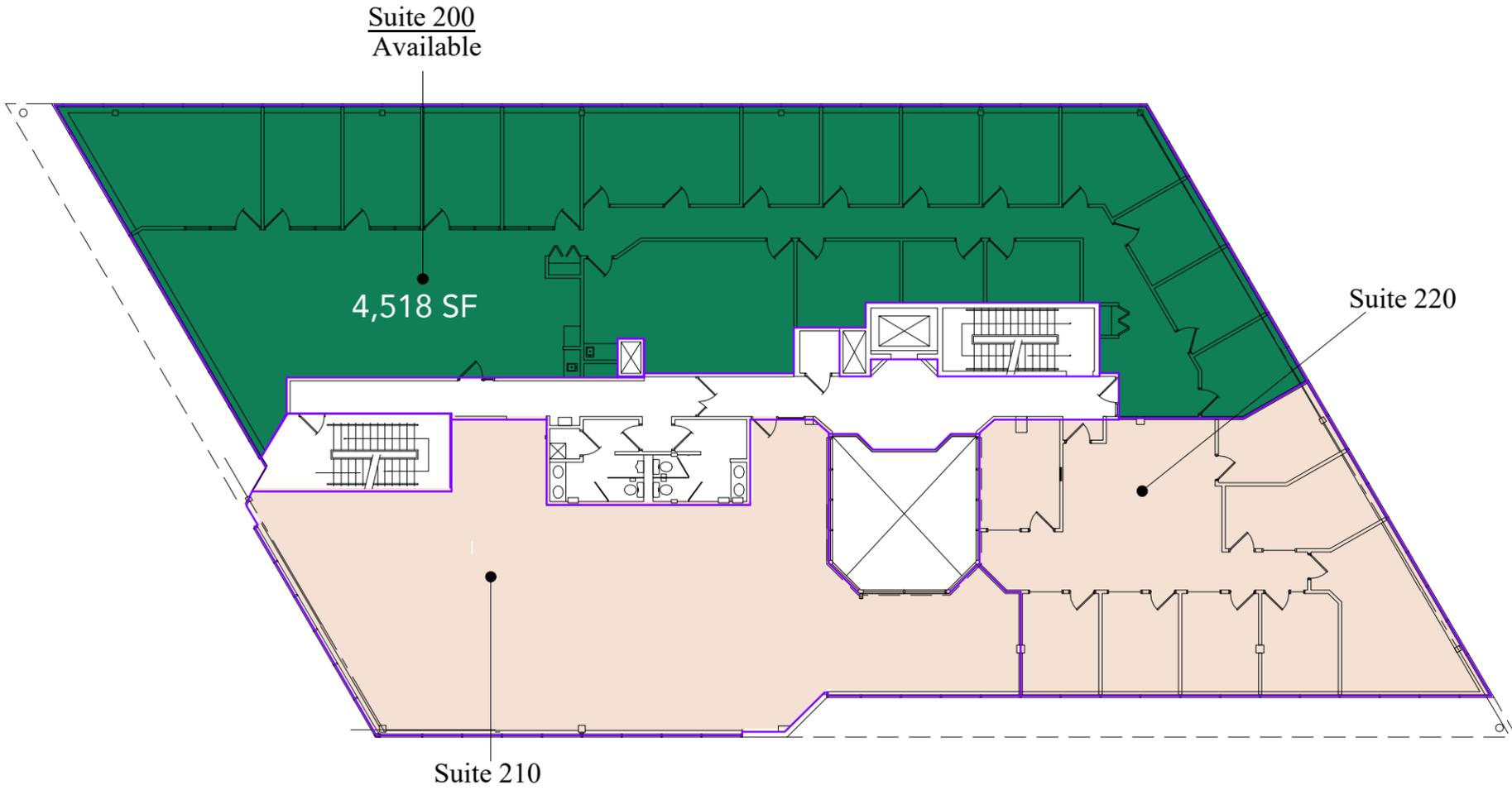
Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space



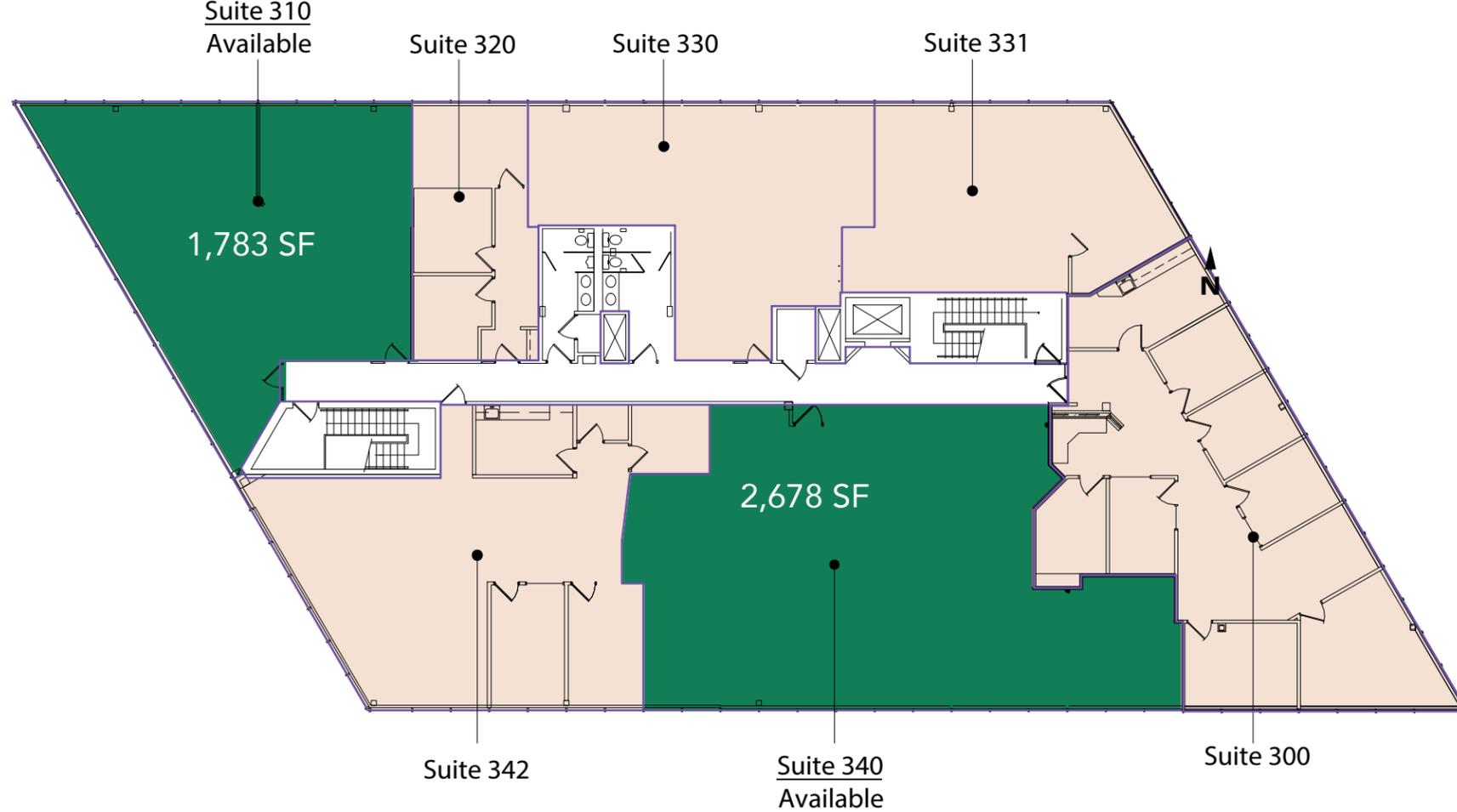
Floor Plan - Second Floor

- Building Common Areas
- Available Space
- Occupied Space



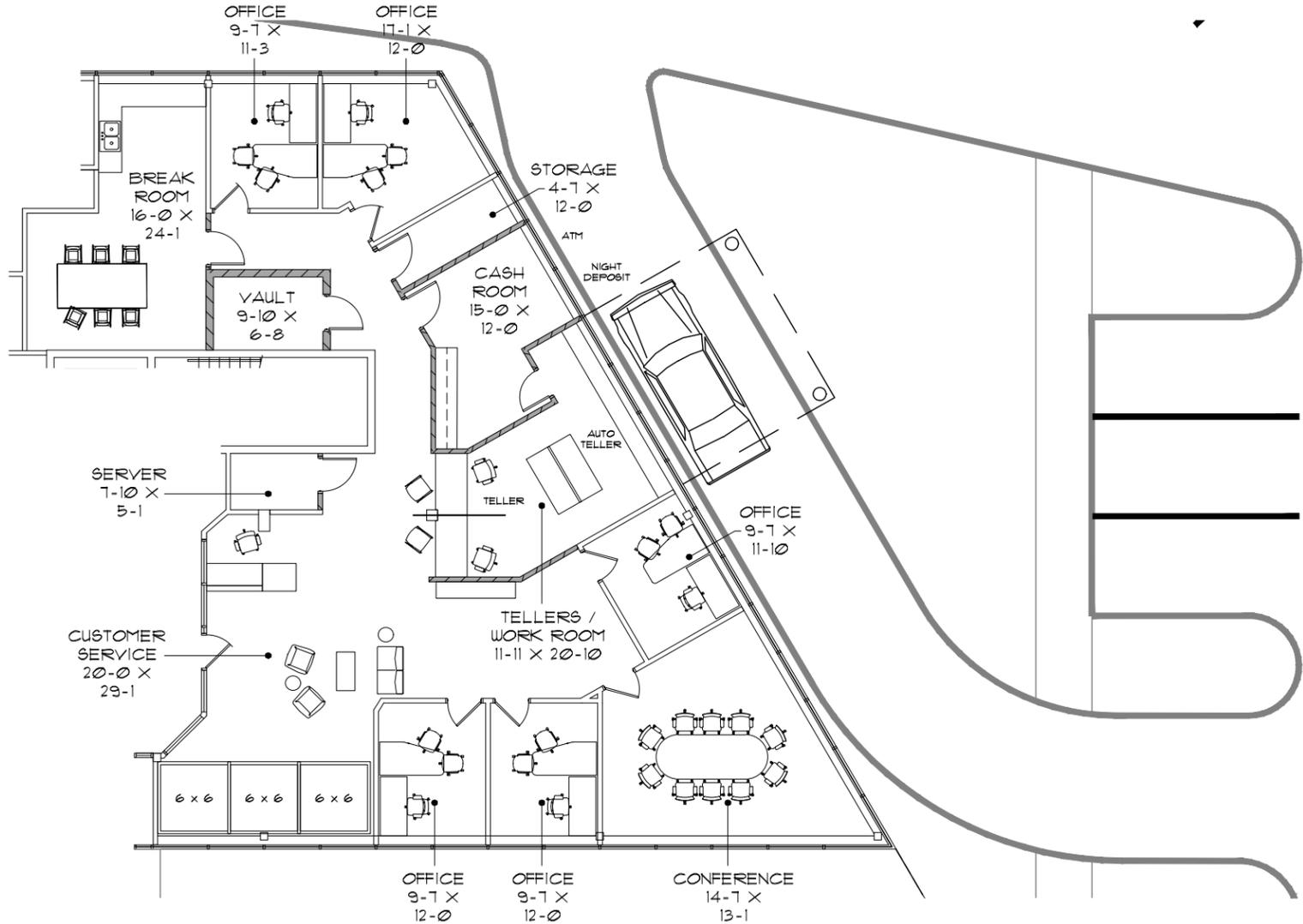
Floor Plan - Third Floor

- Building Common Areas
- Available Space
- Occupied Space

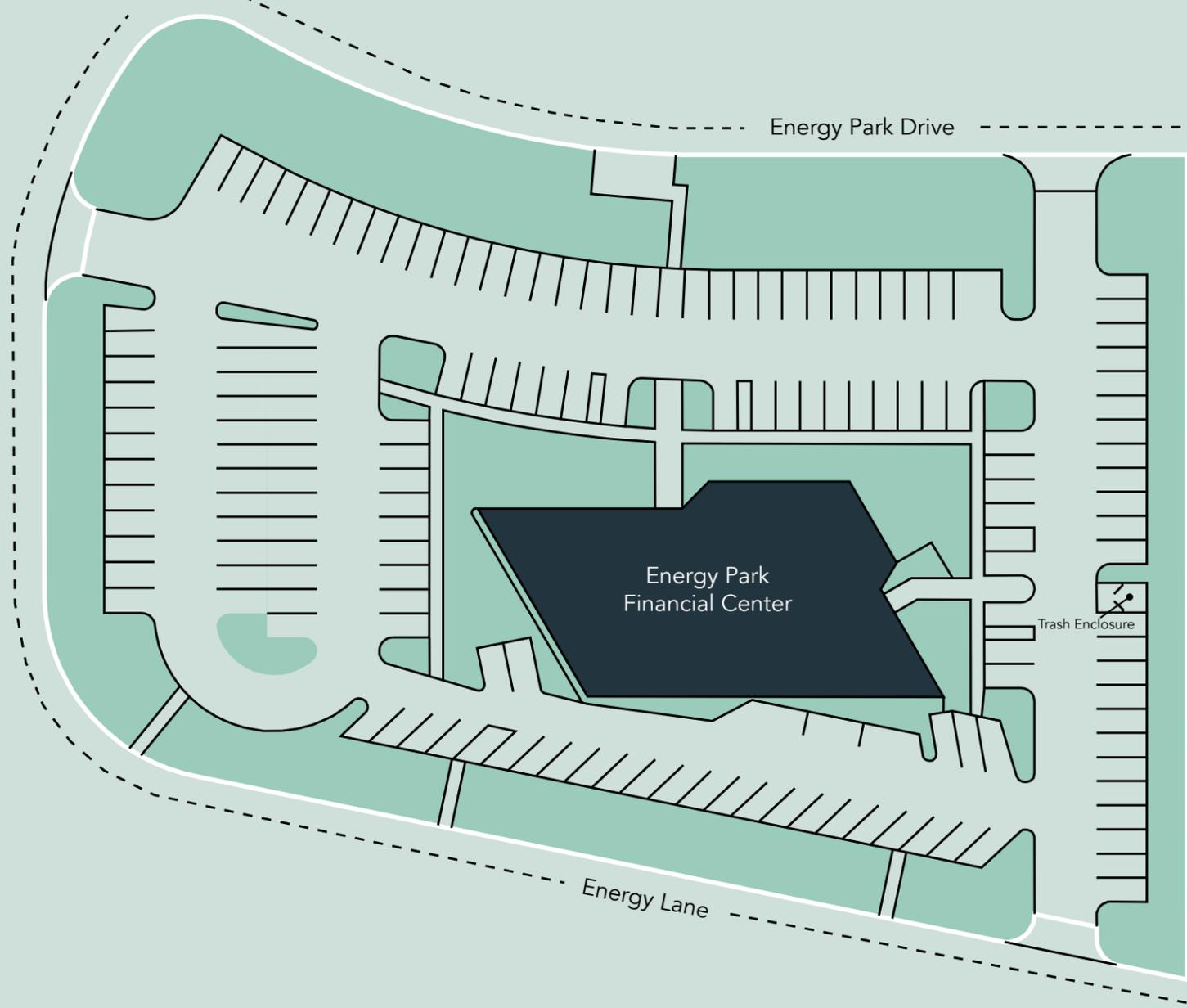


Bank Rendering

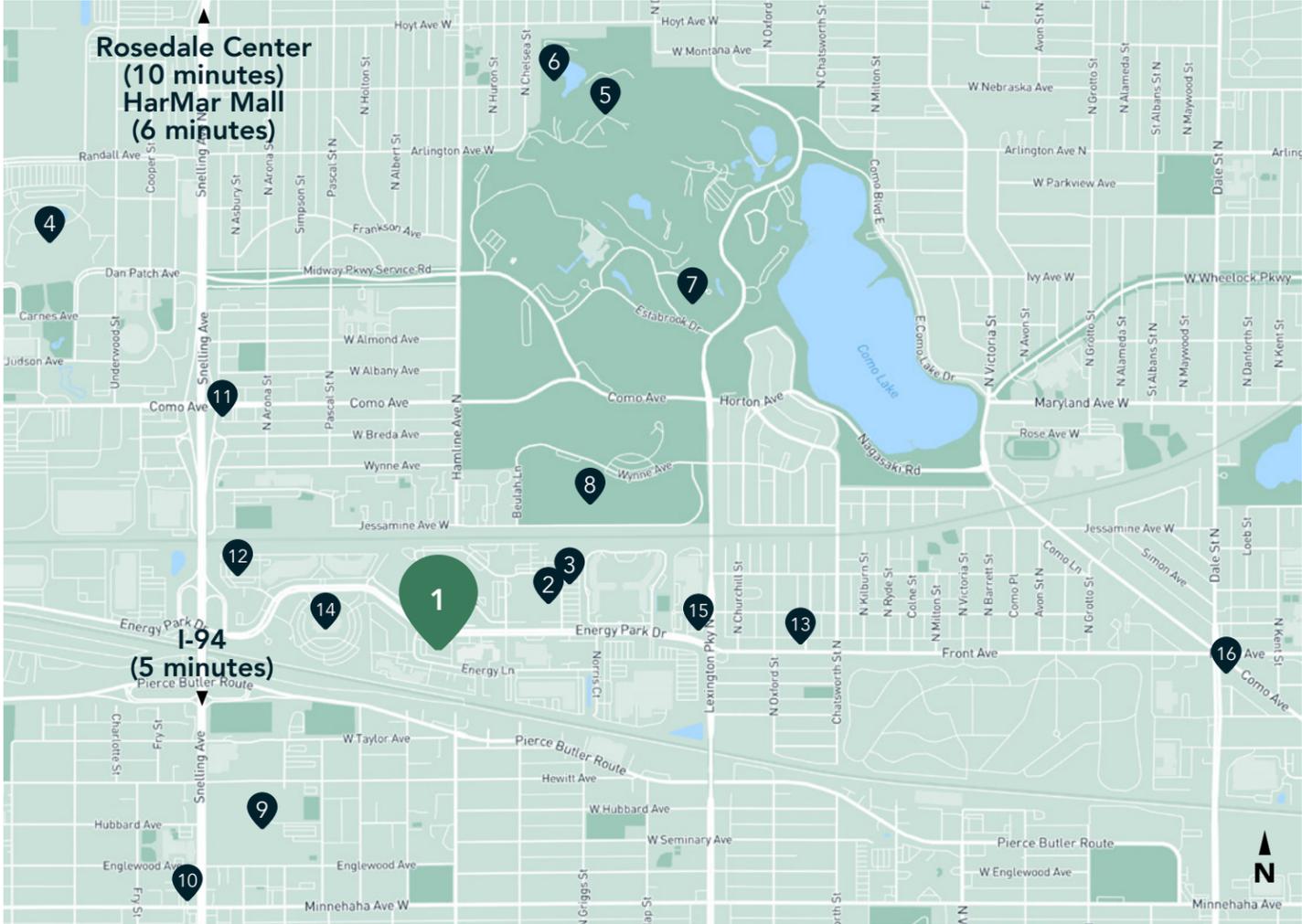
Energy Park Financial is an excellent candidate for a credit union or bank user. With abundant parking for customers, ample space for interior offices and teller stations, its ideal location in St. Paul's Energy Park, and generous space for a new drive-through, this building provides a great opportunity to be close to a large customer base at work and home.



Site Plan



The Neighborhood



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 |

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

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[AERIAL TOUR](#)



PROPERTY MANAGER
 Kirsten Pinger
 651-999-5519
kpinger@wellingtonmgt.com



LEASING AGENT
 Todd Kaufman
 651-999-5505
tkaufman@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