

# Energy Technology Center

1450 Energy Park Dr  
St. Paul, MN 55108

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***54,859 SF of office space available!***



**WELLINGTON**  
MANAGEMENT



## Modern, amenity-rich office space between the downtowns.

The impressive four-story Energy Technology Center (ETC) was originally built in 1982 by Control Data Corporation and acquired by Wellington in 1995 to be converted into the largest multi-tenant office building in Energy Park. ETC occupies a 14-acre site in the heart of St. Paul's Energy Park business district, conveniently situated 10 minutes from either downtown with easy access to nearby freeways I-94, MN-36, I-35, and MN-280. Tenants and their employees benefit from easy access to the Rosedale Mall, HarMar Mall, and Midway shopping centers, including numerous nearby restaurants, retailers, and parks.

ETC boasts many amenities including fiber internet, indoor bike storage, an onsite fitness center with private showers, a modern vending cafeteria with ample common area seating, scheduled outdoor food vendors, over 850 well-lit surface parking stalls, two truck-height loading docks and one drive-in door, one large freight elevator, and three passenger elevators.

The interior atrium and numerous windows allow ample natural light into the building, and the beautiful landscaping and shade trees at patio seating areas help integrate the natural appeal of the site with the streamlined office features. Optional building signage and two exterior monument signs allow for maximum exposure for all tenants.

### Space Available

Owner, Manager, Leasing

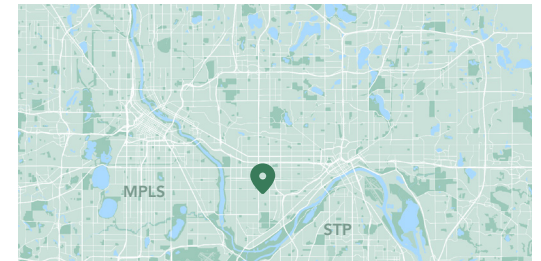
236,000 SF total; 54,859 SF available

854 surface stalls, 3.6 : 1,000

Four-story office building

Built in 1982

Energy Park



### HIGHLIGHTS

- Exterior building signage opportunity
- Convenient access to the freeway system and both downtowns
- Close to Rosedale and HarMar malls, restaurants, and other retail
- Beautiful landscaping (shade trees, outdoor patios, walking path)
- Spacious upgraded common areas, including a fitness center, bike room and vending/café
- Fiber optic internet available
- Along Metro Transit bus line 3B
- 11-13' clear heights





# Explore ETC's Amenities



Secure mail room



Lower-level common area



Fitness Center



Loading docks & drive-in door



# Available Suites



**WELLINGTON**  
MANAGEMENT

**Lower Level - 680-25,072 SF**



**Suite 100B - 2,807 SF**

**3D Tour** 



**Suite 147 - 2,563 SF**

**3D Tour** 



# Available Suites



Suite 300 - 20,073 SF

3D Tour 



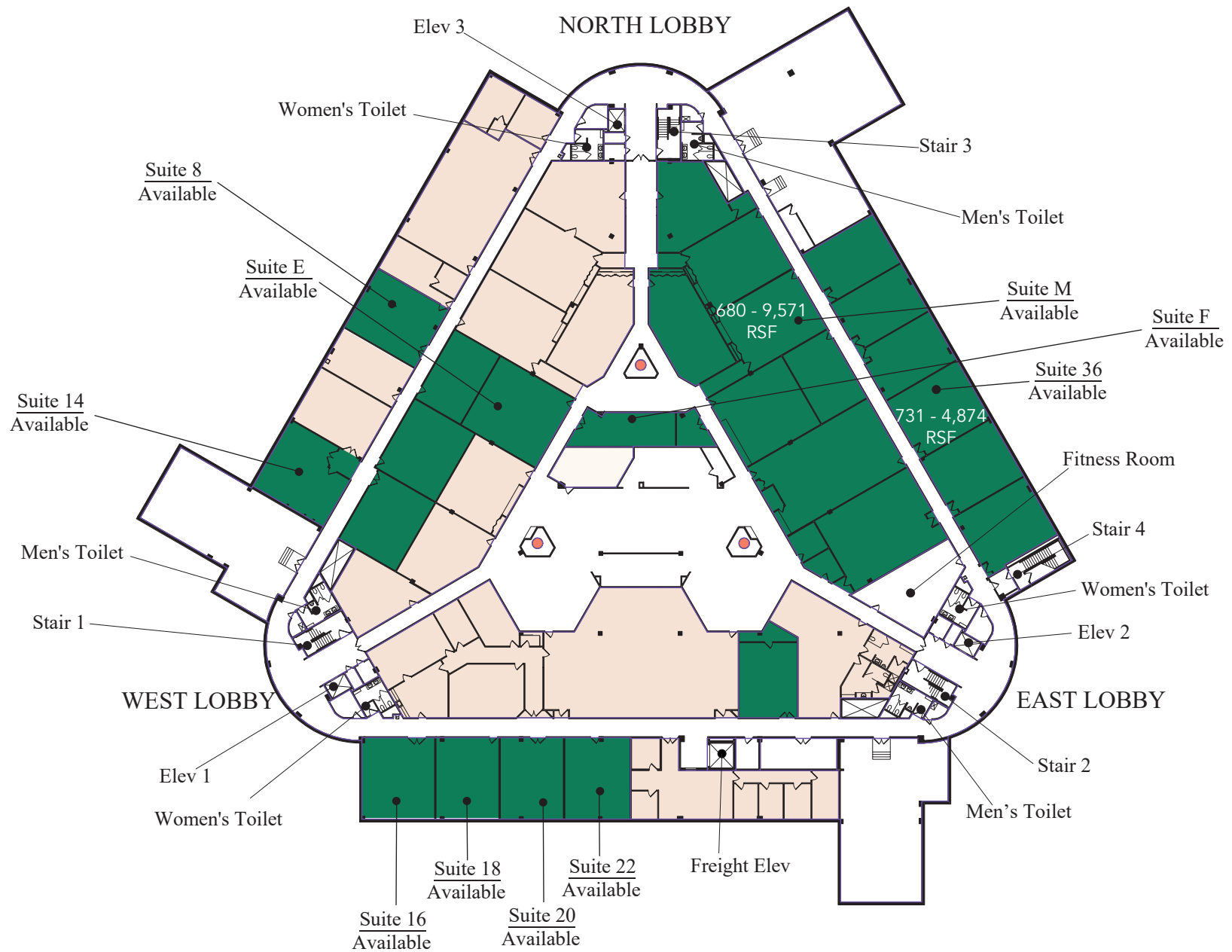
Suite 375 - 4,344 SF

3D Tour 



# Floor Plan - Lower Level

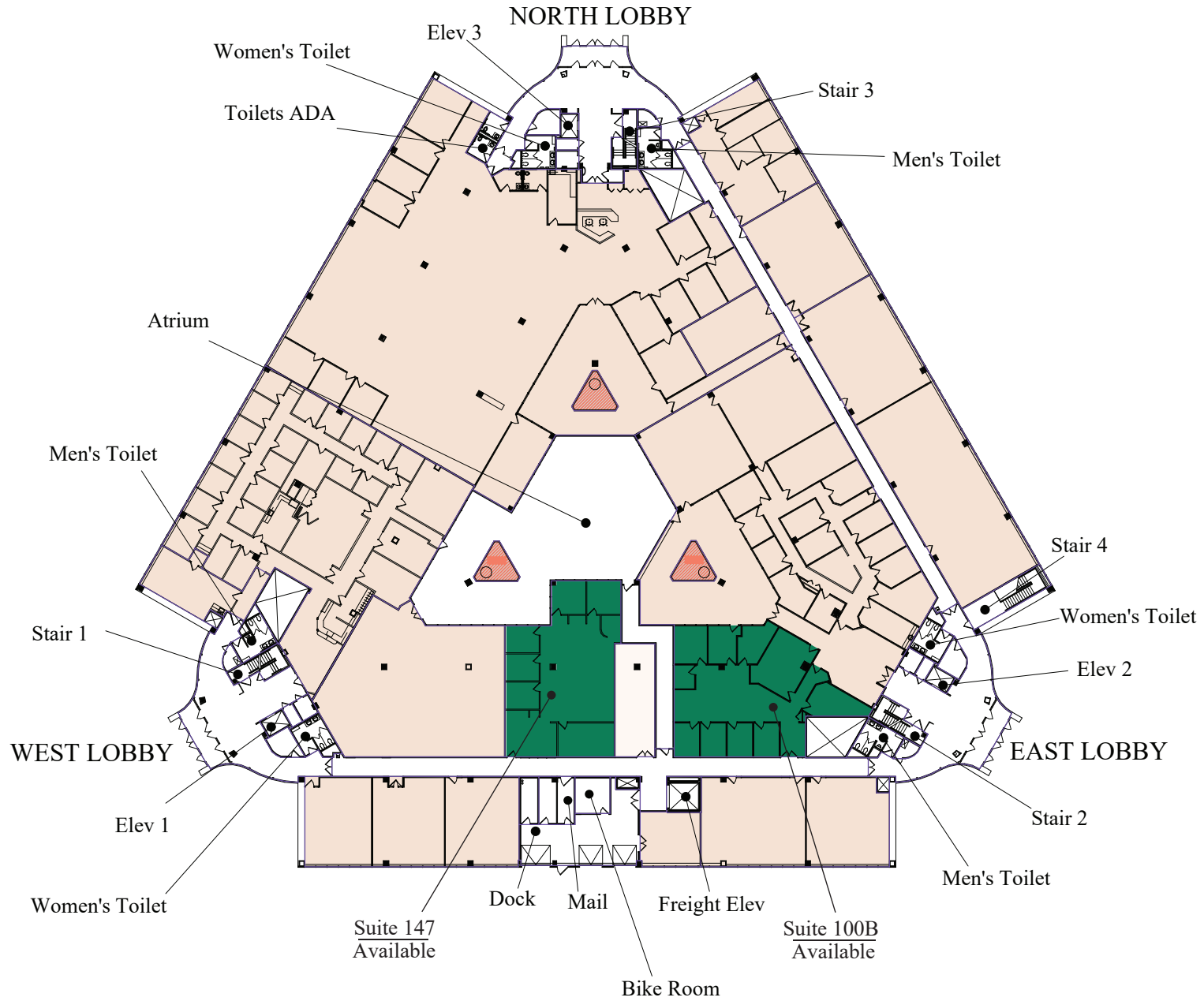
- Building Common Areas
- Available Space
- Occupied Space





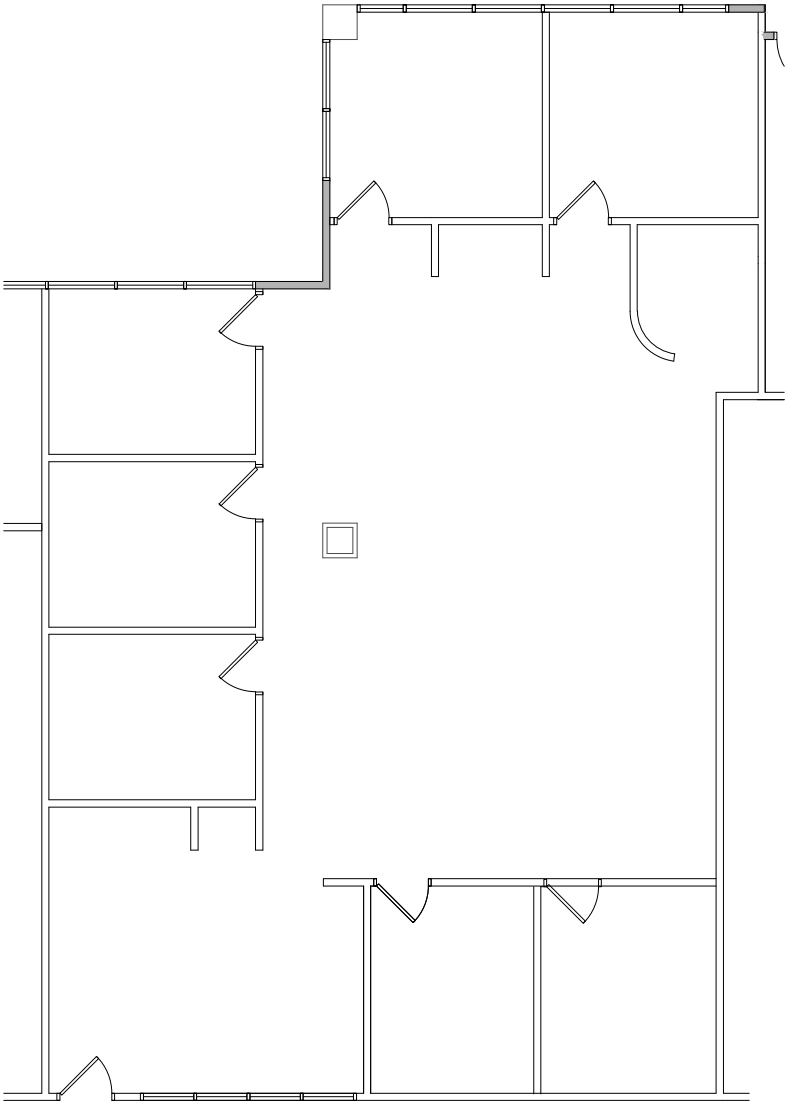
# Floor Plan - Level 1

- Building Common Areas
- Available Space
- Occupied Space



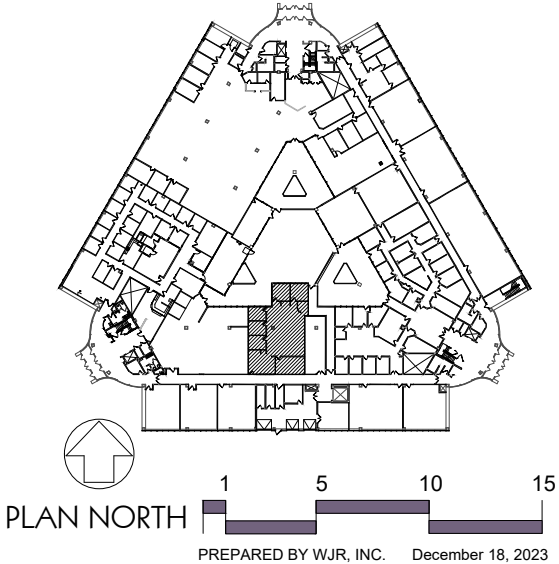


# Floor Plan - Available Suite 147



Suite 147 - 2,563 RSF

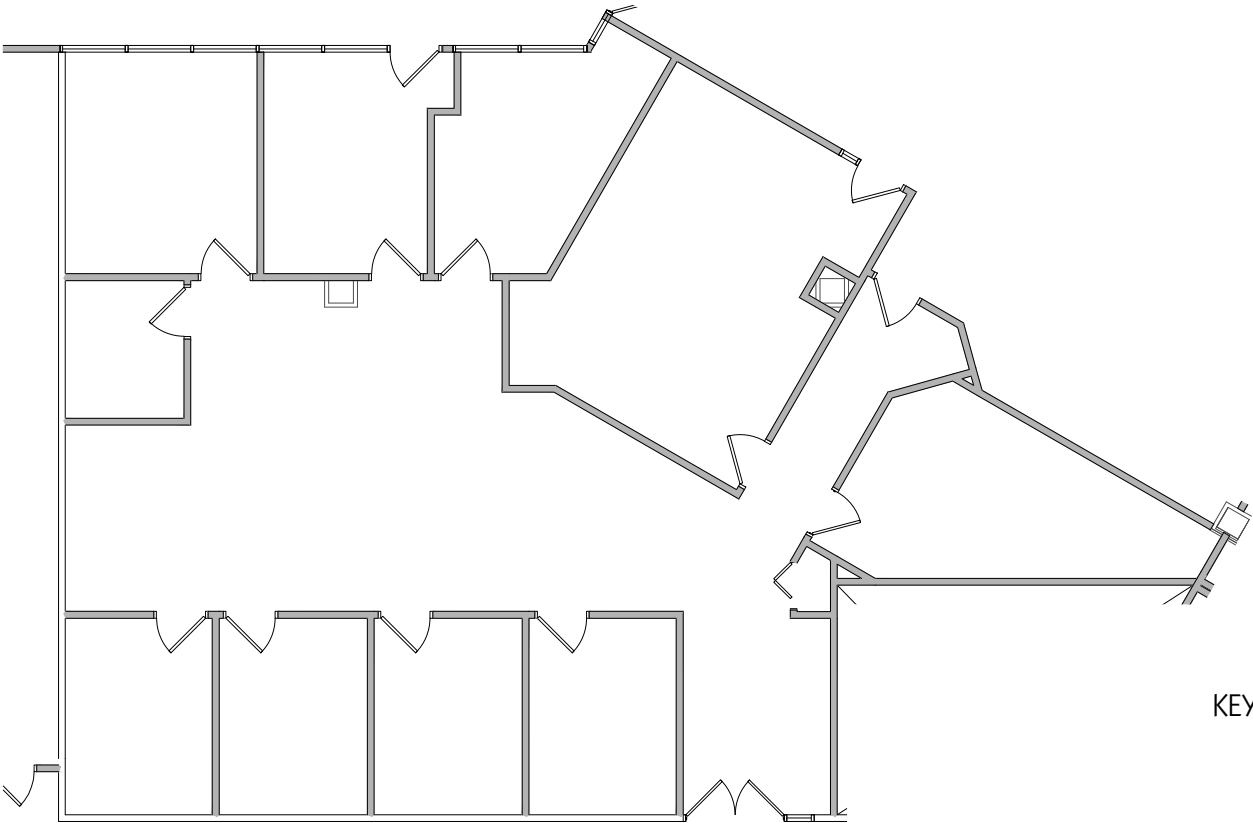
KEY PLAN - 1ST FLOOR



PREPARED BY WJR, INC. December 18, 2023

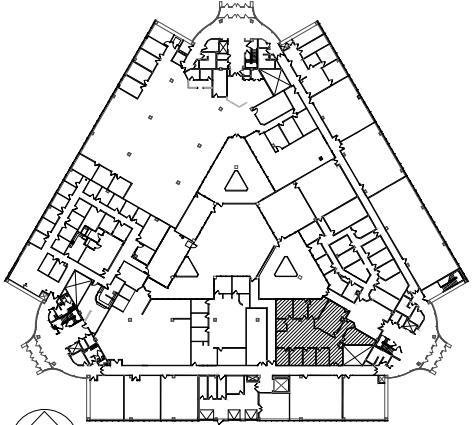


# Floor Plan - Available Suite 100B



Suite 100B - 2,807 RSF

KEY PLAN - 1ST FLOOR



PLAN NORTH



# Floor Plan - Level 2

- Building Common Areas
- Available Space
- Occupied Space





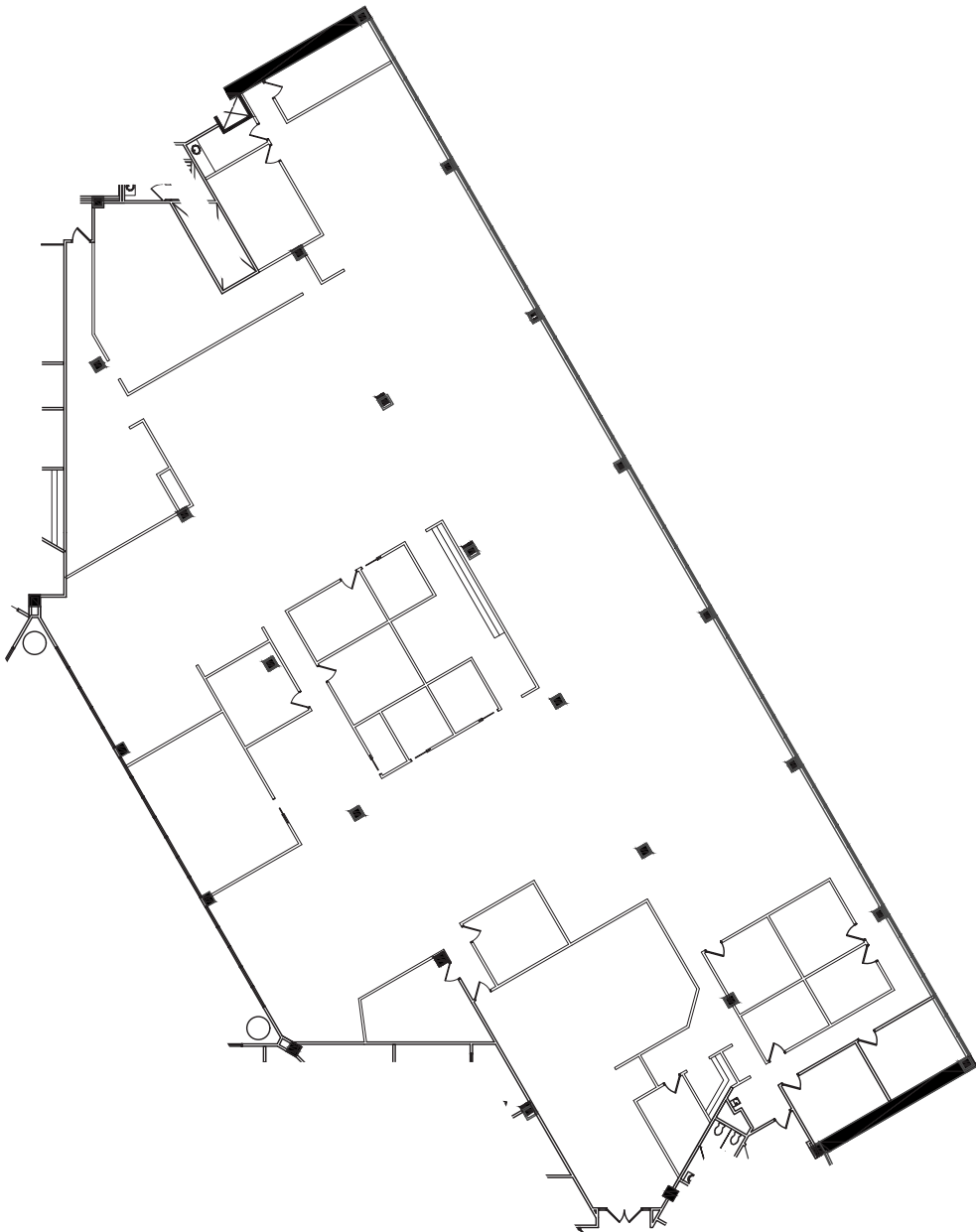
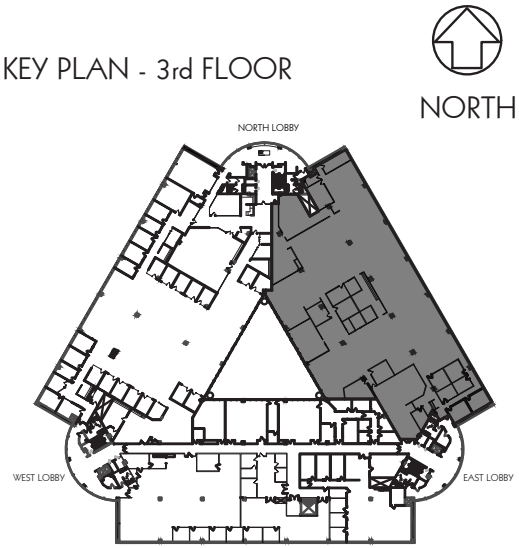
# Floor Plan - Level 3

- Building Common Areas
- Available Space
- Occupied Space



# Floor Plan - Available Suite 300

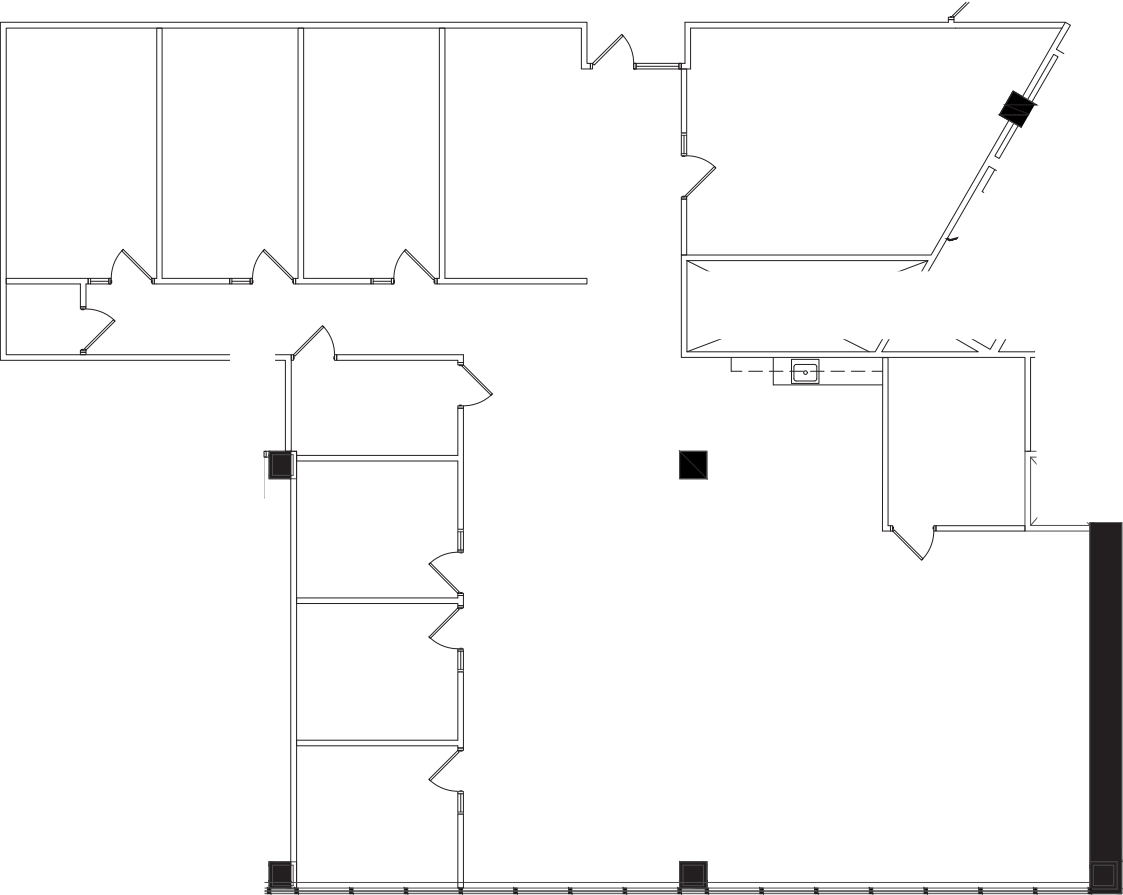
KEY PLAN - 3rd FLOOR



Suite 300 - 20,073 RSF

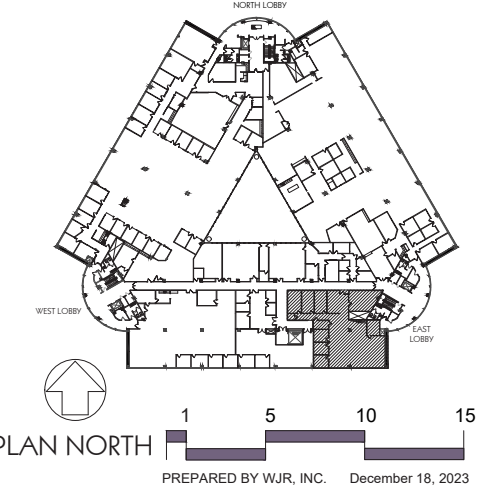


# Floor Plan - Available Suite 375

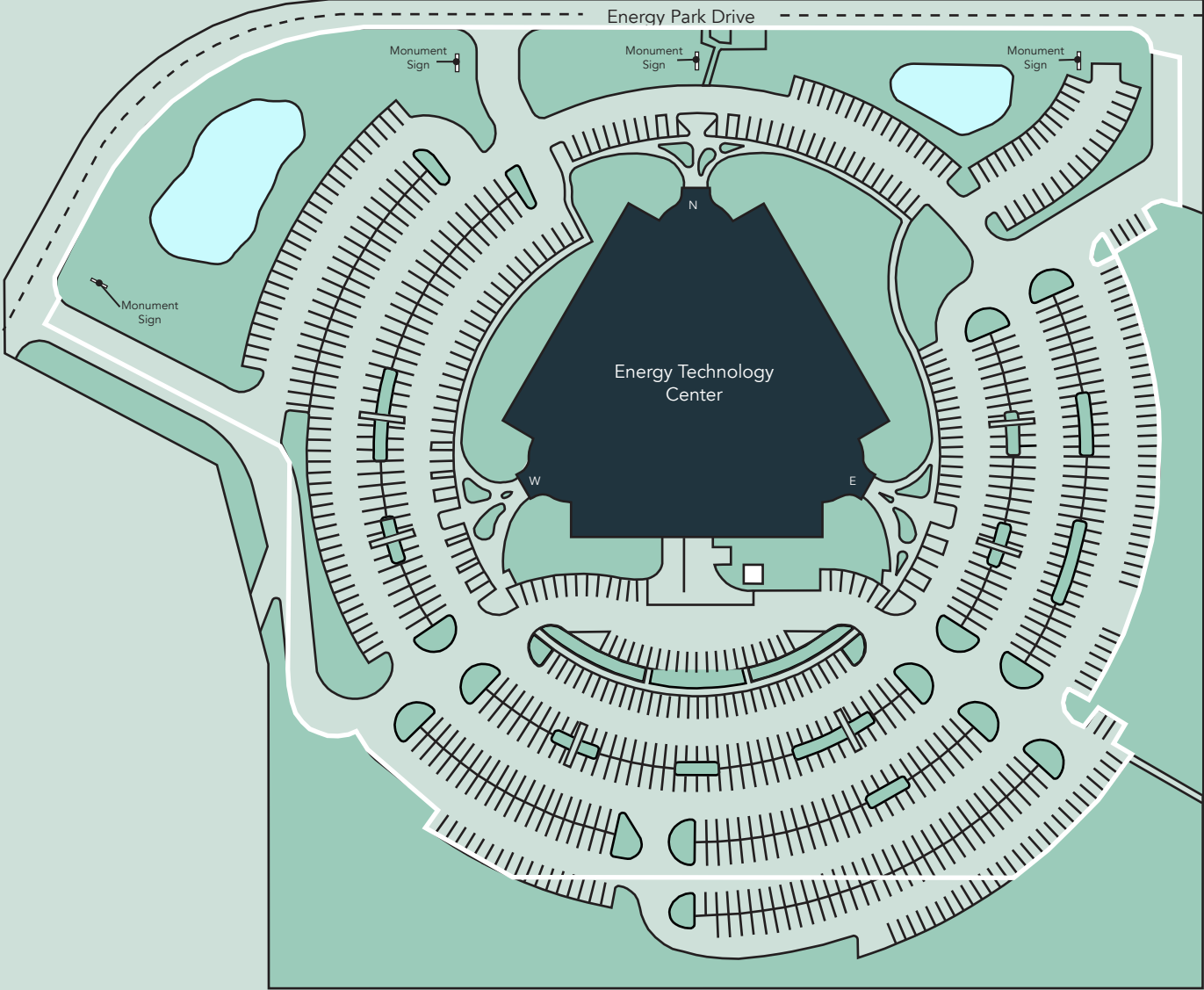


Suite 375 - 4,344 RSF

KEY PLAN - 3RD FLOOR



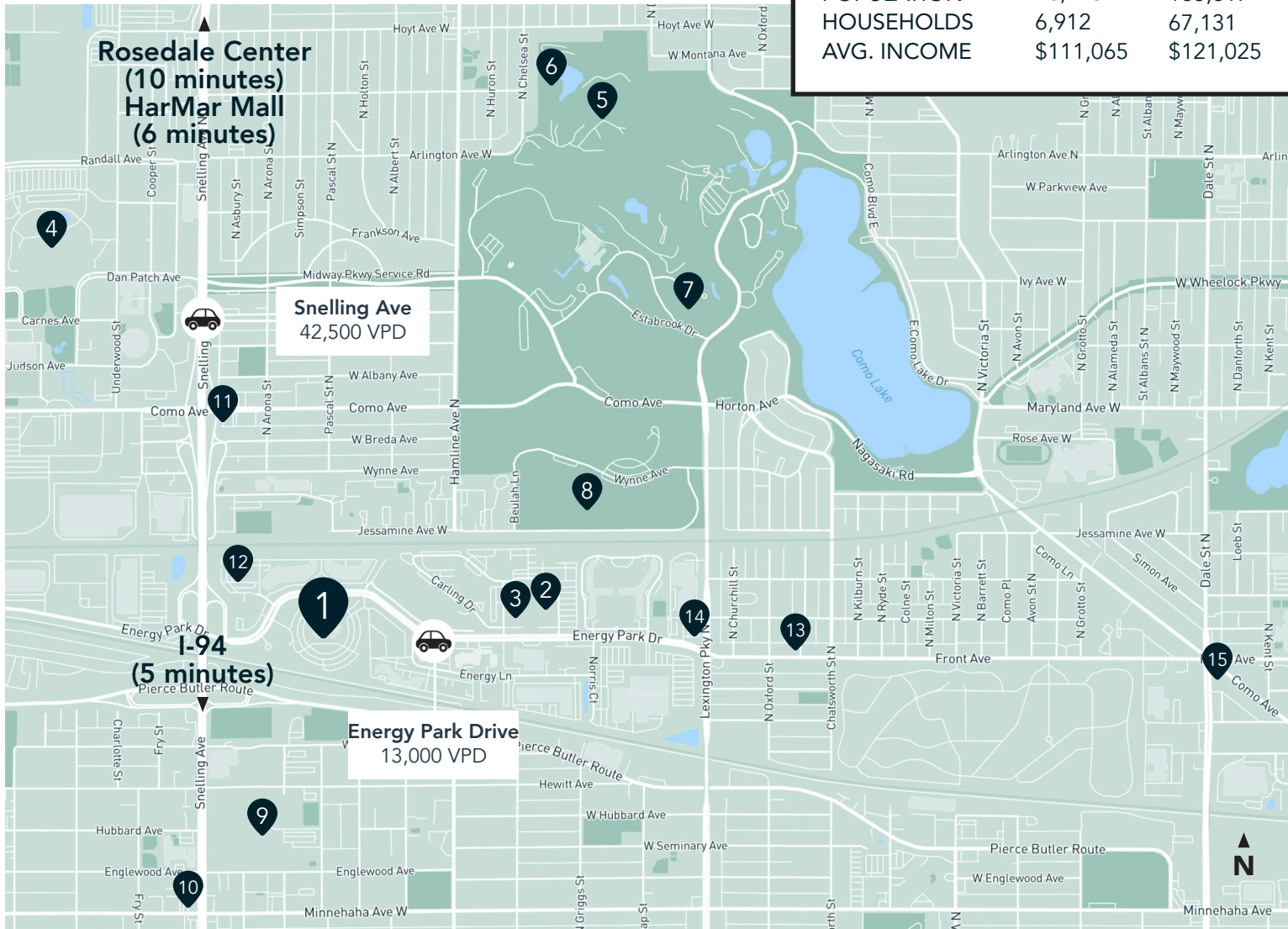
# Site Plan





# The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	16,445	163,817	438,882
HOUSEHOLDS	6,912	67,131	182,627
AVG. INCOME	\$111,065	\$121,025	\$116,065



## Hot Spots

- |                                |                   |                          |                        |
|--------------------------------|-------------------|--------------------------|------------------------|
| 1. Energy Technology Center    | 5. Como Zoo       | 9. Hamline University    | 13. Half Time Rec      |
| 2. Allina Clinic               | 6. Sunken Garden  | 10. Ginkgo's Coffeehouse | 14. Gabe's by the Park |
| 3. Best Western Hotel          | 7. Como Park      | 11. Nelson Cheese & Deli | 15. John's Pizza Cafe  |
| 4. Minnesota State Fairgrounds | 8. McMurray Field | 12. Oscar Johnson Arena  |                        |

# Energy Technology Center

1450 Energy Park Drive  
St. Paul, MN 55108



PROPERTY MANAGER  
LEASING AGENT

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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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