

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.

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
- Striking massing and large ribbon windows for natural light
- Within three miles of sports fields 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
- Ample free parking

Space Available

Owner, Developer, Manager, Leasing

30,100 SF total; 11,866 SF available

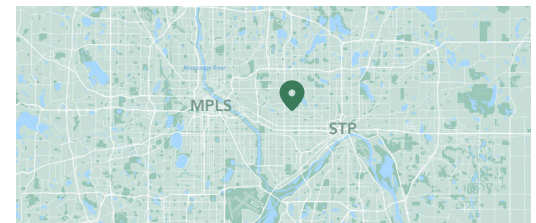
170 surface stalls, 5.7 : 1,000 SF

Three-story office building

10' clear height

Built in 1987

Energy Park Neighborhood



Available Suites



Suite 200 - 5,152 SF

3D Tour 



Suite 220 - 2,107 SF

3D Tour 



Suite 300 - 2,112 SF

3D Tour 



Suite 320 - 608 SF

3D Tour 

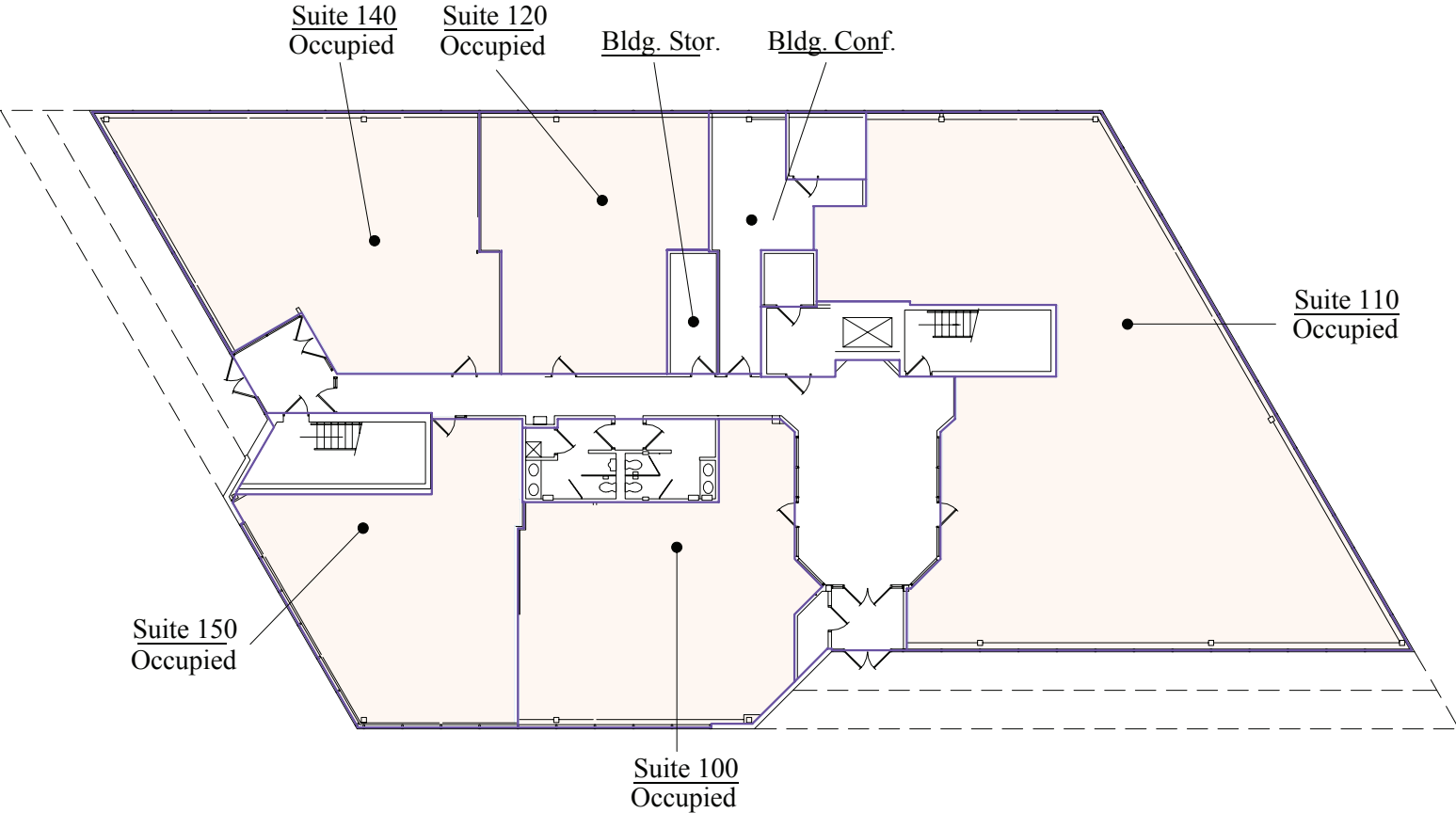


Suite 342 - 1,887 SF

3D Tour 

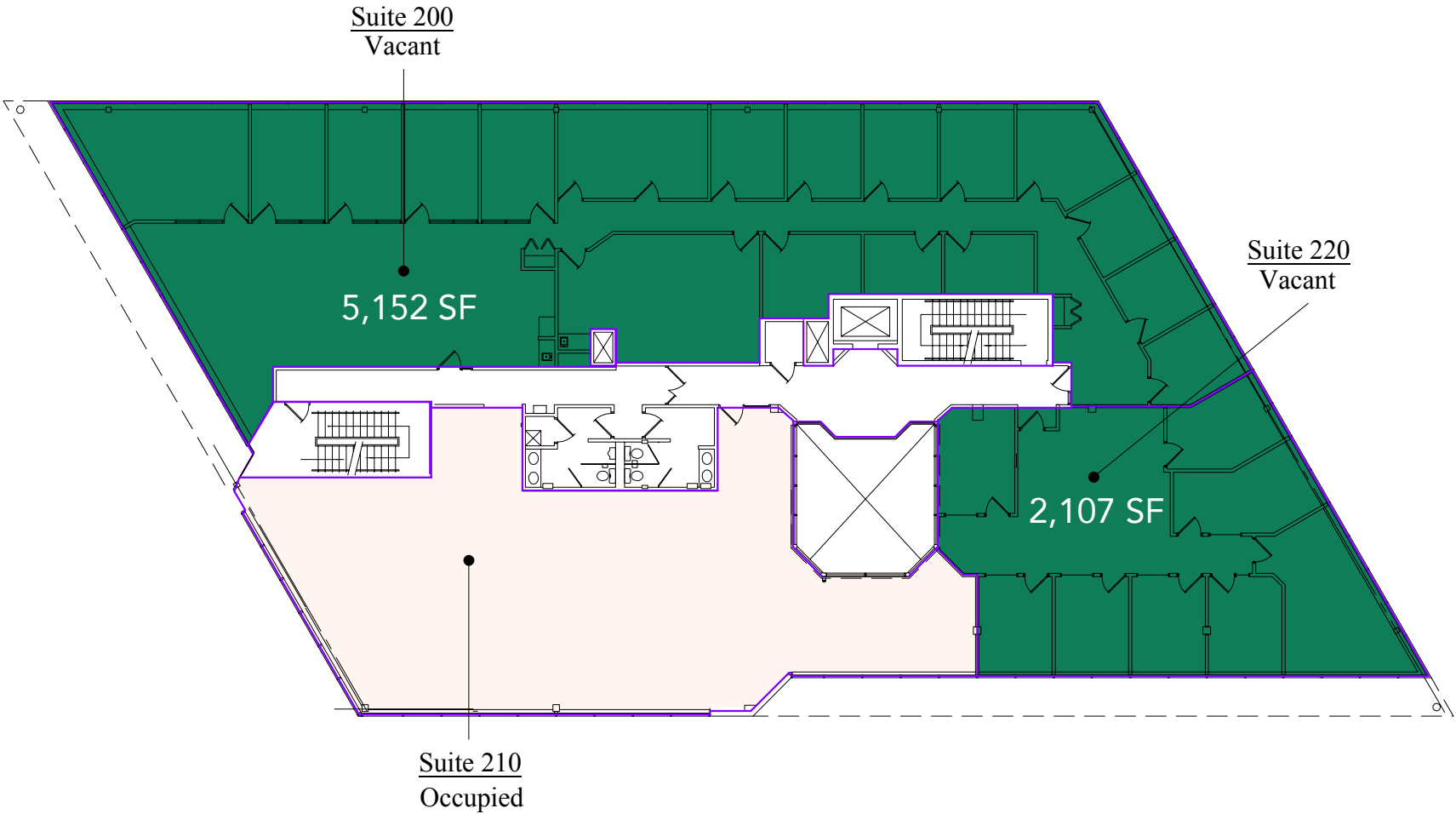
Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space



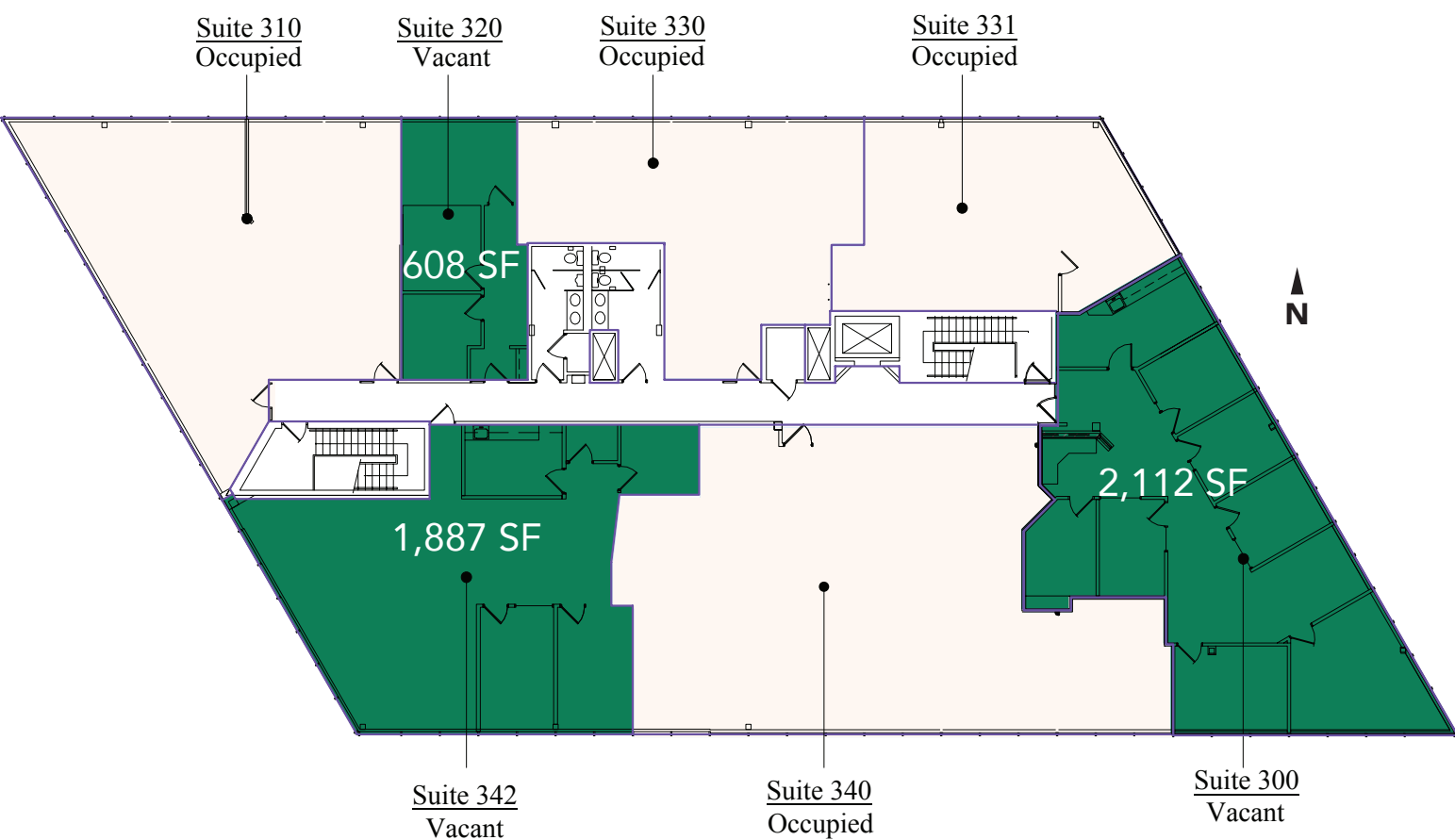
Floor Plan - Second Floor

- Building Common Areas
- Available Space
- Occupied Space

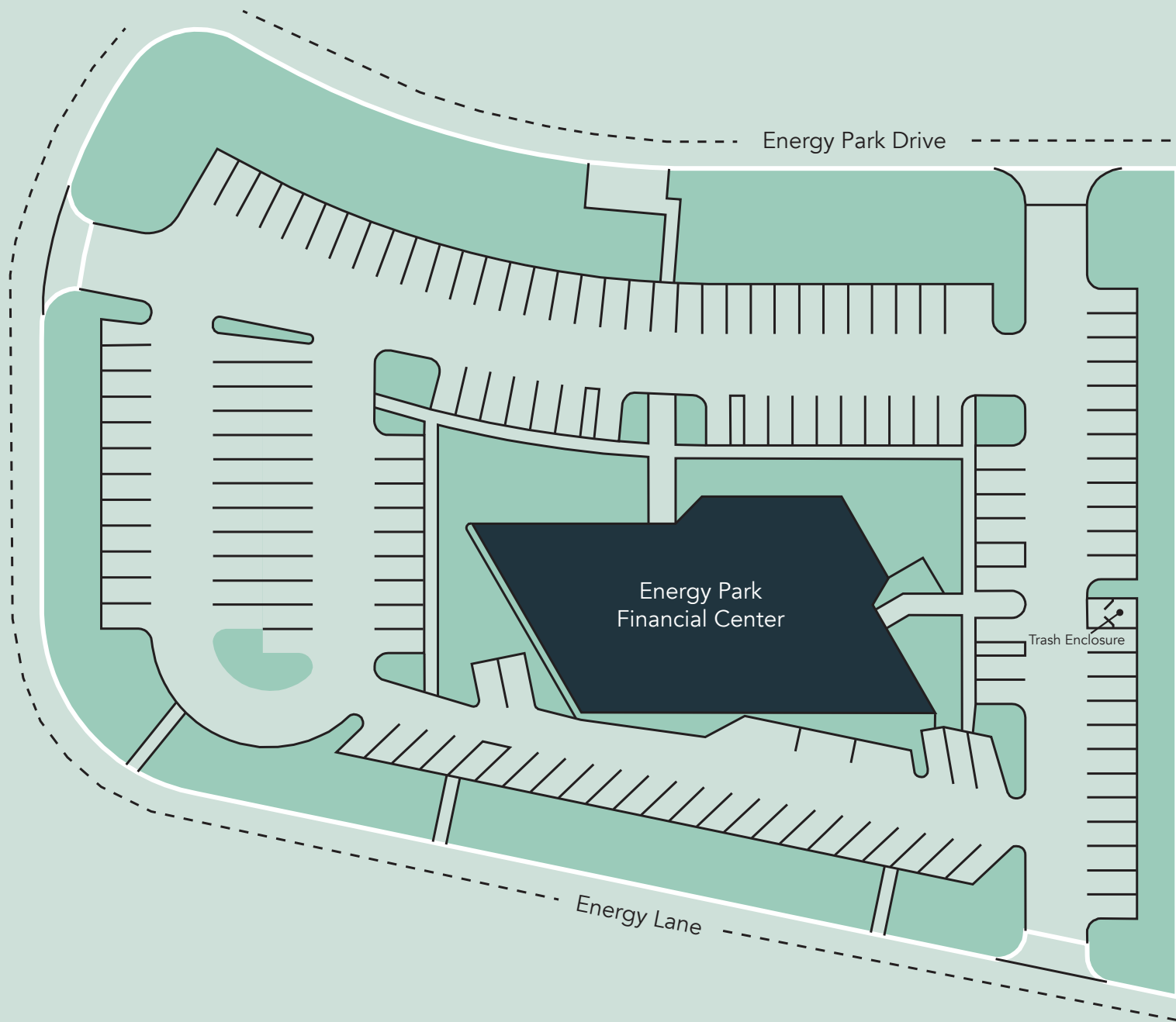


Floor Plan - Third Floor

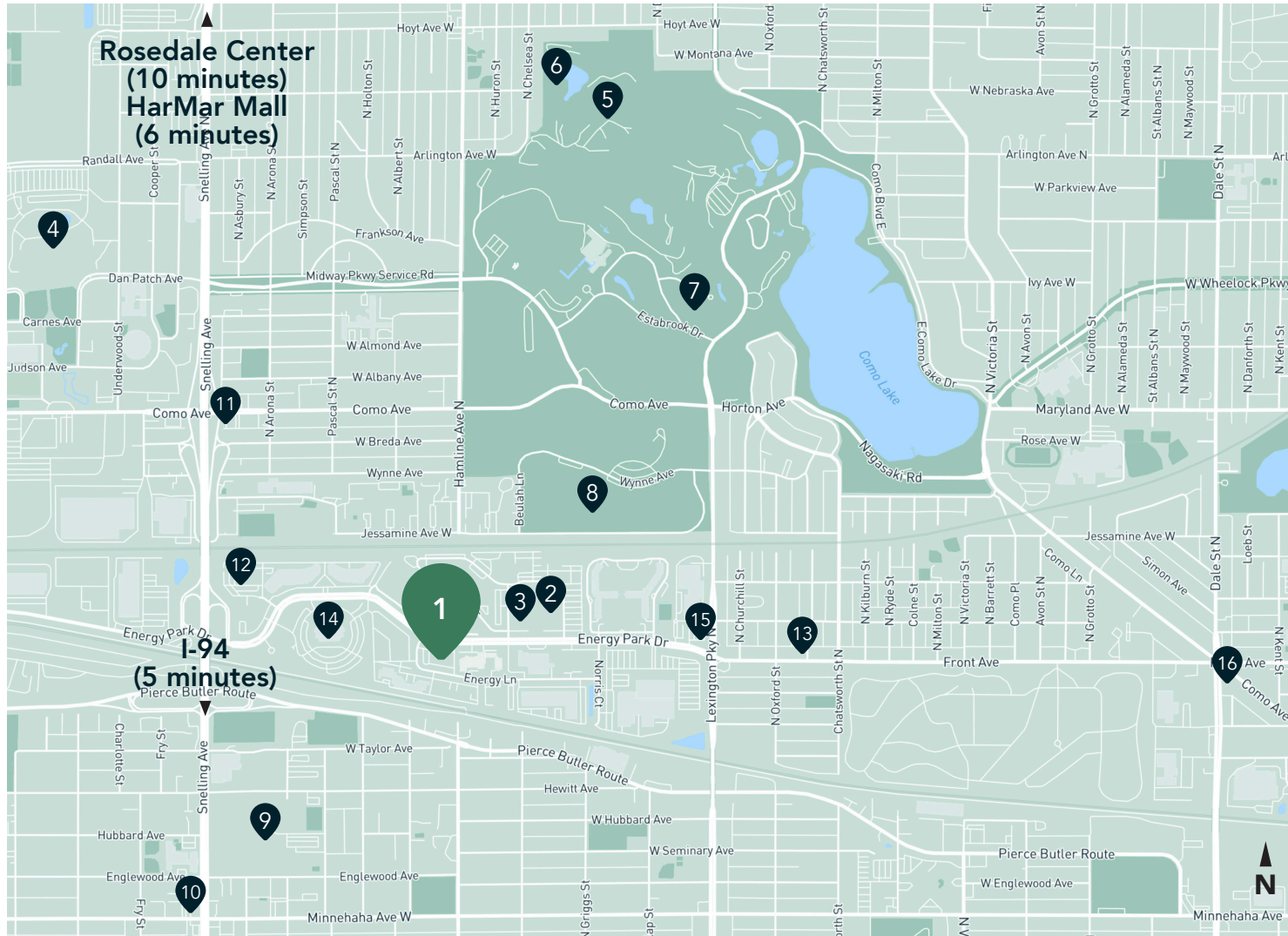
- Building Common Areas
- Available Space
- Occupied Space



Site Plan



The Neighborhood



Demographics

1 MILE AWAY

5,513 Population
3,318 Households
\$91,630 Avg. Income

3 MILES AWAY

60,348 Population
27,071 Households
\$105,799 Avg. Income

5 MILES AWAY

199,925 Population
88,293 Households
\$109,238 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 |

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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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