



**WELLINGTON**  
MANAGEMENT

2264 Como Avenue  
2239 Carter Avenue  
St. Paul, MN 55108

Kyle Gikling  
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## Evenson Building







### Fully Occupied

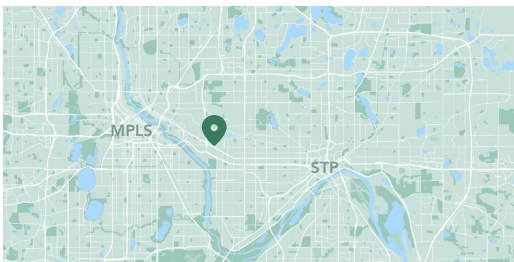
Owner, Manager, Leasing

14,000 SF total

Two-story office, retail, industrial/flex

Built in 1914, addition in 1984

Saint Anthony Park



## A charming destination in St. Paul's Saint Anthony Park.

The historic Evenson Building is located on a busy, yet walkable intersection in the Saint Anthony Park neighborhood. The two-level retail and office building is home to neighborhood favorite Finnish Bistro, quirky gift store Boréal, the craft woodworking shop The Transformed Tree, and a second-floor law office.

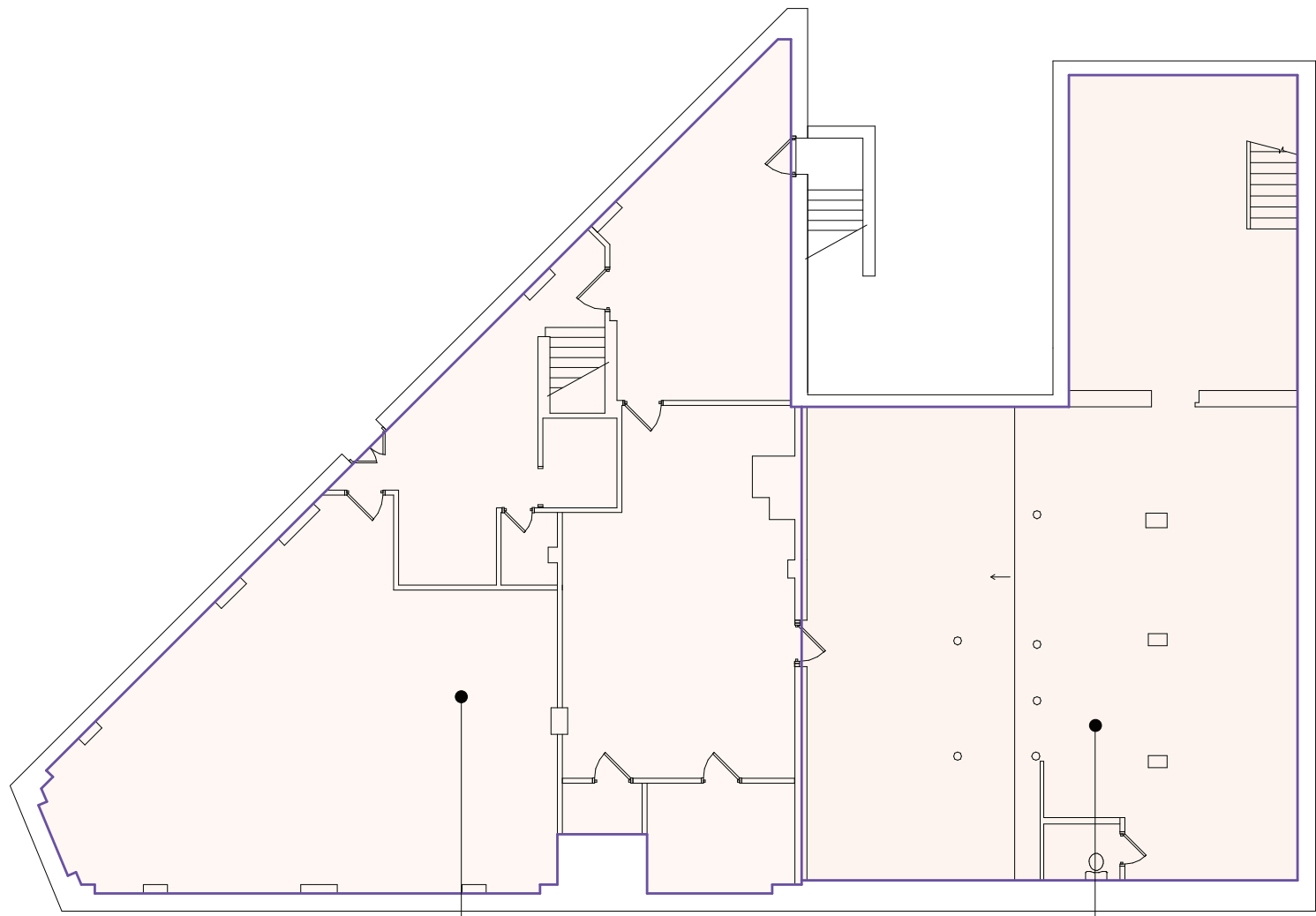
Tenants and visitors enjoy the unique offerings of the area shops and the walkability of the adjacent residential neighborhood. The retail tenants have prospered due to the excellent visibility and curb appeal of this brick and stucco building in a neighborhood known for attracting eclectic local retailers.

## HIGHLIGHTS

- Located in the beautiful Saint Anthony Park neighborhood
- Historic building constructed in 1914
- Prime visibility on Como and Carter Avenues
- Retail tenants include neighborhood favorites Finnish Bistro and Boréal
- Excellent access to public transportation

# Floor Plan - Lower Level

- Building Common Areas
- Available Space
- Occupied Space

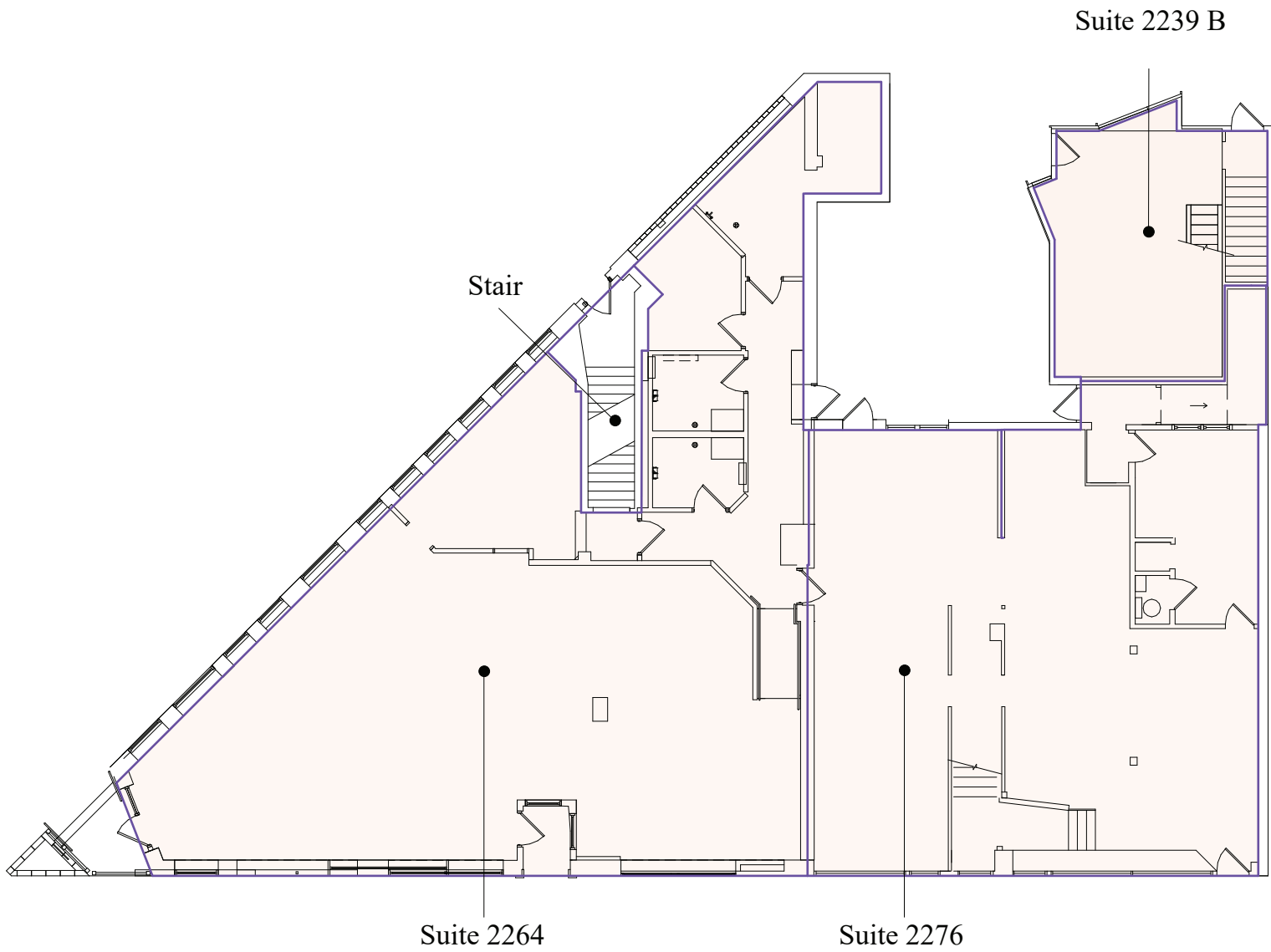


Suite 2264

Suite 2239 B

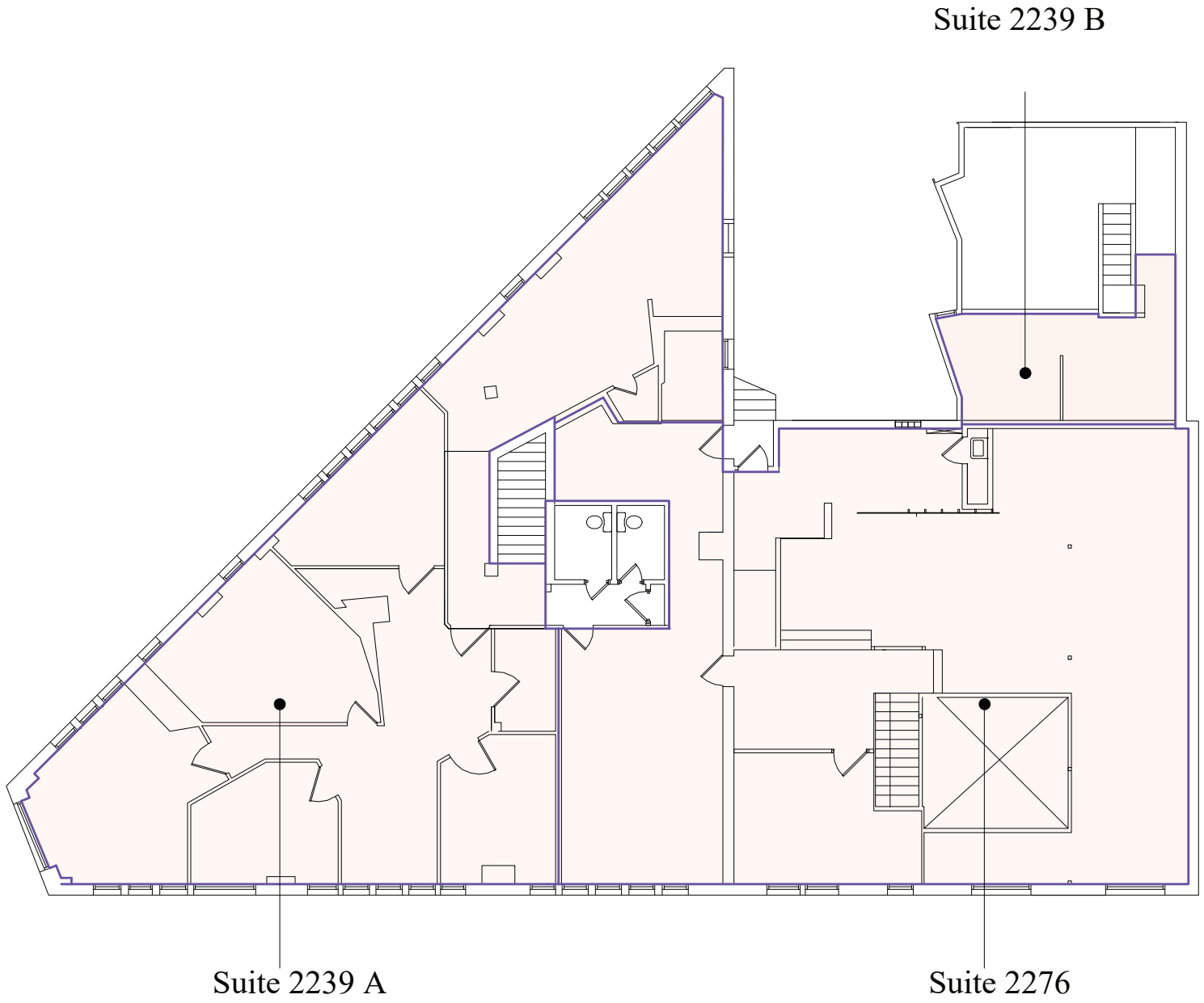
# Floor Plan - Floor 1

- Building Common Areas
- Available Space
- Occupied Space

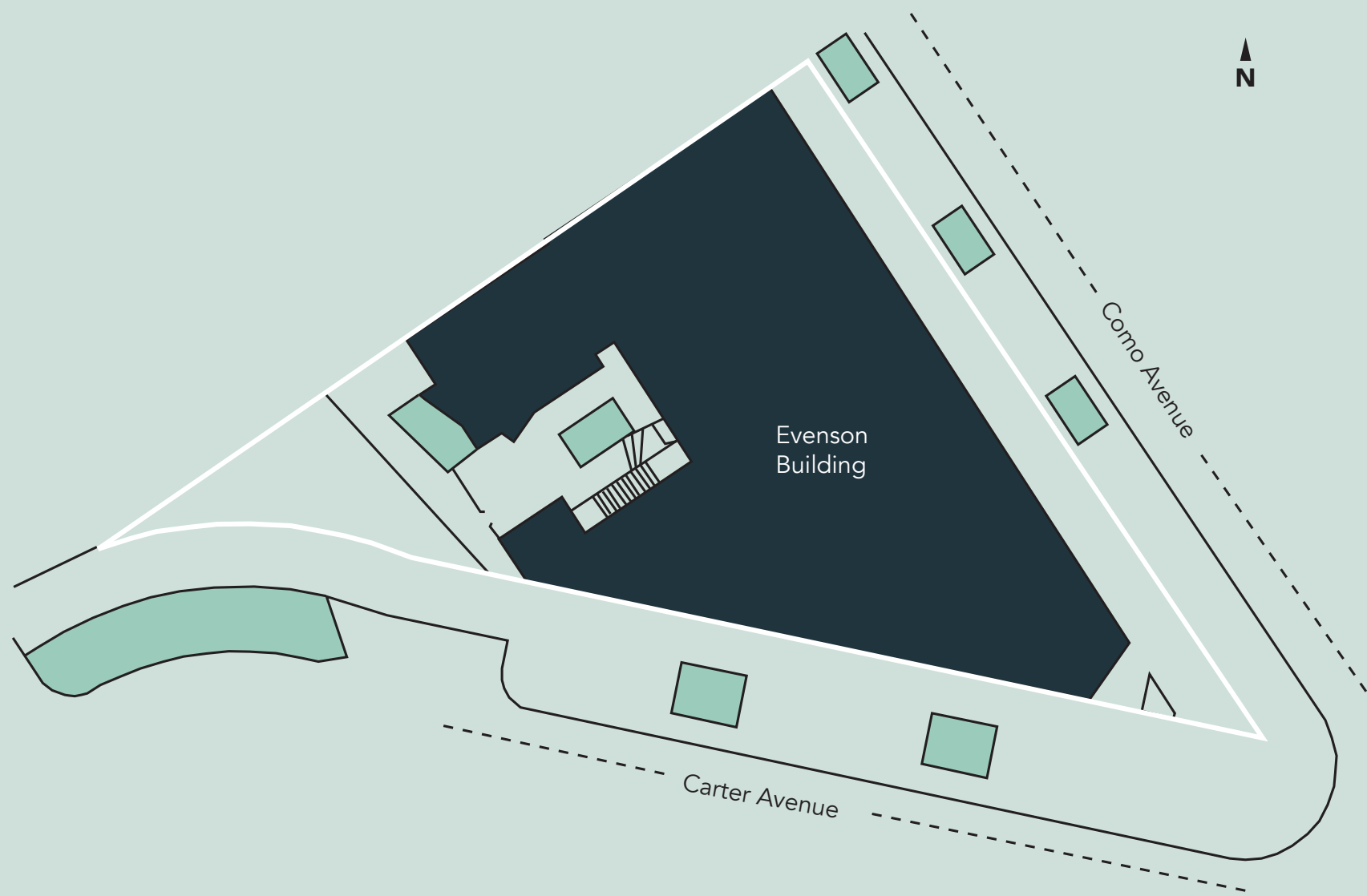


# Floor Plan - Floor 2

- Building Common Areas
- Available Space
- Occupied Space



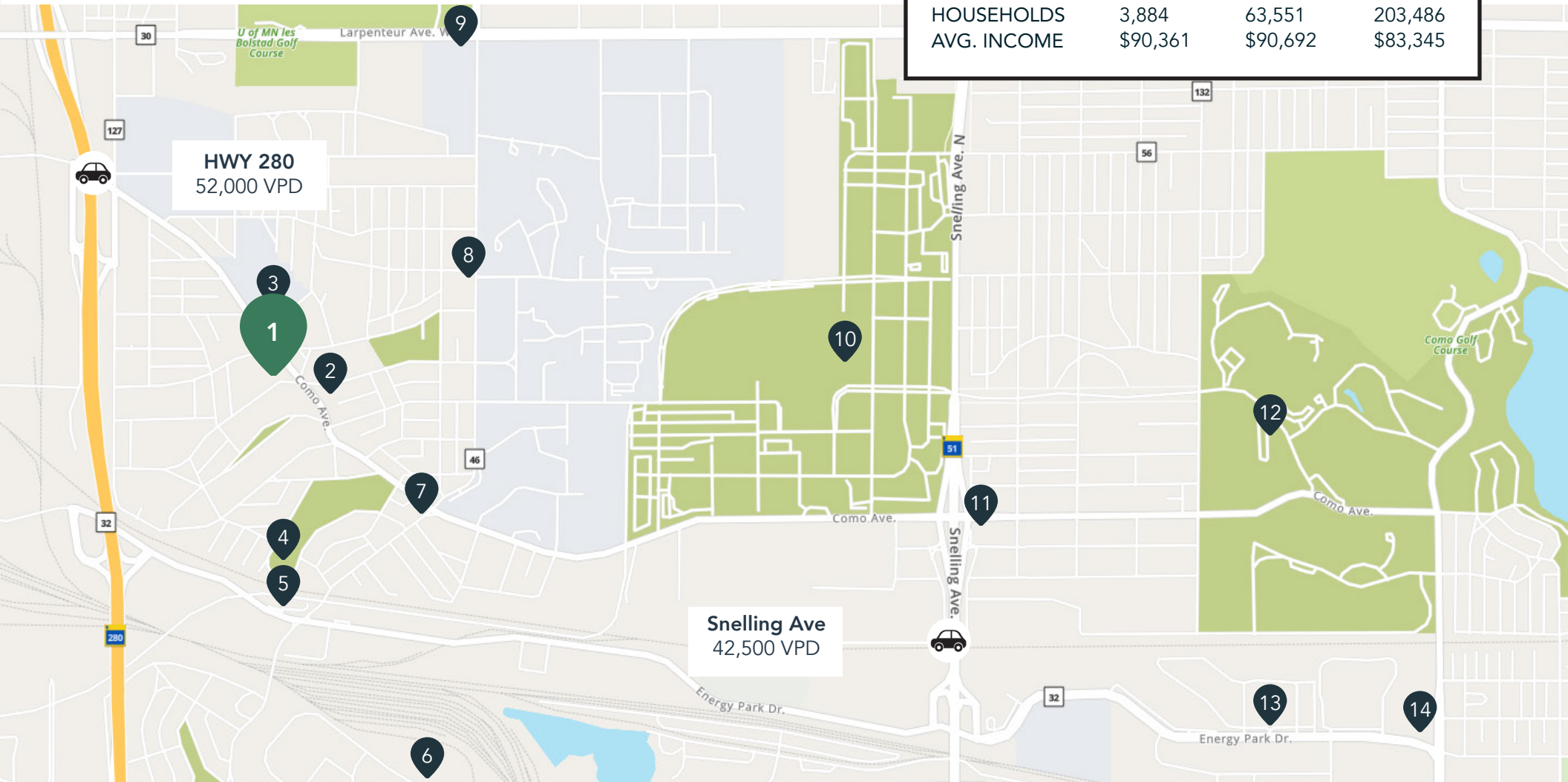
# Site Plan





# The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	9,773	143,927	478,821
HOUSEHOLDS	3,884	63,551	203,486
AVG. INCOME	\$90,361	\$90,692	\$83,345



## Hot Spots

- |                                    |  |                            |                                 |
|------------------------------------|--|----------------------------|---------------------------------|
| 1. Evenson Building                | 5. Pho 79, Erberts and Gerberts, Lulu's Salsas | 8. Mim's Cafe              | 12. Como Park & Como Zoo        |
| 2. Saint Paul Public Library       | 6. Urban Growler Brewing                       | 9. Bell Museum             | 13. Allina Health & Urgent Care |
| 3. Colossal Cafe                   | 7. Holiday Stationstores                       | 10. MN State Fairgrounds   | 14. Gabe's Bar and Kitchen      |
| 4. Langford Park Recreation Center |  | 11. Nelson's Cheese & Deli |                                 |

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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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