WELLINGTON
MANAGEMENT

Evenson Building

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

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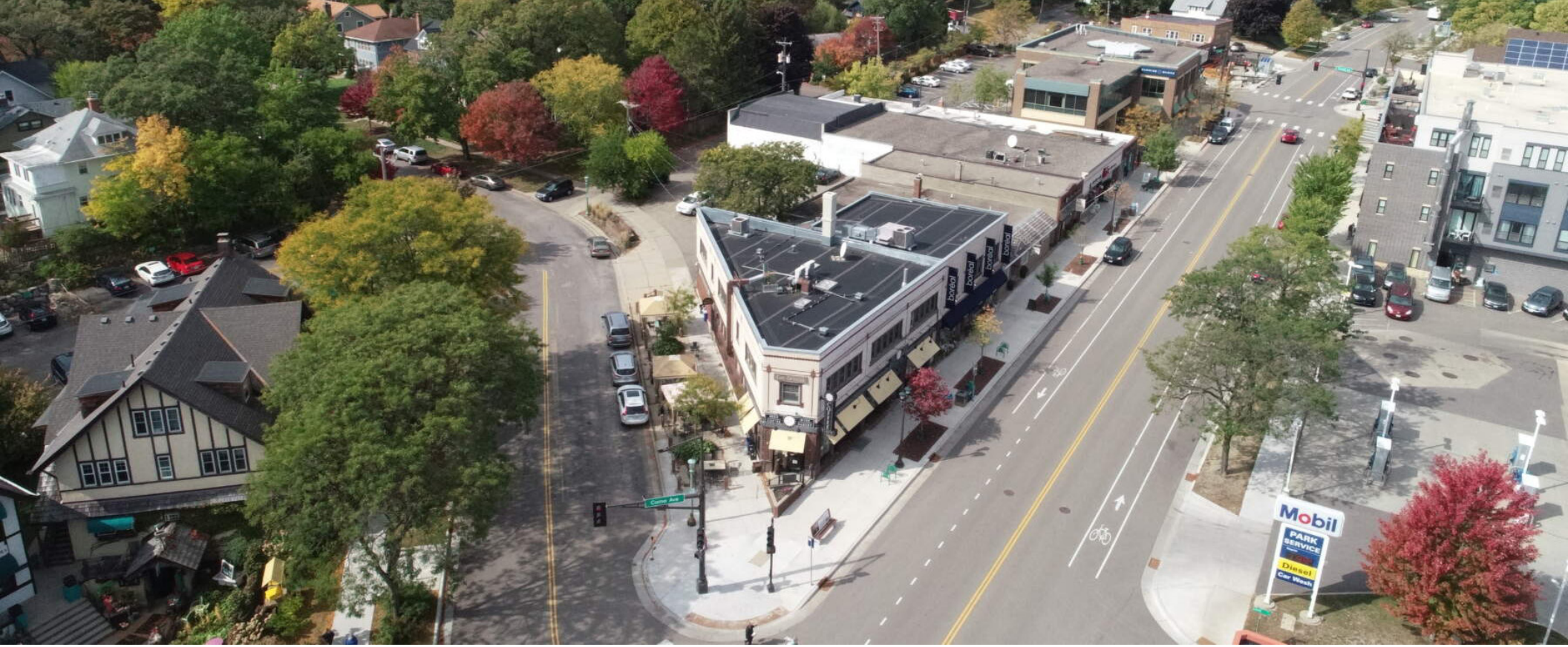


Fully Occupied

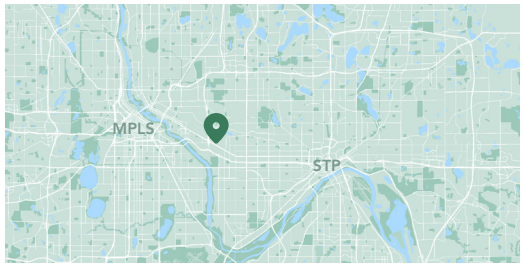
Owner, Manager, Leasing

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.

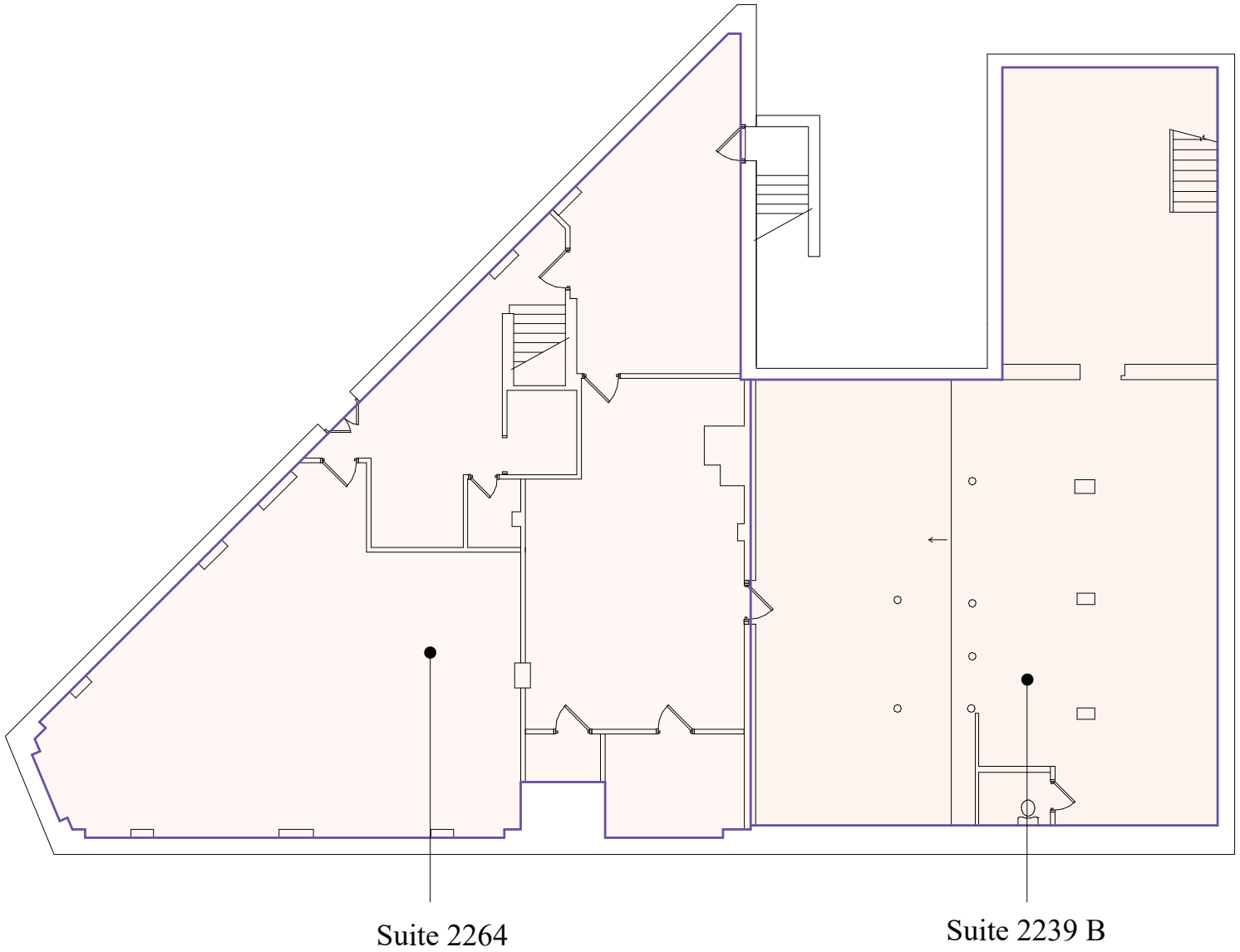
Tenants and visitors enjoy the unique offerings of the area shops and the walkability of the adjacent residential neighborhood. The retail tenants have prospered due to the excellent visibility and curb appeal of this brick and stucco building in a neighborhood known for attracting eclectic local retailers.

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

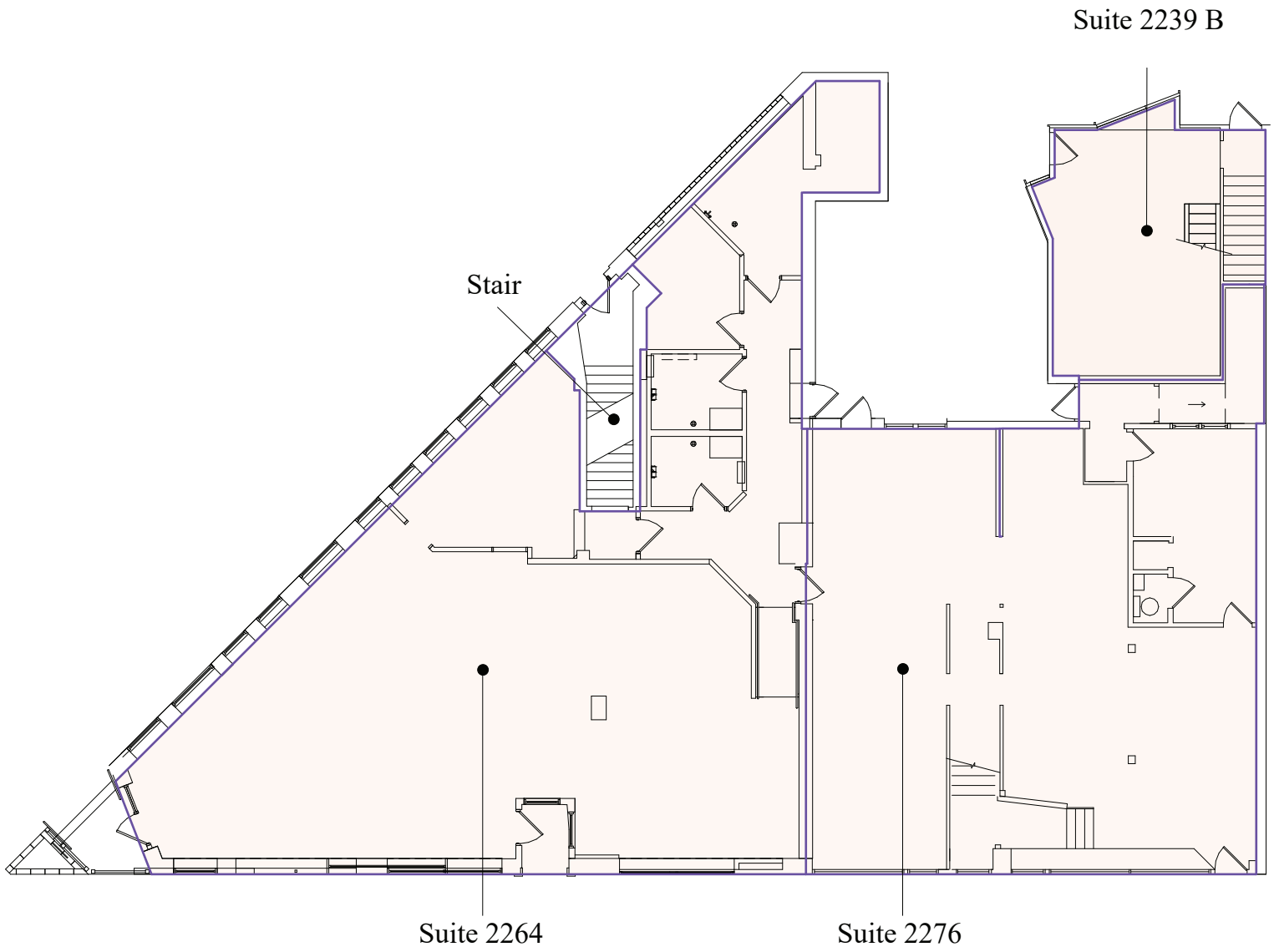
Floor Plan - Lower Level

- Building Common Areas
- Available Space
- Occupied Space



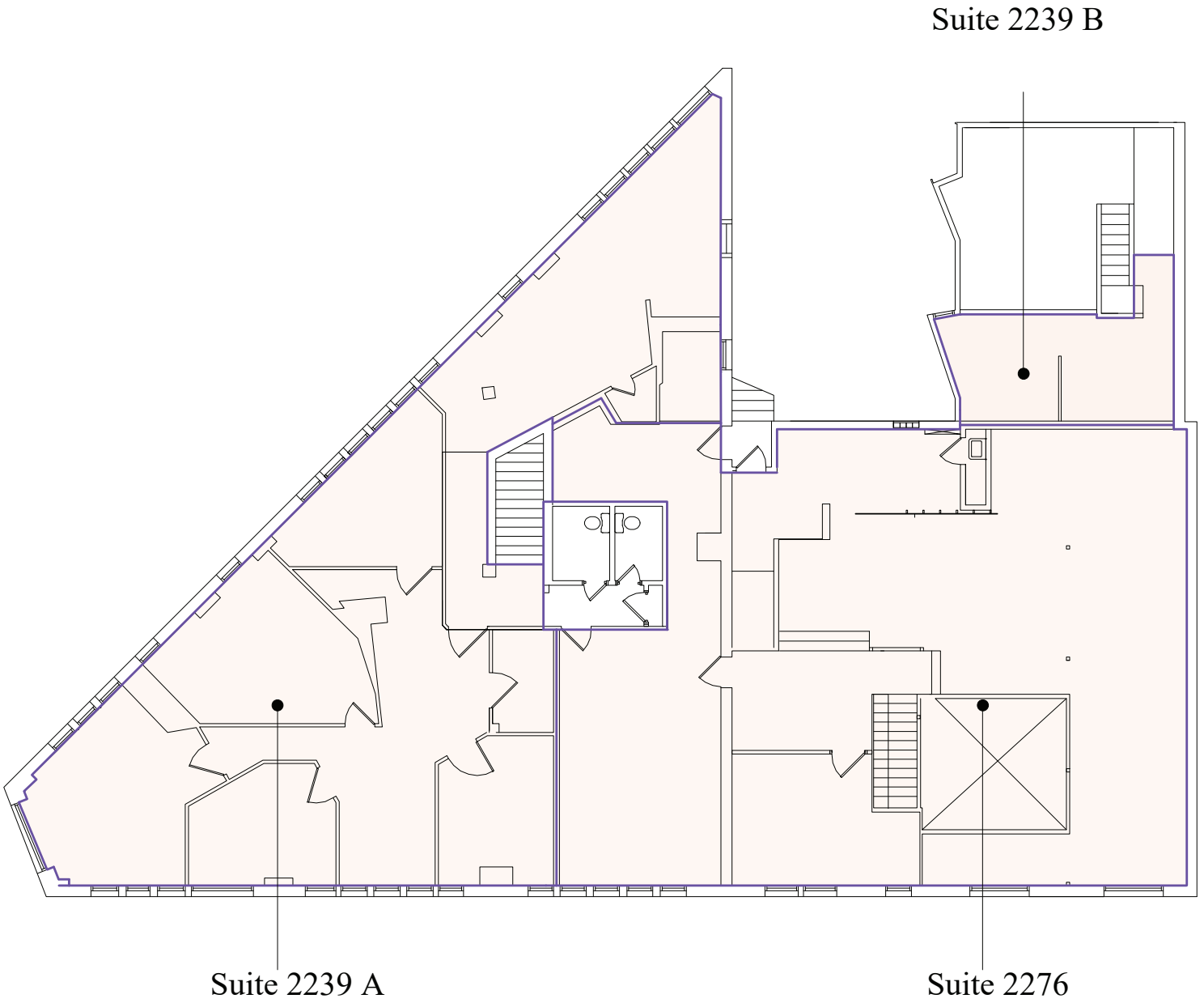
Floor Plan - Floor 1

Building Common Areas
Available Space
Occupied Space

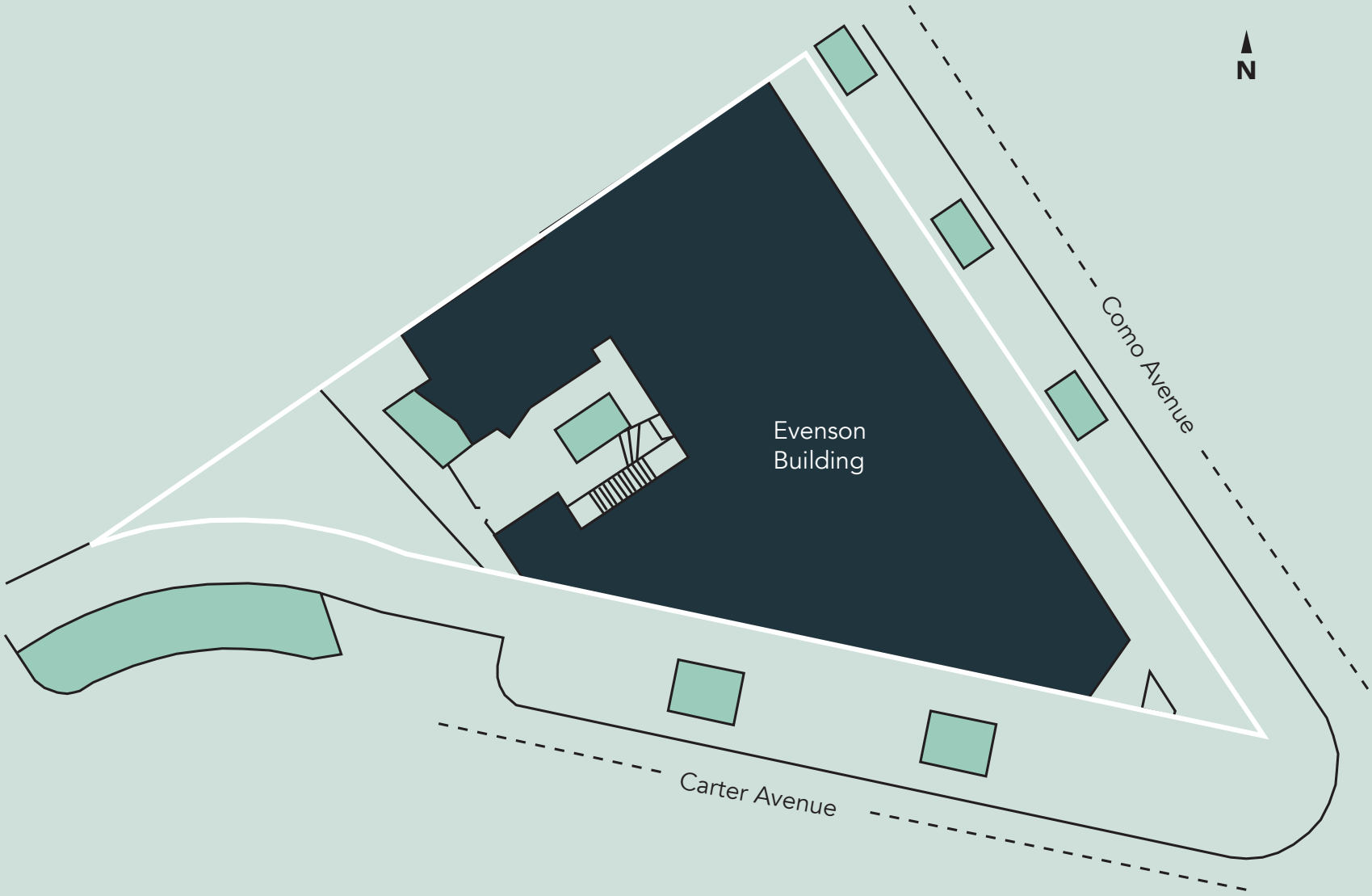


Floor Plan - Floor 2

Building Common Areas
Available Space
Occupied Space

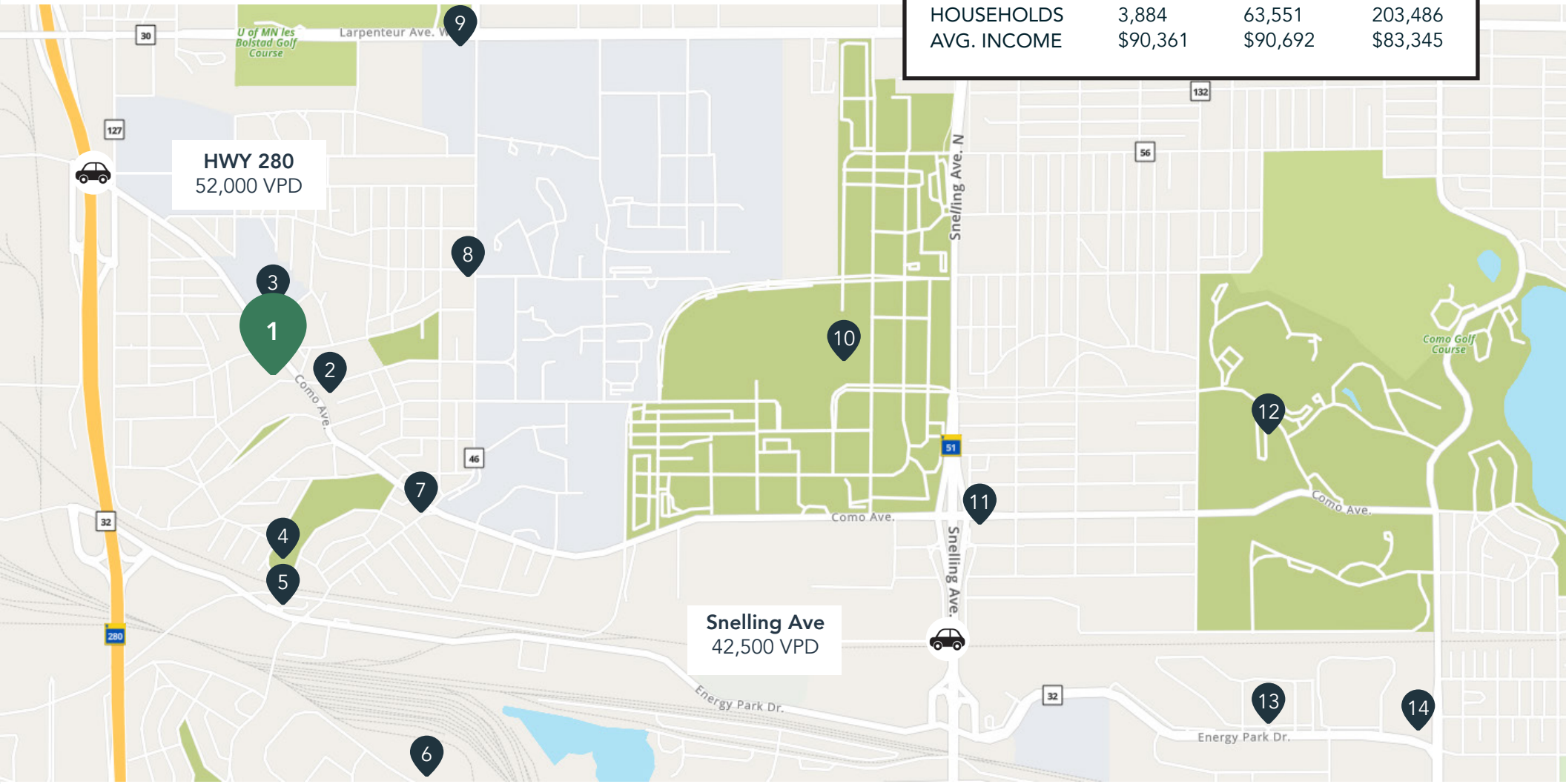


Site Plan



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

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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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