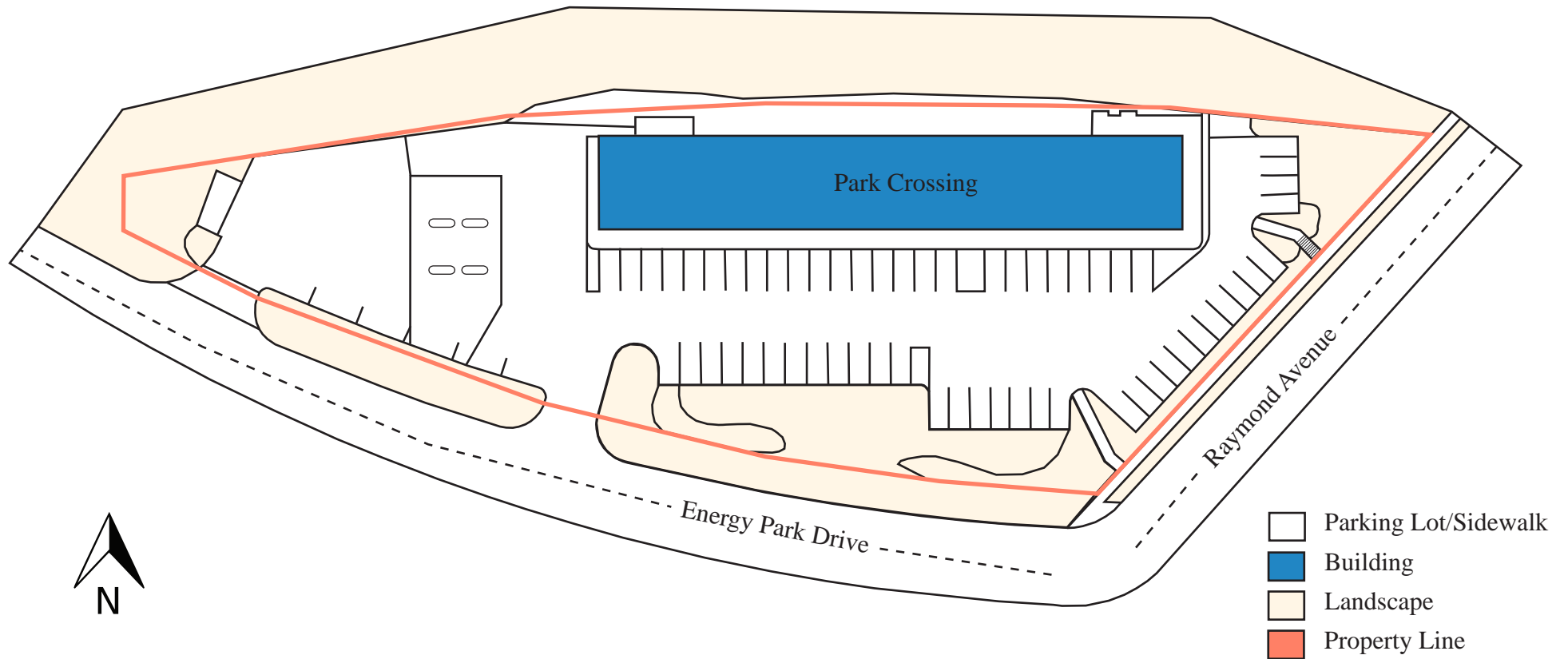


PARK CROSSING



2233 Energy Park Drive, St. Paul, MN 55108

SITE PLAN



PROPERTY HIGHLIGHTS

- Seconds from Highway 280 and I-94
- Located immediately south of the St. Paul campus of the U of M
- Over 22,000 vehicles per day

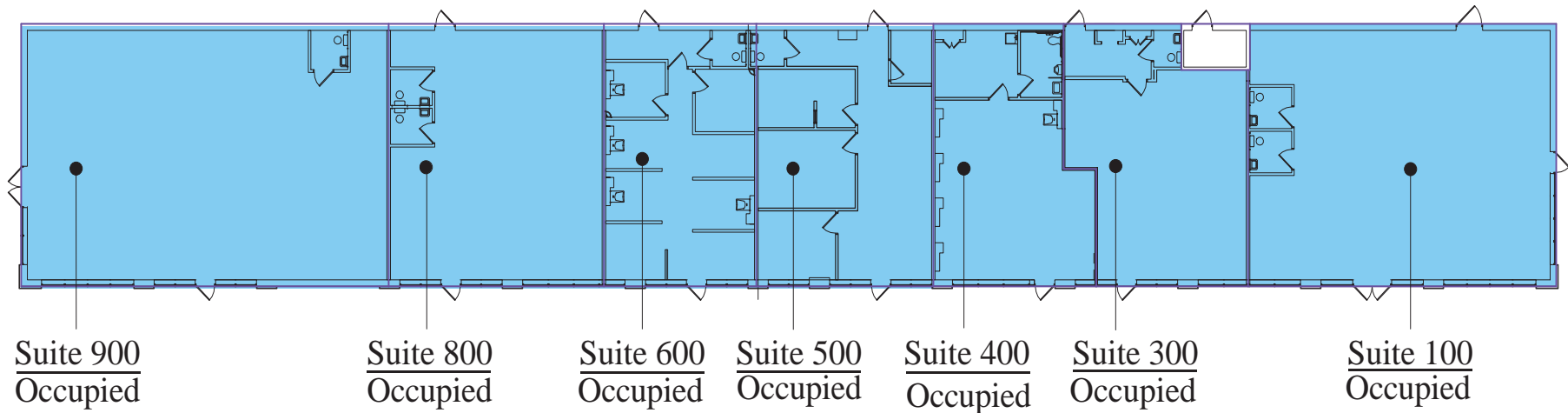
ADDRESS	2233 Energy Park Drive, St. Paul, MN 55108
BUILDING AREA	10,000 SF
NUMBER OF STORIES	1
PARKING STALLS	68 Stalls
CLEAR HEIGHT	12' 6"
YEAR BUILT	1991



FLOOR PLANS

MAIN LEVEL

10,000 SF



- Building Common Area
- Vacant Retail Area
- Occupied Retail Area
- Vertical Penetration





HIGHWAY 280 56,000 VPD

ENERGY PARK DRIVE 13,800 VPD

RAYMOND AVENUE 10,400 VPD

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,762	152,232	780,712
HOUSEHOLDS	4,470	60,711	204,016
HOUSEHOLD INCOME	\$83,611	\$72,172	\$74,124

CONTACTS

Eric Olsen

Property Manager & Leasing Agent

(651) 999-5539 Direct

eolsen@wellingtonmgt.com

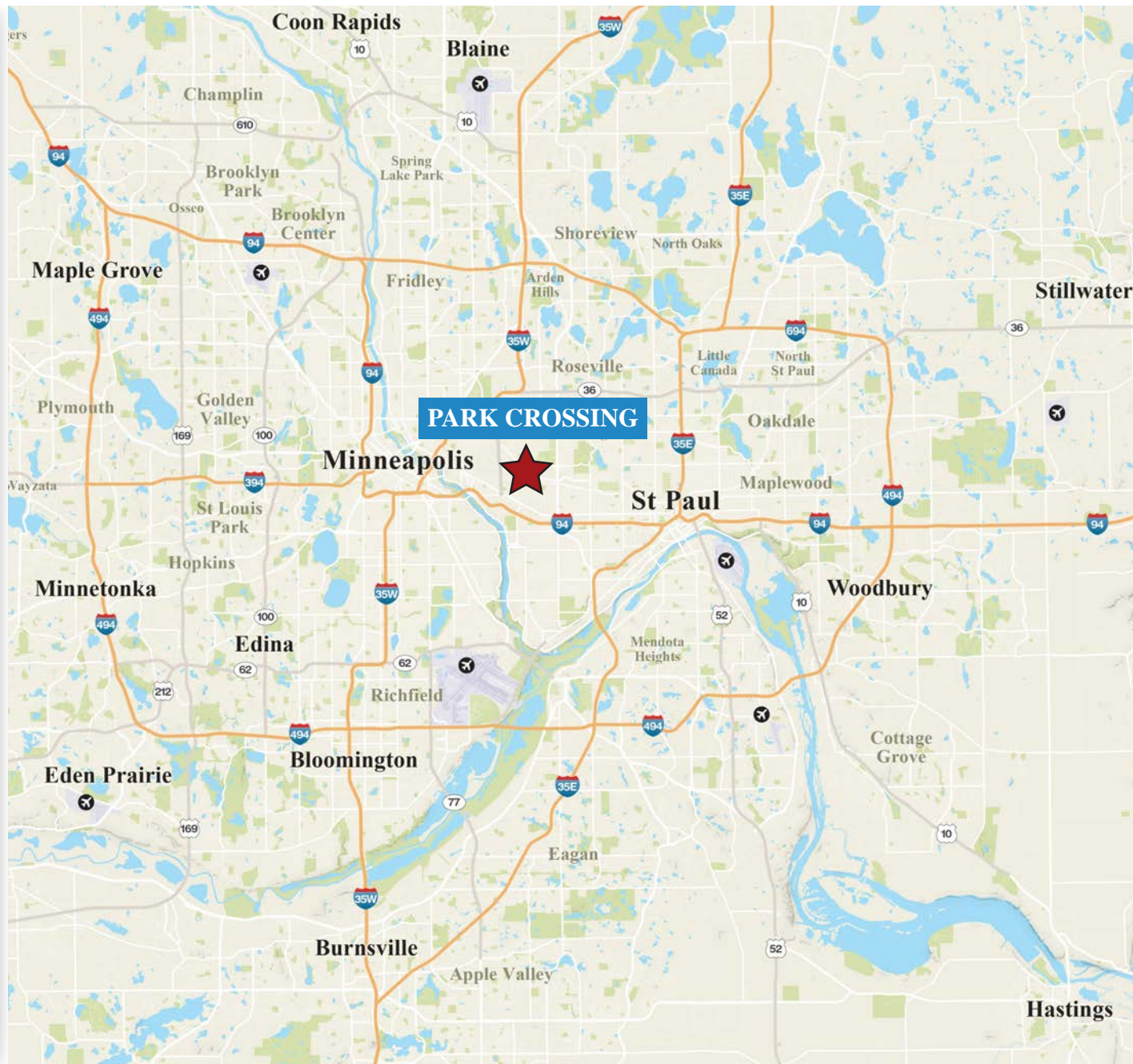
Ashley Burdine

Customer Service & Property Administrator

(651) 999-5506 Direct

(651) 999-5516 Customer Service

aburdine@wellingtonmgt.com



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