

# Park Crossings

2233 Energy Park Drive  
St. Paul, MN 55108

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**WELLINGTON**  
MANAGEMENT





## Decades-long success where the city meets St. Anthony Park.

Built in 1991, Park Crossings is a neighborhood retail center designed to convey a relationship to the surrounding residential community of St. Anthony Park. Located at the corner of Energy Park Drive and Raymond Avenue, Park Crossings is south of the University of Minnesota's St. Paul campus and a half-mile from Highway 280 to the west. Winner Gas anchors the center, which is home to several successful long-term tenants.

The St. Anthony Park neighborhood has always attracted creative, high-quality retail shops, which is one reason why Park Crossings has been well-leased over the decades. The center also enjoys traffic from two million SF of office space along Energy Park Drive alone. In keeping with the neighborhood context, clapboard siding, white trim and a pitched roof complement the street lights and railings from Gateway Park across the street.

### HIGHLIGHTS

- Two million SF of office space along Energy Park Drive alone
- Home to Winner Gas, the award-winning Pho '79, Erberts & Gerberts, Migh, Hibernation Sleep and The Green Room
- Consistent leasing success since opening in 1991
- Within a minute of Highway 280 and I-94
- South of the U of M's St. Paul campus
- Intersection VPD: >22,000
- 12'6" clear height
- Possibility of expanded outdoor seating
- Monument signage opportunity
- Counter and walk-in fridge

### Fully Occupied

Owner, Developer, Manager, Leasing

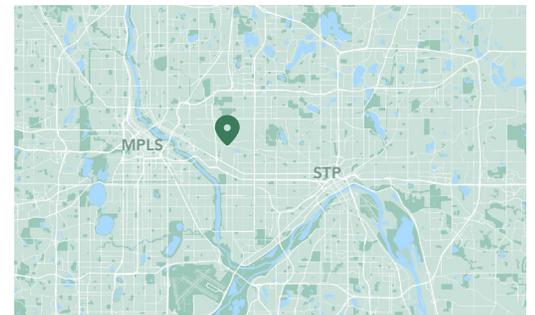
10,000 SF total

Surface parking, 6.8 : 1,000 SF

Single-story retail building

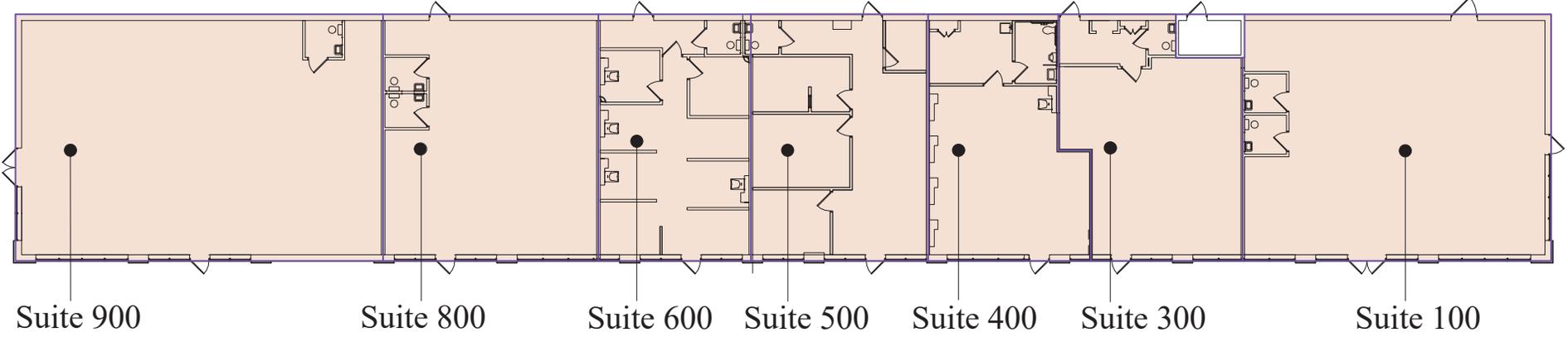
Built in 1991

St. Anthony Park neighborhood

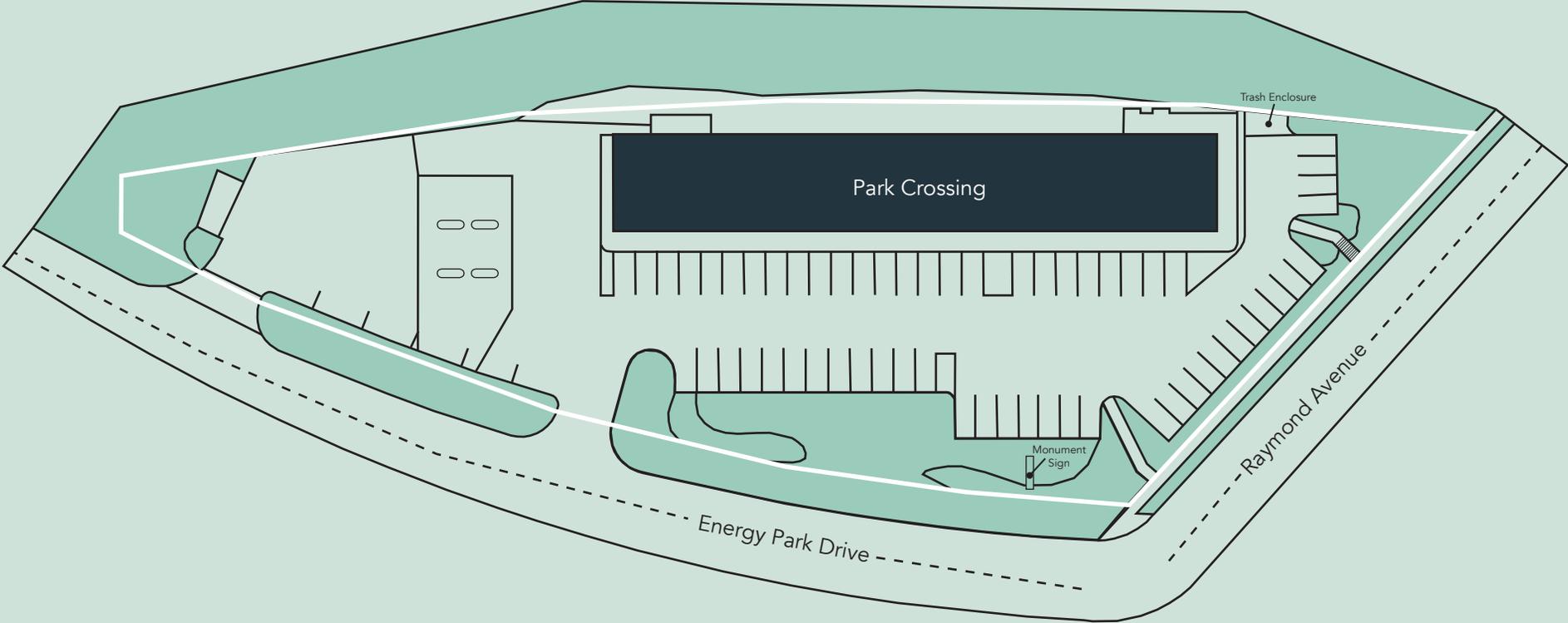


# Floor Plan

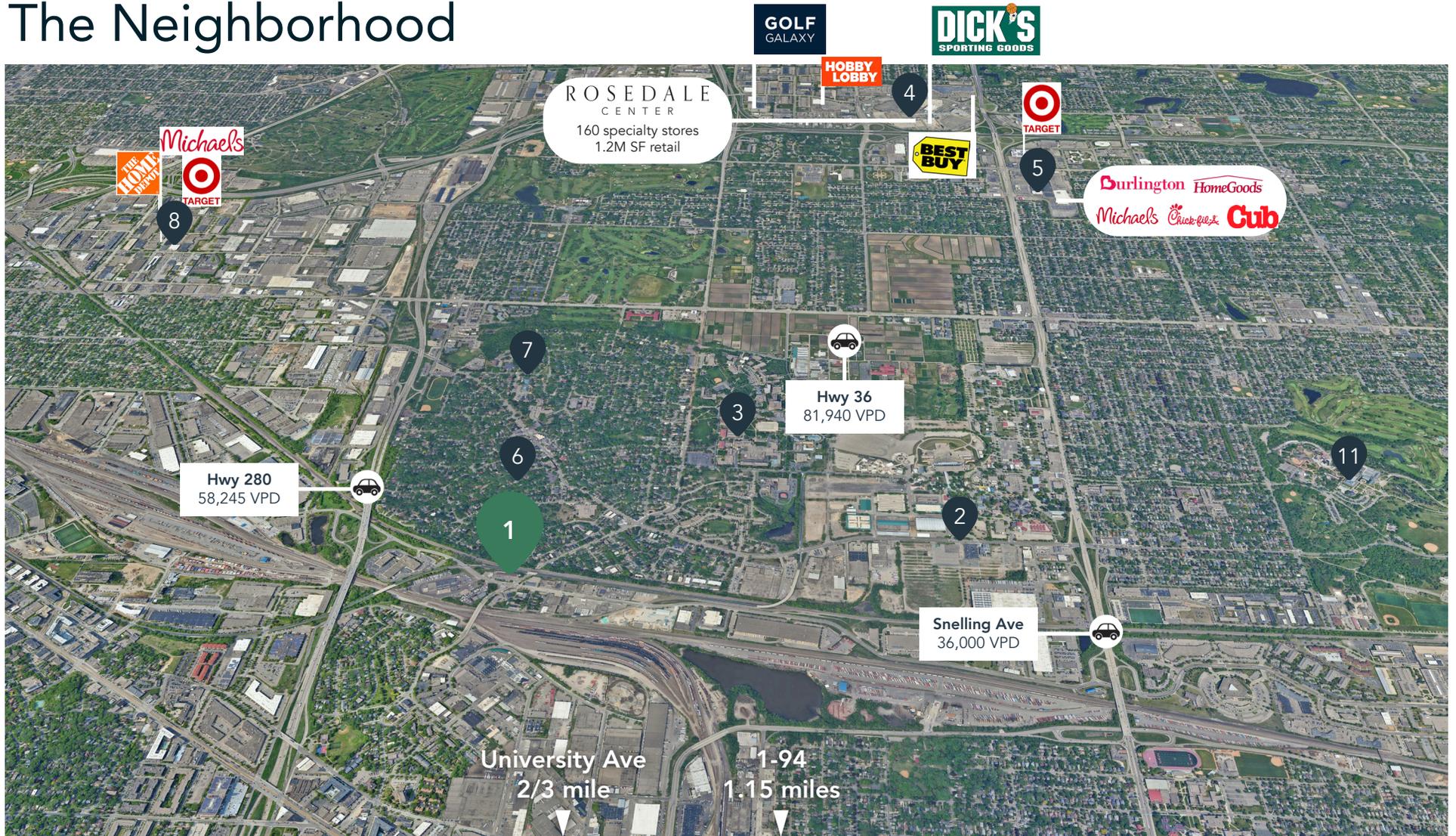
- Building Common Areas
- Available Space
- Occupied Space



# Site Plan



# The Neighborhood



## Hot Spots

- |                       |                             |
|-----------------------|-----------------------------|
| 1. Park Crossings     | 7. Luther Seminary          |
| 2. State Fairgrounds  | 8. The Quarry               |
| 3. U of M St. Paul    | 9. U of M East Bank         |
| 4. Rosedale Center    | 10. Huntington Bank Stadium |
| 5. HarMar Mall        | 11. Como Zoo                |
| 6. Saint Anthony Park |                             |

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	13,436	161,135	500,364
HOUSEHOLDS	6,188	66,908	219,109
AVG. INCOME	\$111,743	\$111,985	\$116,474



# Park Crossings

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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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