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

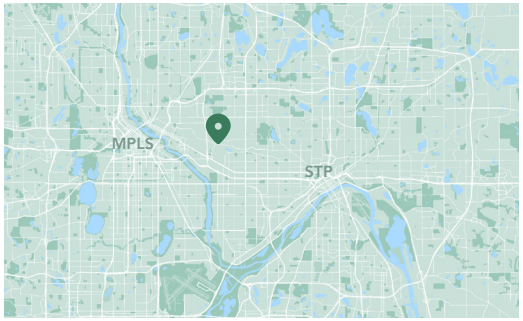
10,000 SF total

Surface parking, 6.8 : 1,000 SF

Single-story retail building

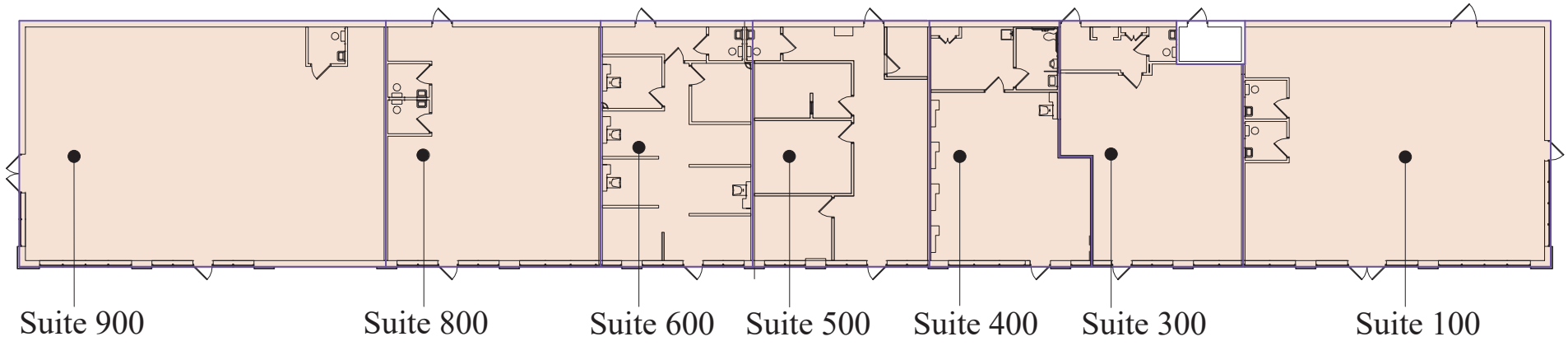
Built in 1991

St. Anthony Park neighborhood



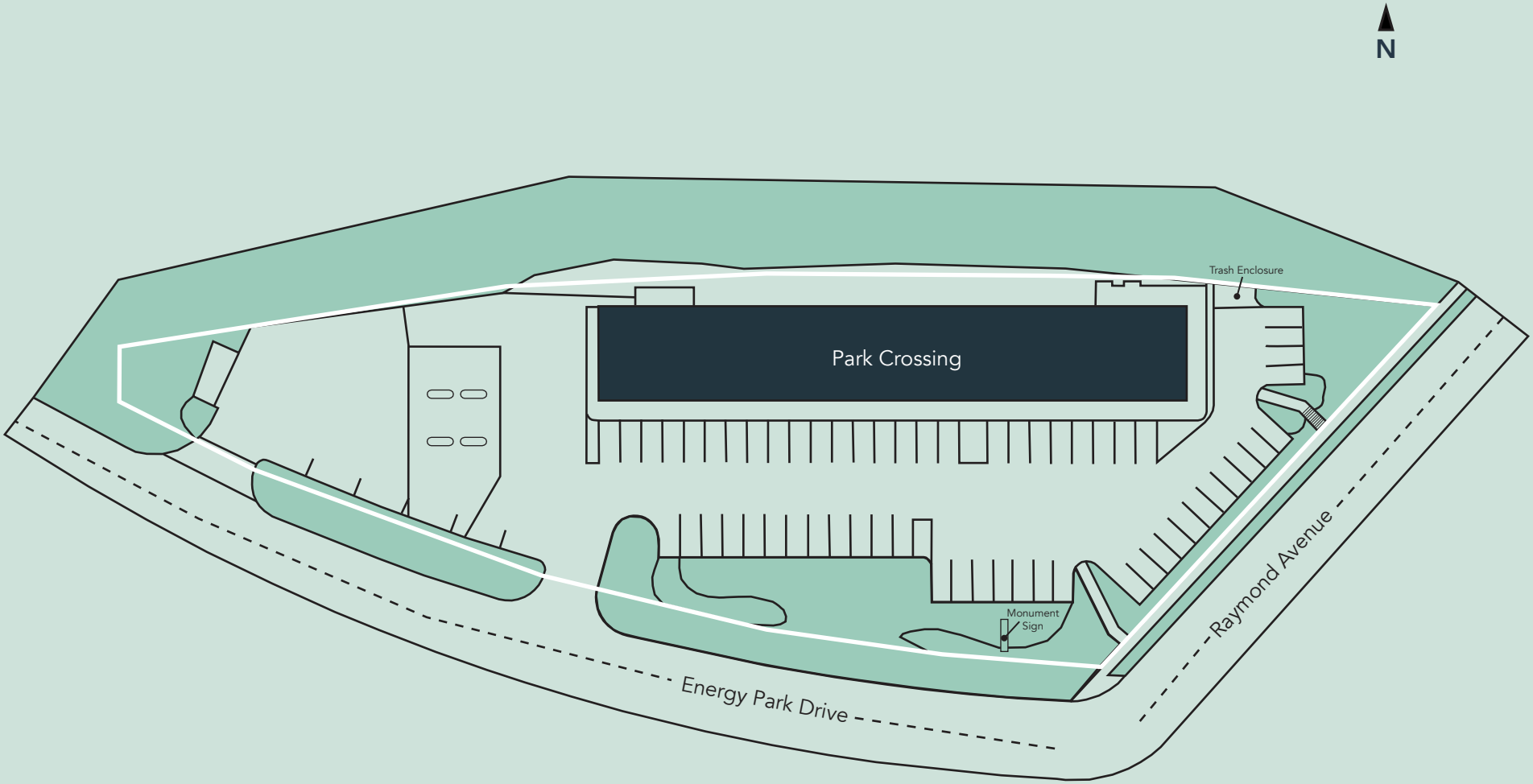
Floor Plan

Building Common Areas
Available Space
Occupied Space

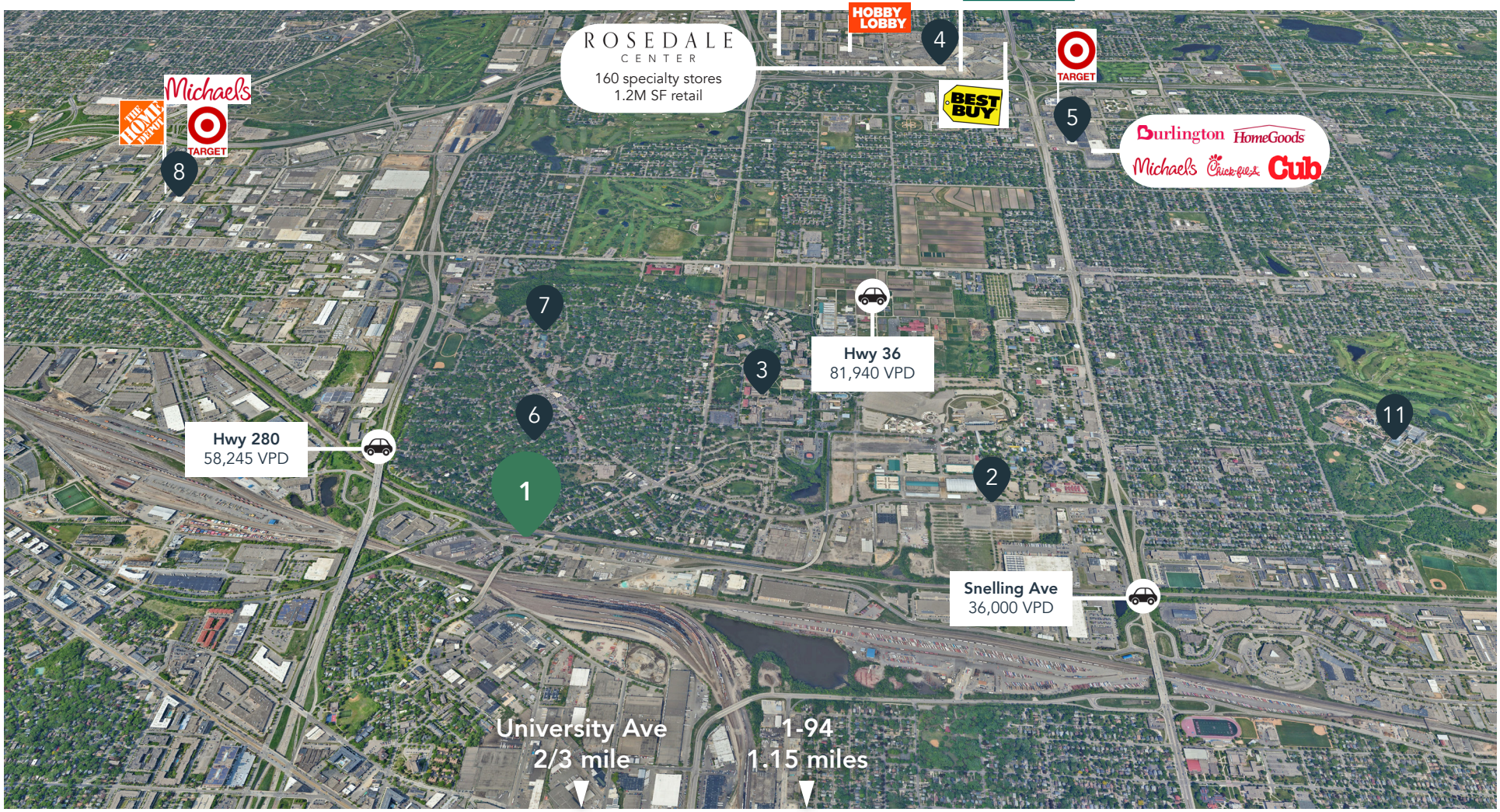


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Site Plan


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Trash Enclosure
Park Crossing
Monument Sign
Raymond Avenue
Energy Park Drive

The Neighborhood



Hot Spots

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

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

N

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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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