



RANDOLPH SQUARE

335 Randolph Avenue
St. Paul, MN 55102



The Offering

Wellington Management is pleased to present Randolph Square, the fourth building within River Bend Business Park on the Mississippi's east bank. The 22-acre office/industrial park is situated between Shepard Road and the Mississippi River at Randolph Avenue, just blocks from the revitalized West 7th Street Business District and within 5 minutes of downtown.

Randolph Square has been designed to deliver an inspiring work environment that meets the State's unique needs and supports the recruitment and retention of valued employees. The 82,000SF office building will offer striking views of the Mississippi River valley, along with lifestyle amenities like a café, fitness facility, bicycle access and rooftop deck. The Minnesota Regulatory Licensing Board will anchor the building with 64,000SF of space, with about 13,500SF of leasable space remaining.

In partnership with the St. Paul Port Authority, Wellington began developing River Bend in 2005 and will continue to manage buildings 1-3 (180,000SF), which are fully occupied and jointly owned. Randolph Square will be delivered to the Licensing Board and additional tenants later this summer.

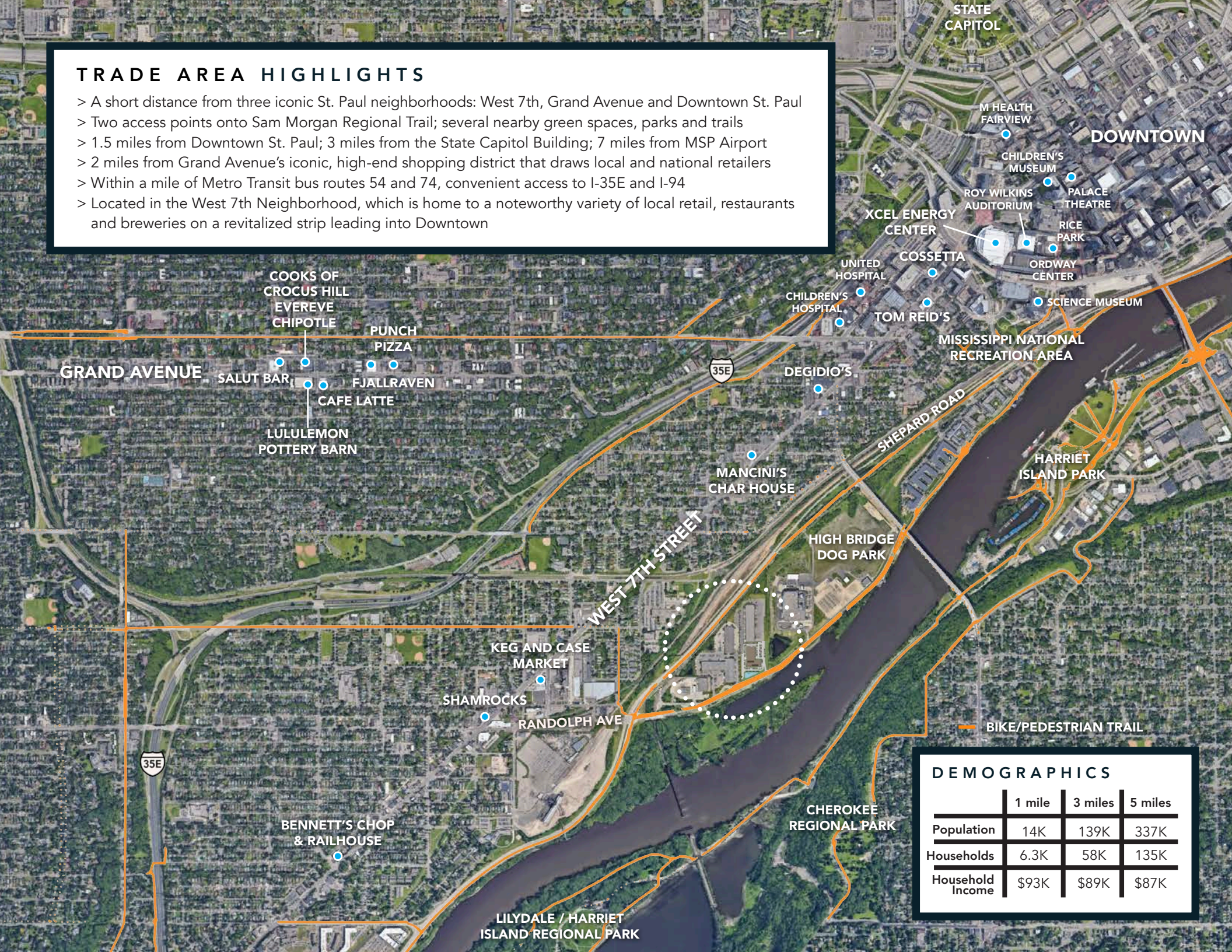
PROPERTY HIGHLIGHTS

- > On-site café, catering room, common area break rooms and fitness center
- > Rooftop deck and outdoor patio with designated food truck parking
- > Panoramic views of the river and large windows for generous natural light
- > Exterior bicycle parking and electric vehicle charging stations
- > Free surface parking for employees, visitors and State vehicles (215 stalls)
- > Monument signage opportunity



TRADE AREA HIGHLIGHTS

- > A short distance from three iconic St. Paul neighborhoods: West 7th, Grand Avenue and Downtown St. Paul
- > Two access points onto Sam Morgan Regional Trail; several nearby green spaces, parks and trails
- > 1.5 miles from Downtown St. Paul; 3 miles from the State Capitol Building; 7 miles from MSP Airport
- > 2 miles from Grand Avenue's iconic, high-end shopping district that draws local and national retailers
- > Within a mile of Metro Transit bus routes 54 and 74, convenient access to I-35E and I-94
- > Located in the West 7th Neighborhood, which is home to a noteworthy variety of local retail, restaurants and breweries on a revitalized strip leading into Downtown

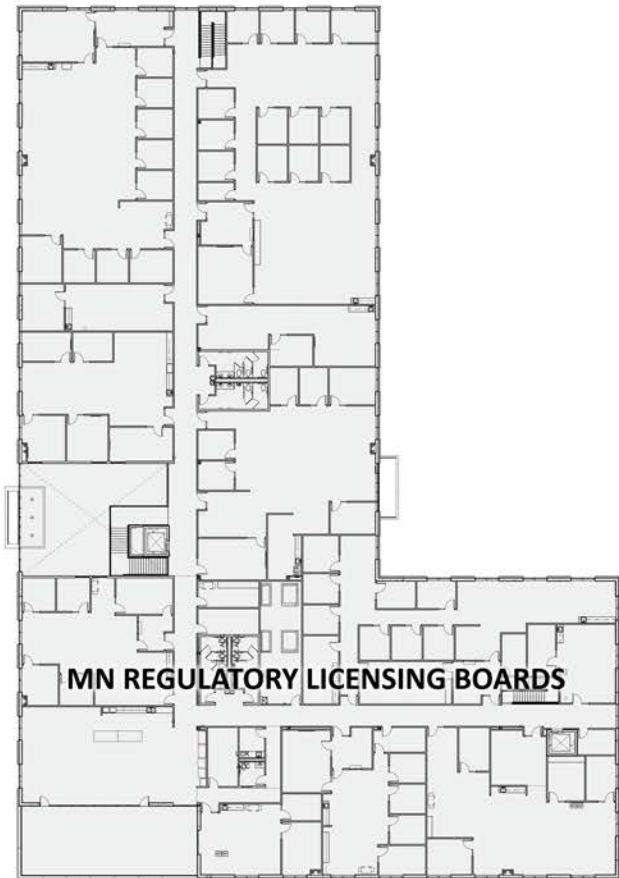


DEMOGRAPHICS			
	1 mile	3 miles	5 miles
Population	14K	139K	337K
Households	6.3K	58K	135K
Household Income	\$93K	\$89K	\$87K

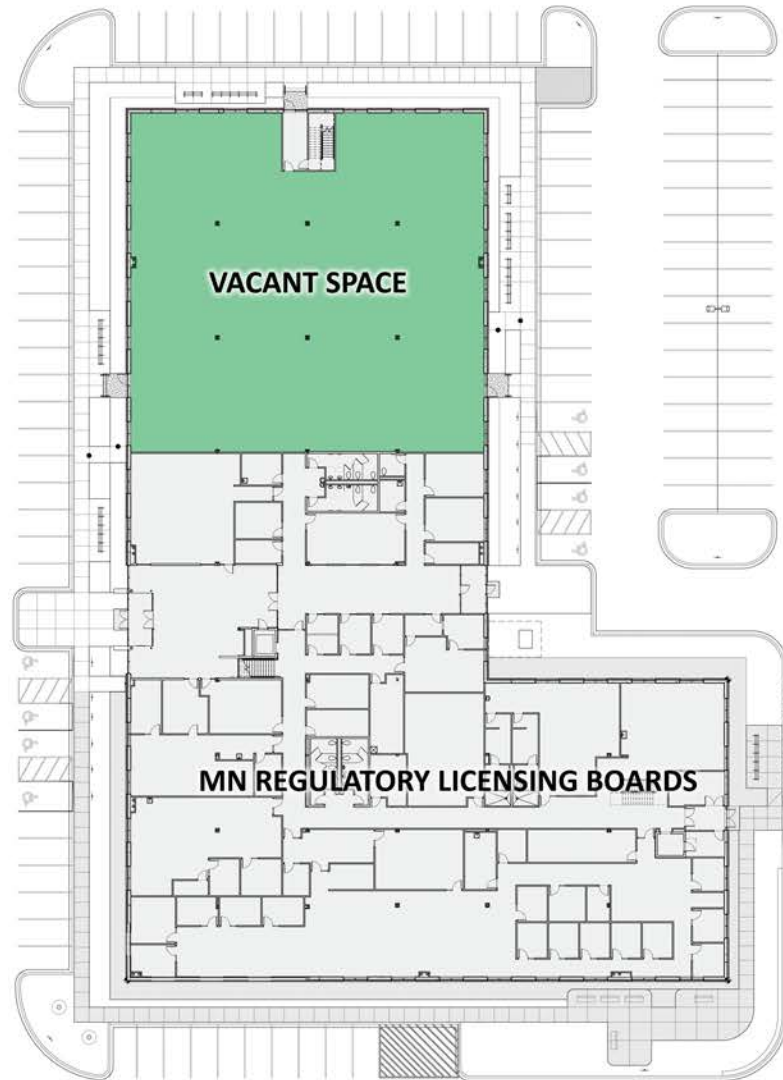
Site Plan



Floor Plan



SECOND FLOOR PLAN
1/16" = 1'-0"



MAIN FLOOR PLAN
1/16" = 1'-0"





MORE ABOUT US

4M SF

PORTFOLIO

100+

PROPERTIES

600+

COMMERCIAL TENANTS

520+

URBAN HOMES

40+

DEVELOPMENTS

6

DISTRICT PLANS (4 IN PROGRESS)

As a long-term owner, property manager, developer and planner, we see the big picture. From acquisitions and initial planning to leasing, development and management, Wellington holistically understands each facet of commercial real estate. Our stability, manageable size and deep market knowledge allow us to act nimbly with relevant community partners.

Since we are in the business of creative problem-solving, we pursue challenging projects. Vision, persistence and passion help us make it happen as we work collaboratively to achieve sound design, solid financial performance and lasting community impact.

