WELLINGTON
MANAGEMENT

River Bend Business Park

31,362 SF office space available for lease!

325, 345, 355 Randolph Avenue
St. Paul, MN 55105

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Ideally located business park on the Mississippi's east bank.

River Bend Business Park is a joint venture between Wellington Management, Inc. and the Saint Paul Port Authority. The 22-acre site is situated between Shepard Road and the Mississippi River at Randolph Avenue, just blocks from the revitalized West 7th Street Business District and within five minutes of downtown. Developed by Wellington between 2006 and 2011, the three-building complex is located on the Mississippi's east bank and offers panoramic views of the river valley.

HIGHLIGHTS

- Overlooks the Mississippi River valley
- Building and monument signage opportunities
- Offers the flexibility to meet any need from high office finish to tech space or office/warehouse
- 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
- 1.5 miles from Downtown St. Paul; 3 miles from the State Capitol Building; 7 miles from MSP International Airport
- 2 miles from Grand Avenue's iconic, high-end shopping district that draws local and national retailers
- Access to Sam Morgan Regional Trail; several nearby green spaces, parks and trails
- Convenient access to I-35E, I-94 and Highway 52
- Within a mile of Metro Transit bus routes 54 and 74
- Single story, 18-24' clear heights
- Dock high doors

Space Available

Owner, Developer, Manager, Leasing

Bldg 325: 59,900 SF total; 0 SF available

Bldg 345: 44,000 SF total; 0 SF available

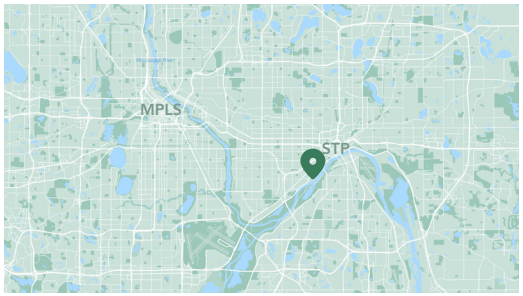
Bldg 355: 78,800 SF total; 31,362 SF available

652 surface stalls, 3.6 : 1,000 SF

Three single-story office buildings

Built in 2006, 2007, 2011

West Seventh Neighborhood



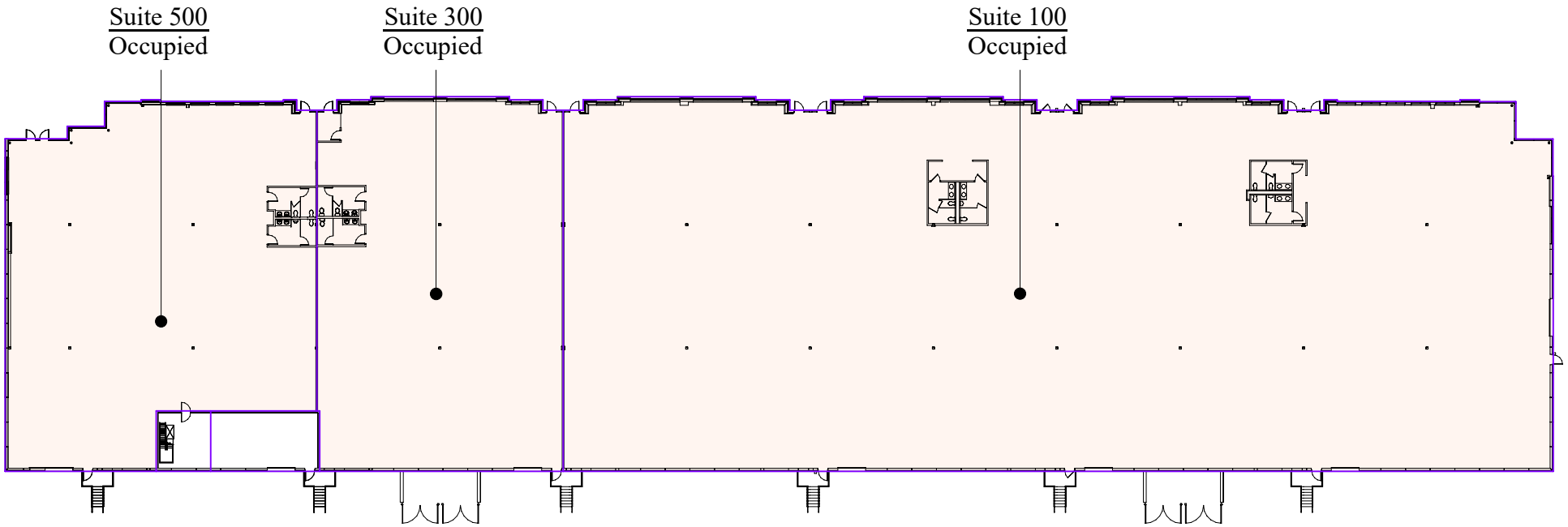
Available Suite



Suite 300 (355 Bldg) - 31,362 SF **3D Tour**

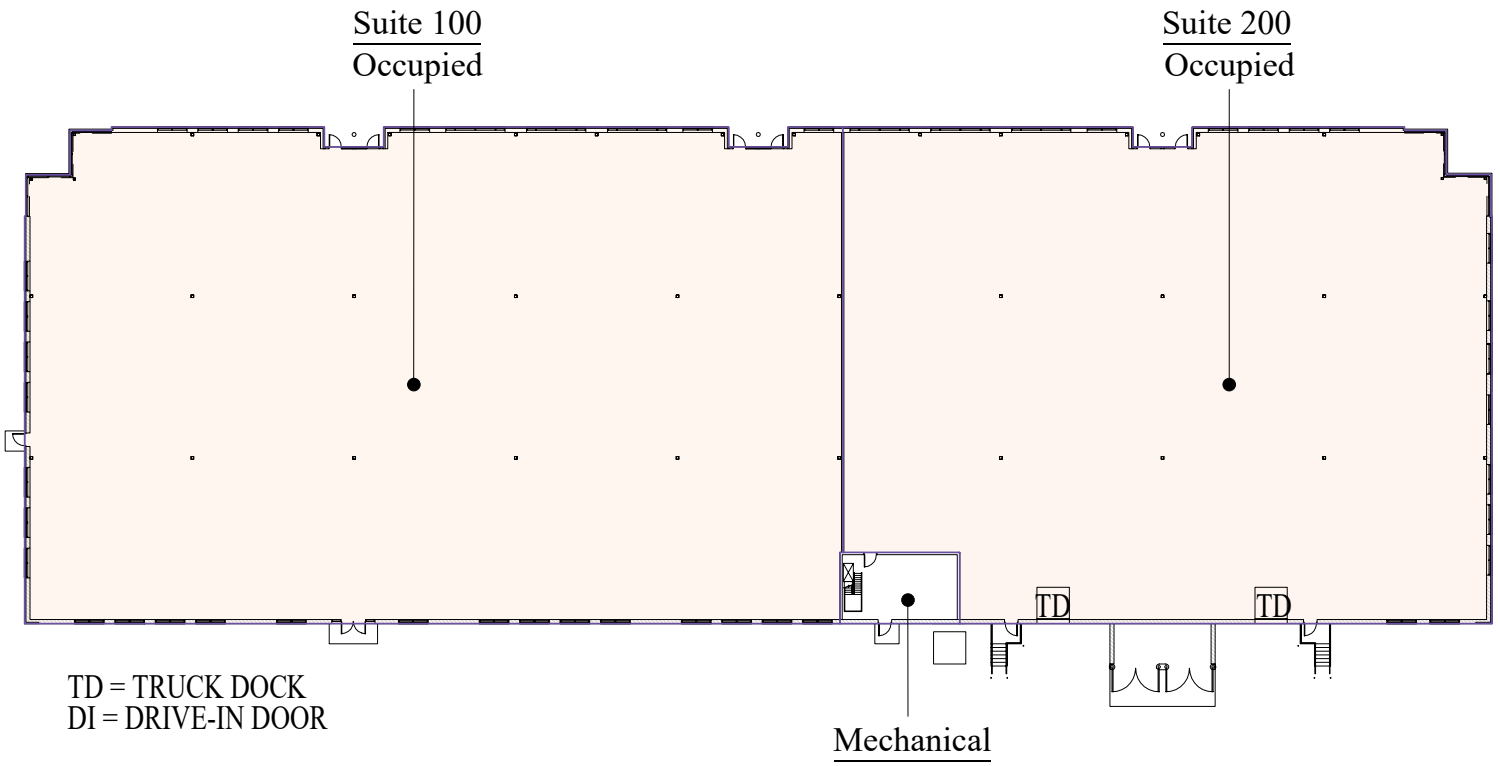
Floor Plan - Building 325

- Building Common Areas
- Available Space
- Occupied Space



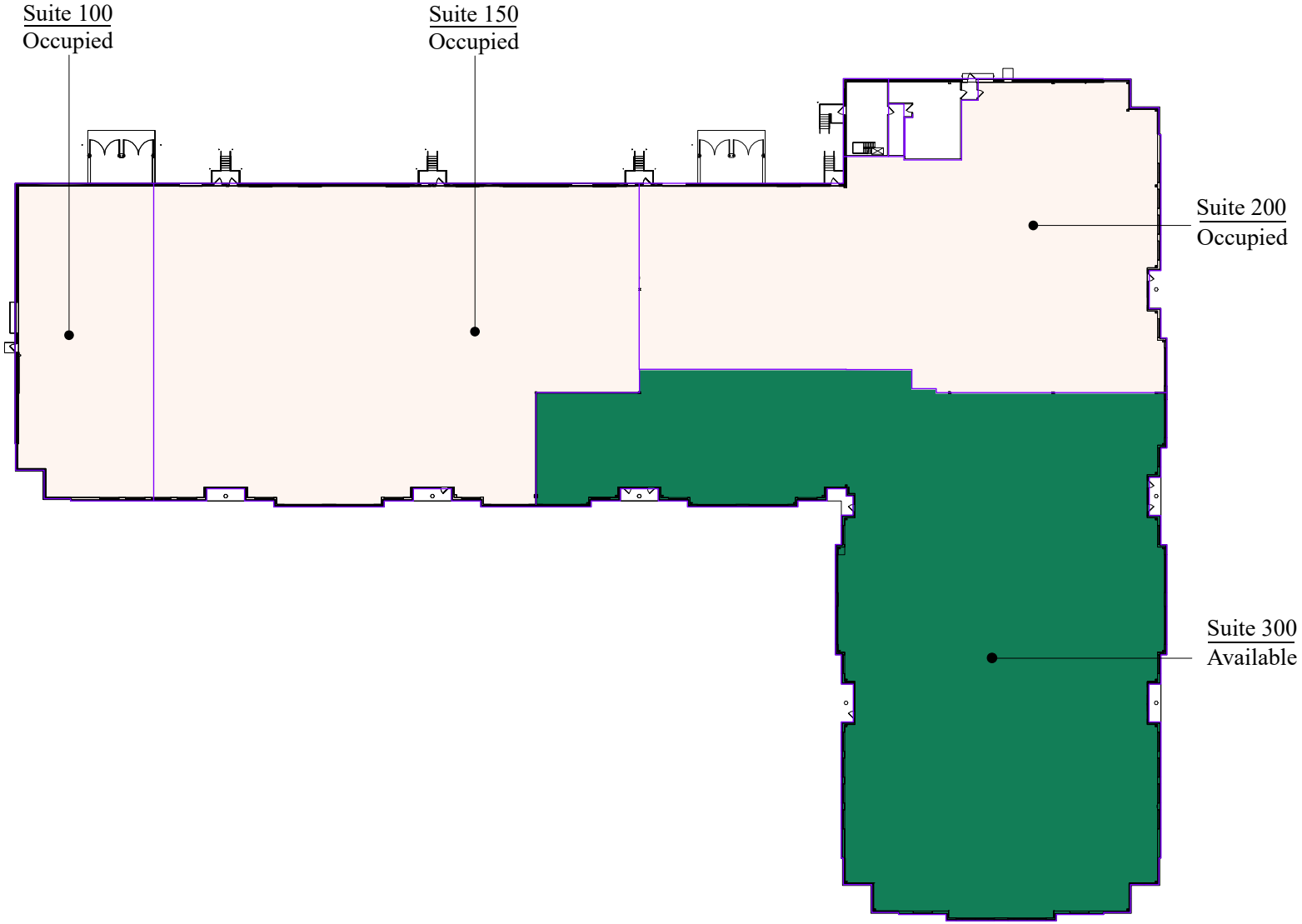
Floor Plan - Building 345

- Building Common Areas
- Available Space
- Occupied Space

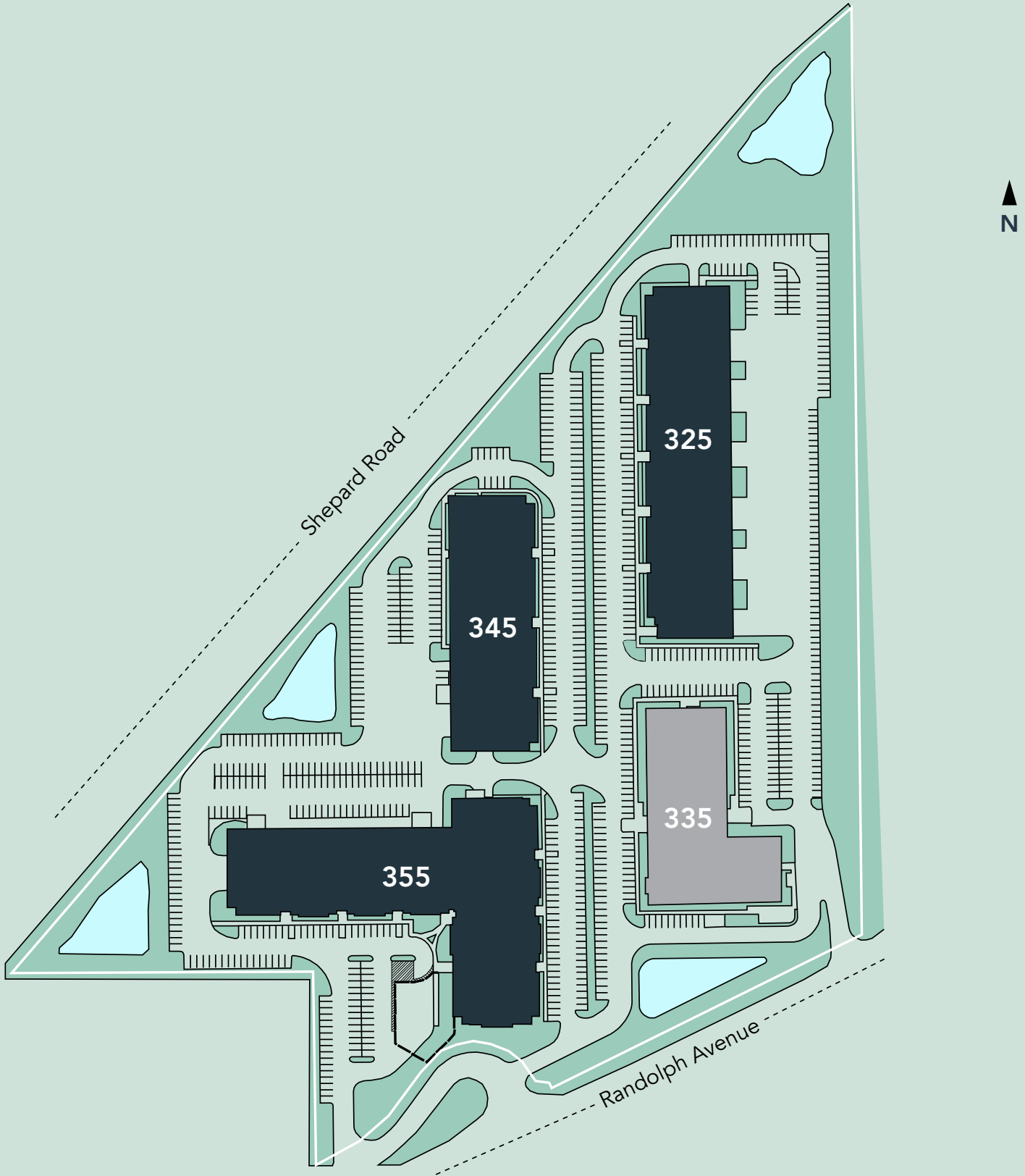


Floor Plan - Building 355

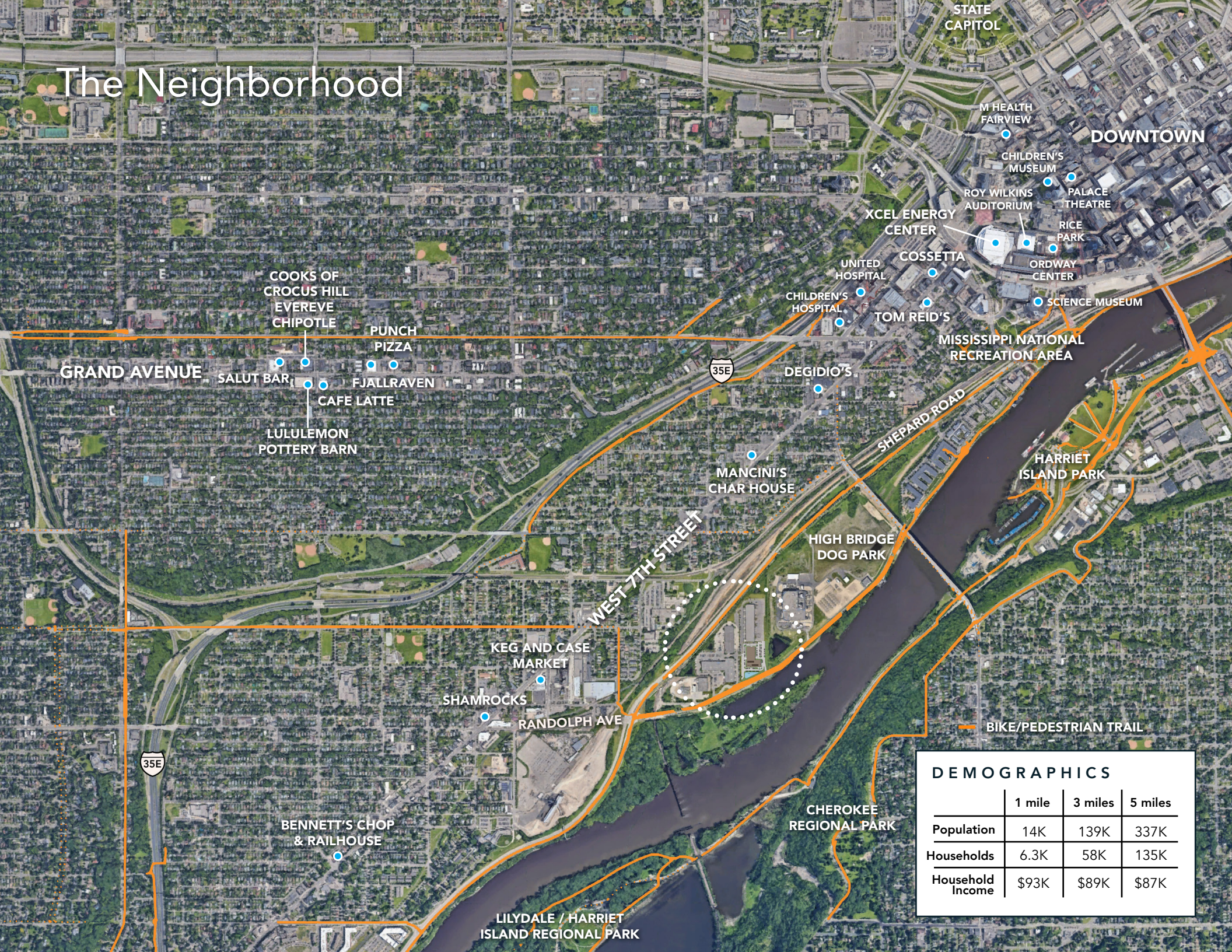
Building Common Areas
Available Space
Occupied Space



Site Plan



The Neighborhood



DEMOGRAPHICS

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

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PROPERTY MANAGER
LEASING AGENT

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Learn more!

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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