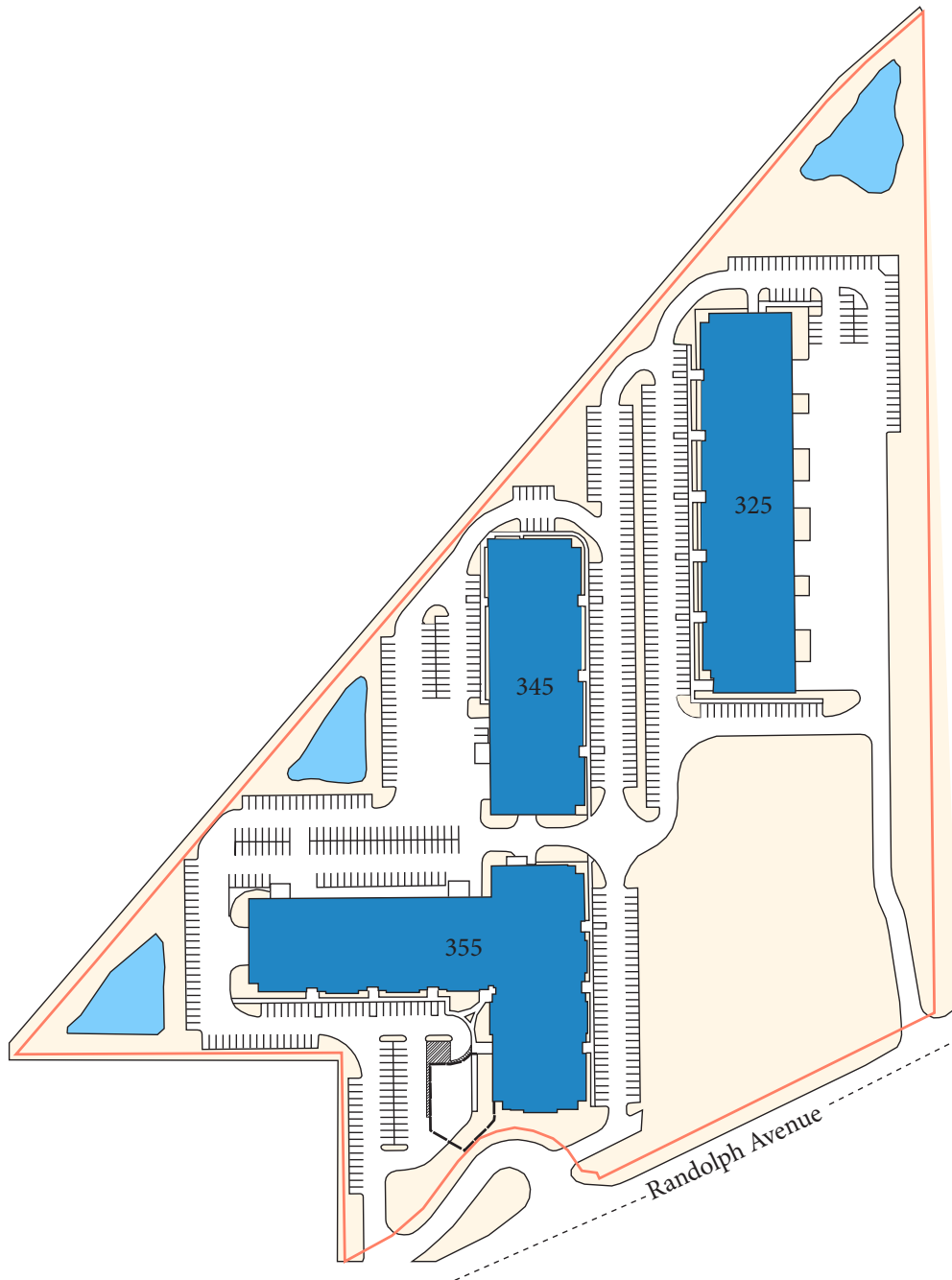


# RIVERBEND BUSINESS CENTER



**355 RANDOLPH AVENUE  
345 RANDOLPH AVENUE  
325 RANDOLPH AVENUE  
ST. PAUL, MN 55105**

# SITE PLAN



## PROPERTY HIGHLIGHTS

- An additional 5 acres of land has been planned for further expansion
- Close to downtown Saint Paul and MSP Airport
- Easy access to 35E, I-94 and Highway 52
- Overlooking the Mississippi River
- Dock high doors and drive-ins
- Offers the flexibility to meet any need from high office finish to tech space or office/warehouse
- Single story, 18'-24' clear height

- Parking Lot/Sidewalk
- Building
- Landscape
- Property Line
- Body of Water



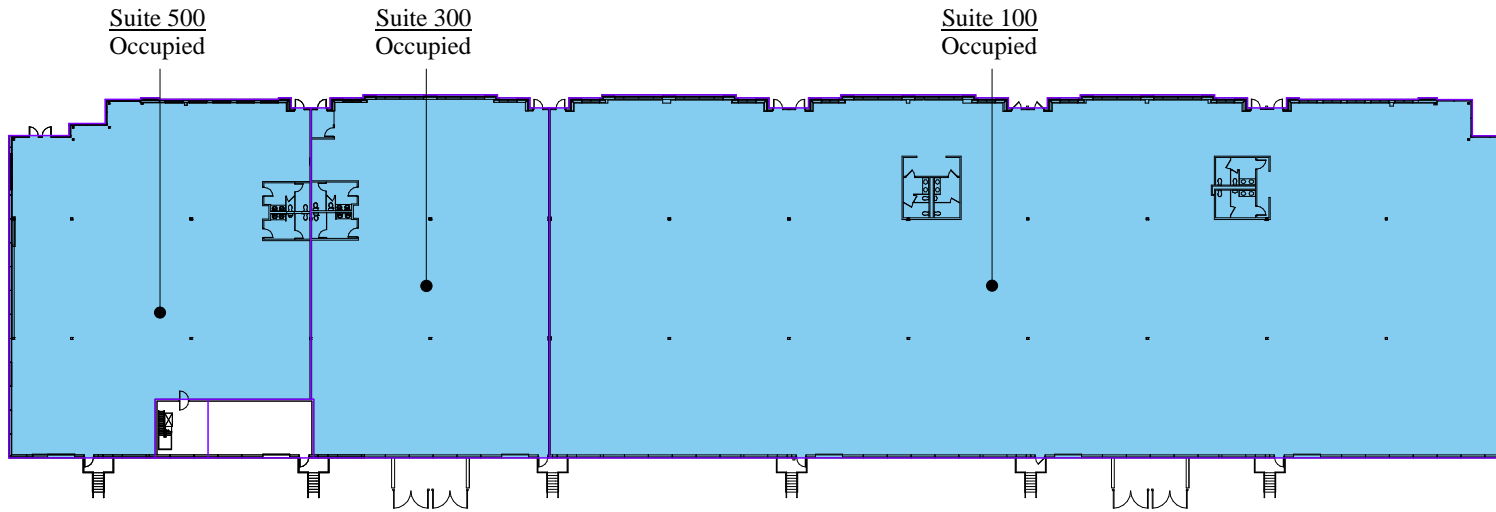
	325	345	355
ADDRESS	325 Randolph Ave, St. Paul, MN 55102	345 Randolph Ave, St. Paul, MN 55102	355 Randolph Ave, St. Paul, MN 55102
BUILDING AREA	59,900 SF	44,000 SF	78,800 SF
NUMBER OF STORIES	1	1	1
PARKING STALLS	150 Stalls	188 Stalls	314 Stalls
CLEAR HEIGHT	24'	18'	19.5'
YEAR BUILT	2011	2007	2006



# FLOOR PLANS

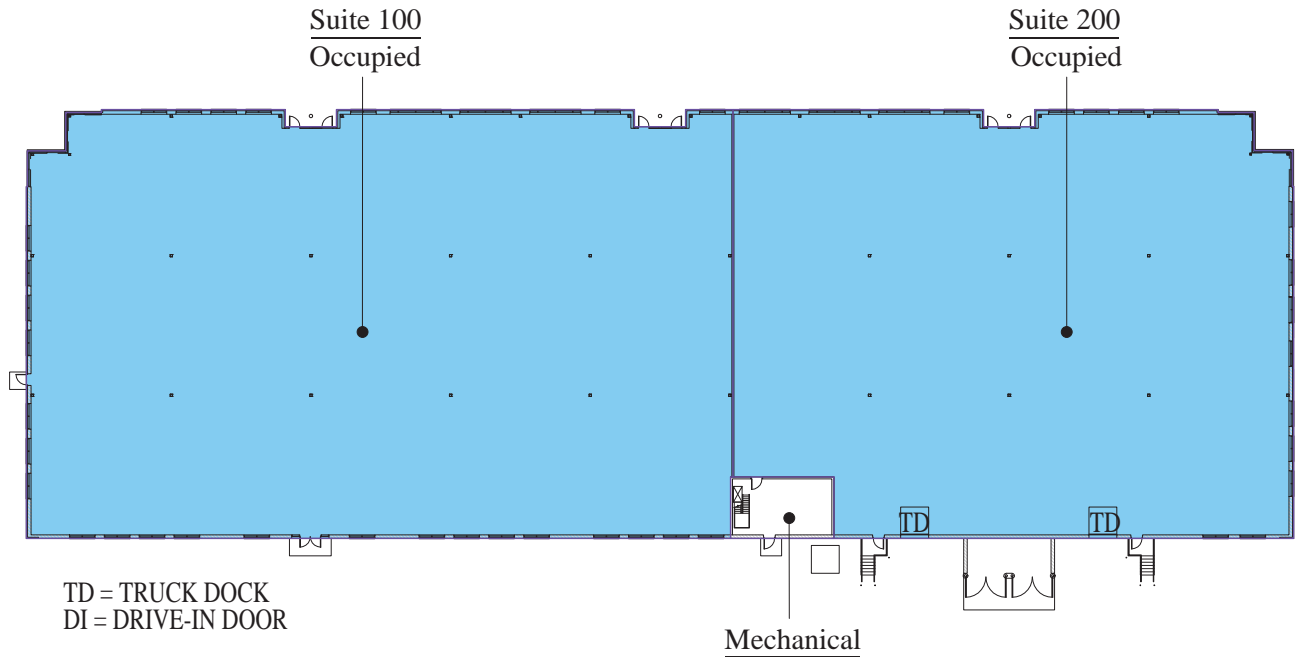
## 325 BUILDING





59,900 SF



## 345 BUILDING

44,000 SF

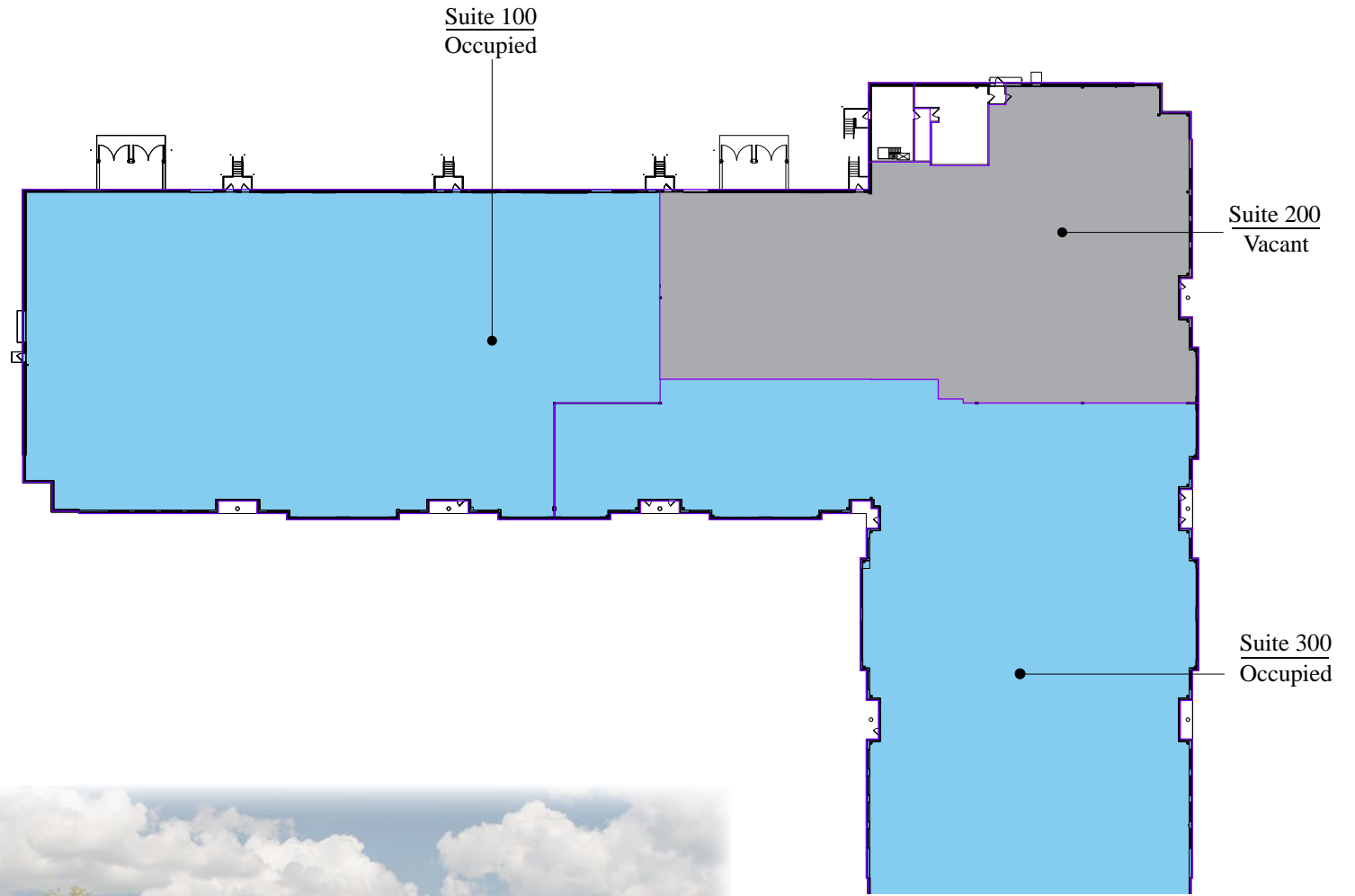






-  Building Common Area
-  Vacant Office Area
-  Occupied Office Area
-  Vertical Penetration

TD = TRUCK DOCK  
DI = DRIVE-IN DOOR

# FLOOR PLANS

355 BUILDING  
78,800 SF



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



# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,253	138,426	336,249
HOUSEHOLDS	6,275	57,268	133,597
HOUSEHOLD INCOME	\$81,438	\$78,147	\$76,536

SHEPARD ROAD 17,000 VPD





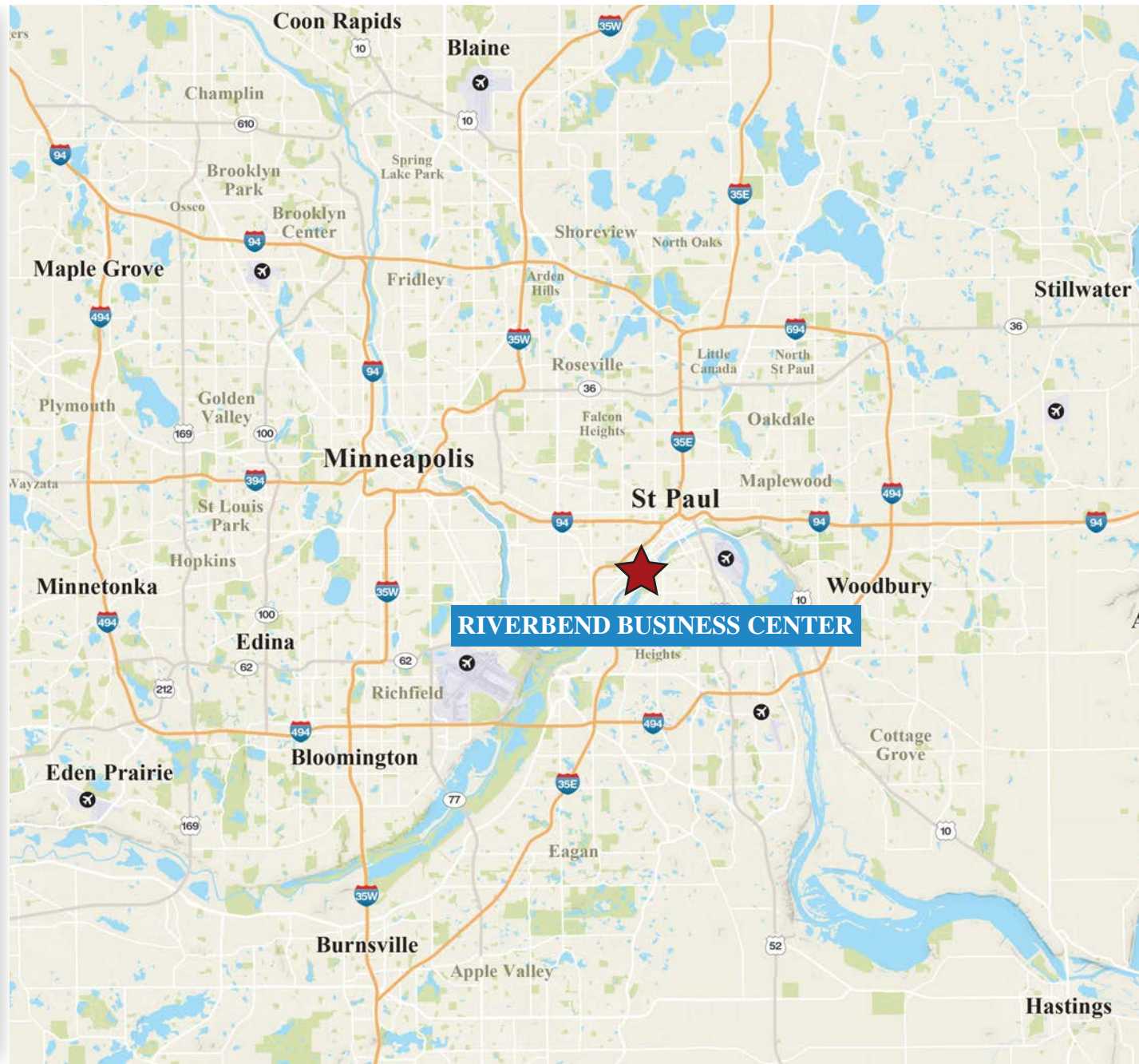
# CONTACTS

## Kori DeJong

Senior Property Manager & Leasing Agent  
(651) 999-5540 Direct  
kdejong@wellingtonmgt.com

## Ashley Burdine

Customer Service & Property Administrator  
(651) 999-5506 Direct  
(651) 999-5516 Customer Service  
aburdine@wellingtonmgt.com



1625 Energy Park Drive, Suite 100, St. Paul, MN 55108 | Main (651) 292-9844 | Fax (651) 292-0072 | wellingtonmgt.com