

# Riverview Business Plaza



*14,179 SF of office/flex space available*

276-292, 296-312, 314-332, 334-346 Chester Street  
264-308 Lafayette Frontage Road  
St. Paul, MN 55107

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### Space Available

Owner, Manager, Leasing

173,000 SF industrial/flex space

14,179 SF available

301 surface stalls

Single-story industrial/flex buildings

14' clear height

Built 1979-1982

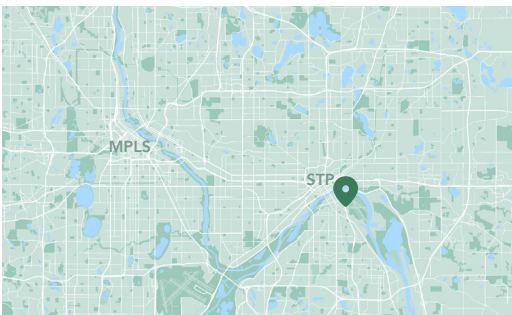
Concord-Robert Neighborhood

### Office-showroom with a view: Soak in the Mississippi and downtown skyline.

Riverview Business Plaza is a five-building campus that hosts more than 30 tenants in ideally located office, production and distribution spaces. After acquiring the property in 1994, Wellington Management completed an extensive renovation. Originally built between 1979 and 1982, the accessible campus is located immediately across the Mississippi River from Downtown St. Paul and adjacent to Holman Field Airport.

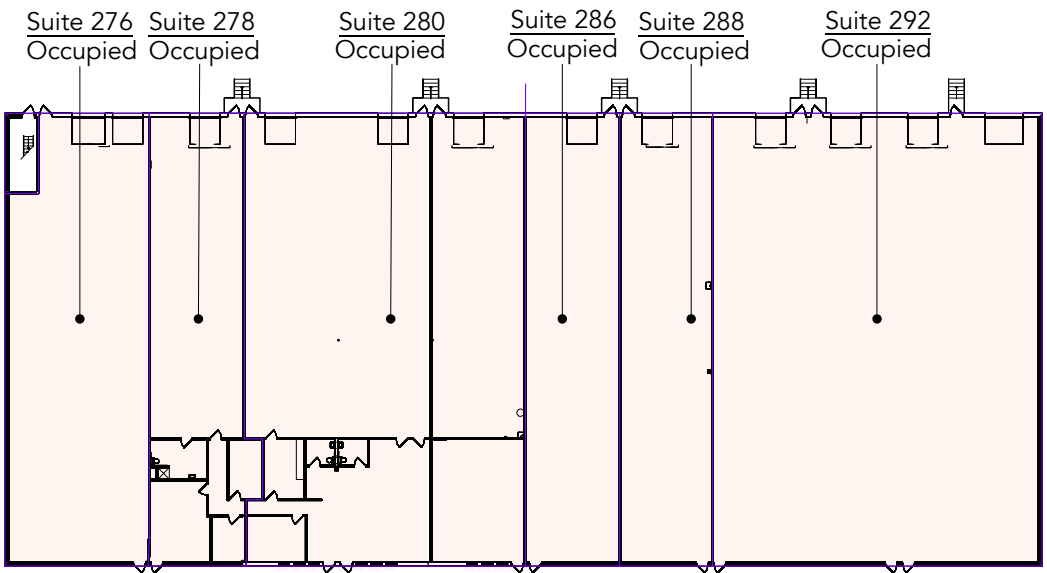
### HIGHLIGHTS

- Excellent exposure, adjacency to airport, and easy access on and off Highway 52
- Stunning views of the Mississippi River and Downtown St. Paul skyline
- Major tenants include Monarch Wood Products, Inc. and Surgical Technologies, Inc.
- Single story, 14' clear height

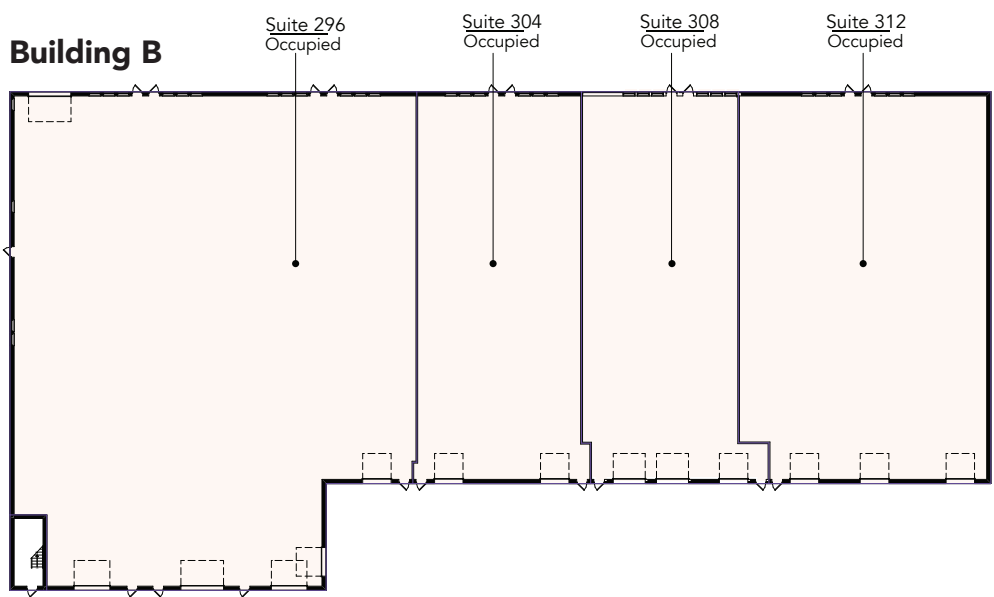


# Floor Plan - Buildings A & B

- Building Common Areas
- Available Space
- Occupied Space



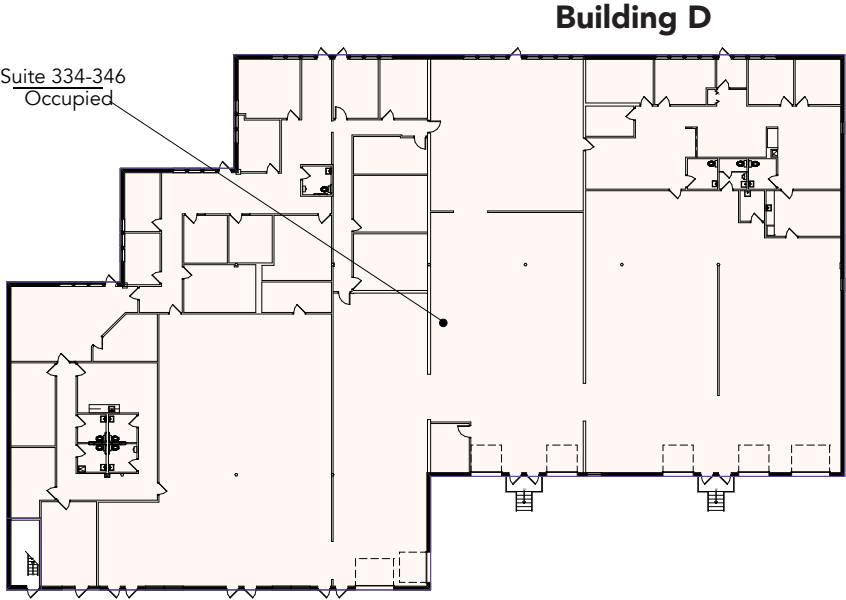
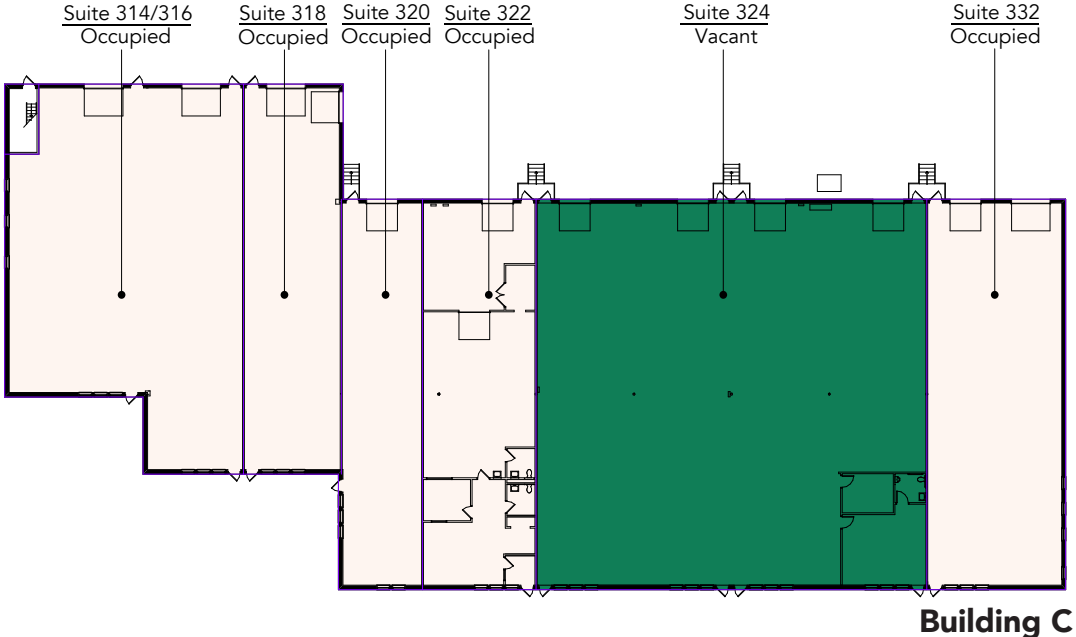
Building A



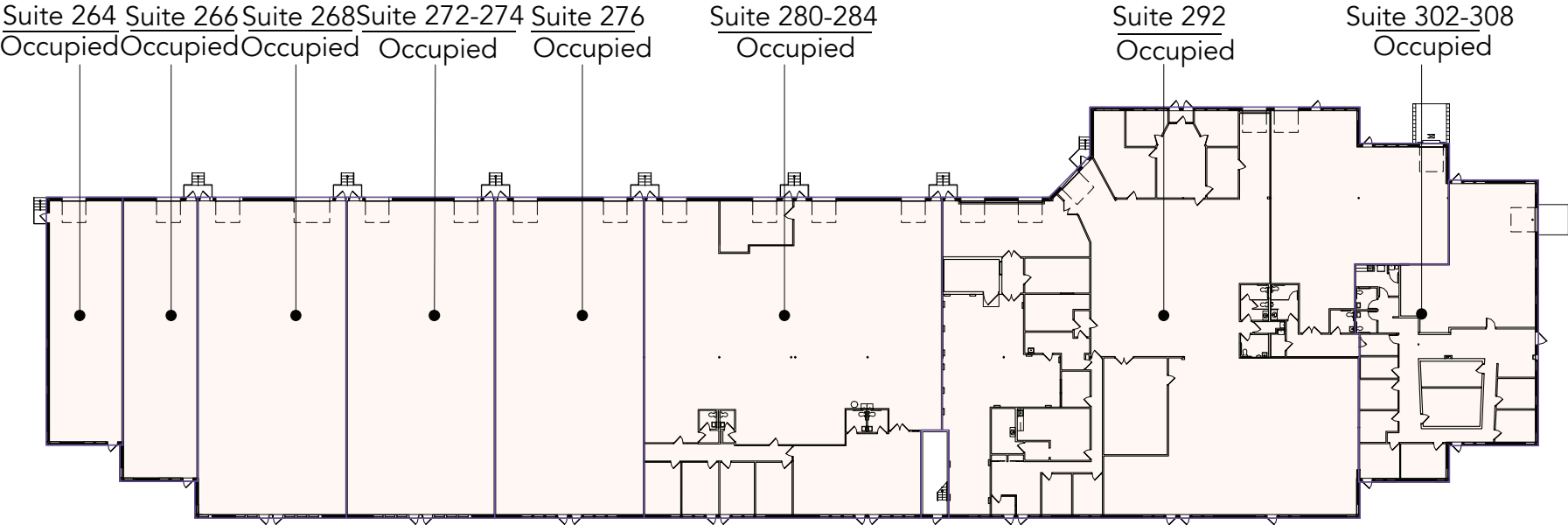
Building B

# Floor Plan - Buildings C & D

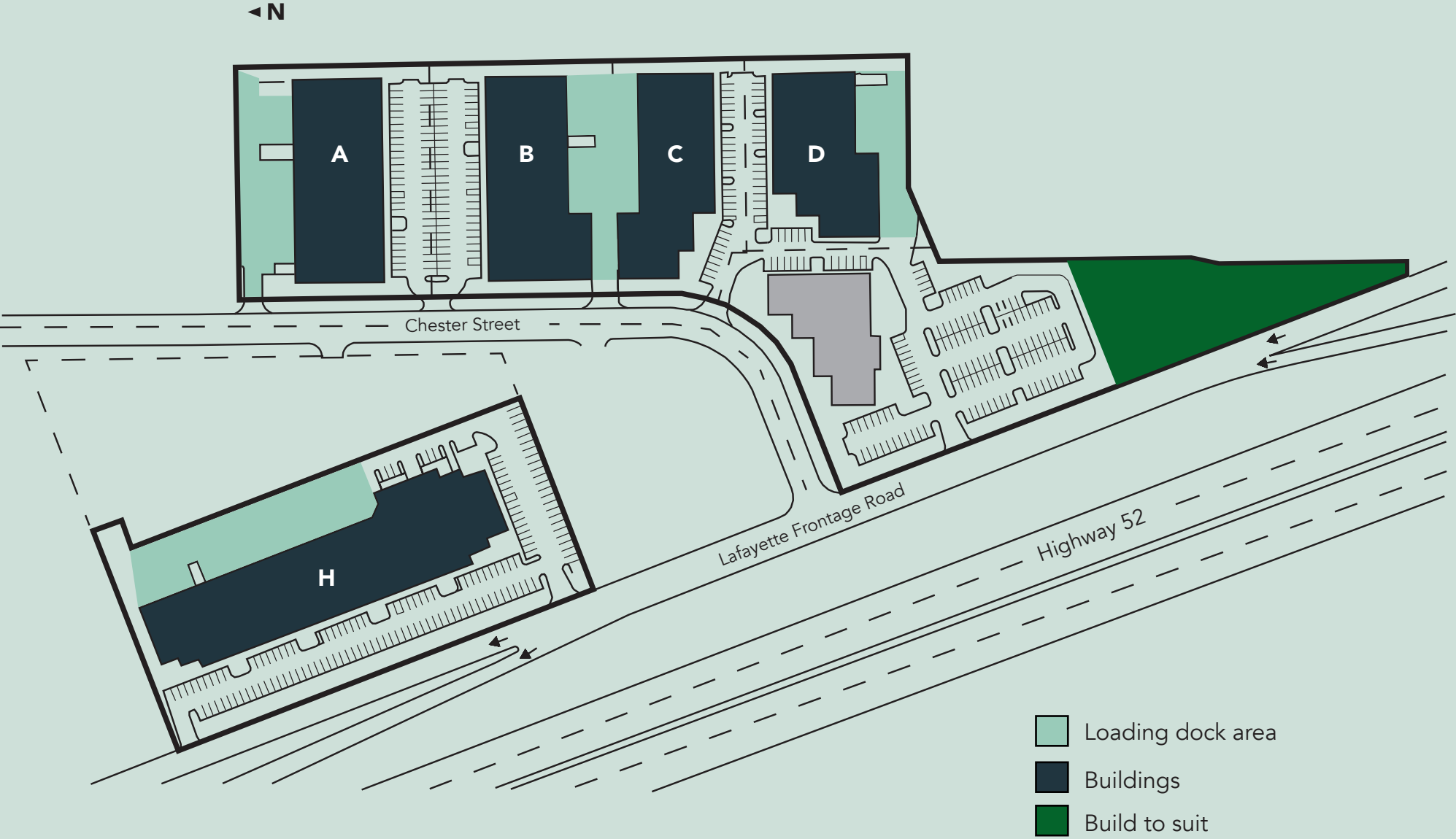
- Building Common Areas
- Available Space
- Occupied Space



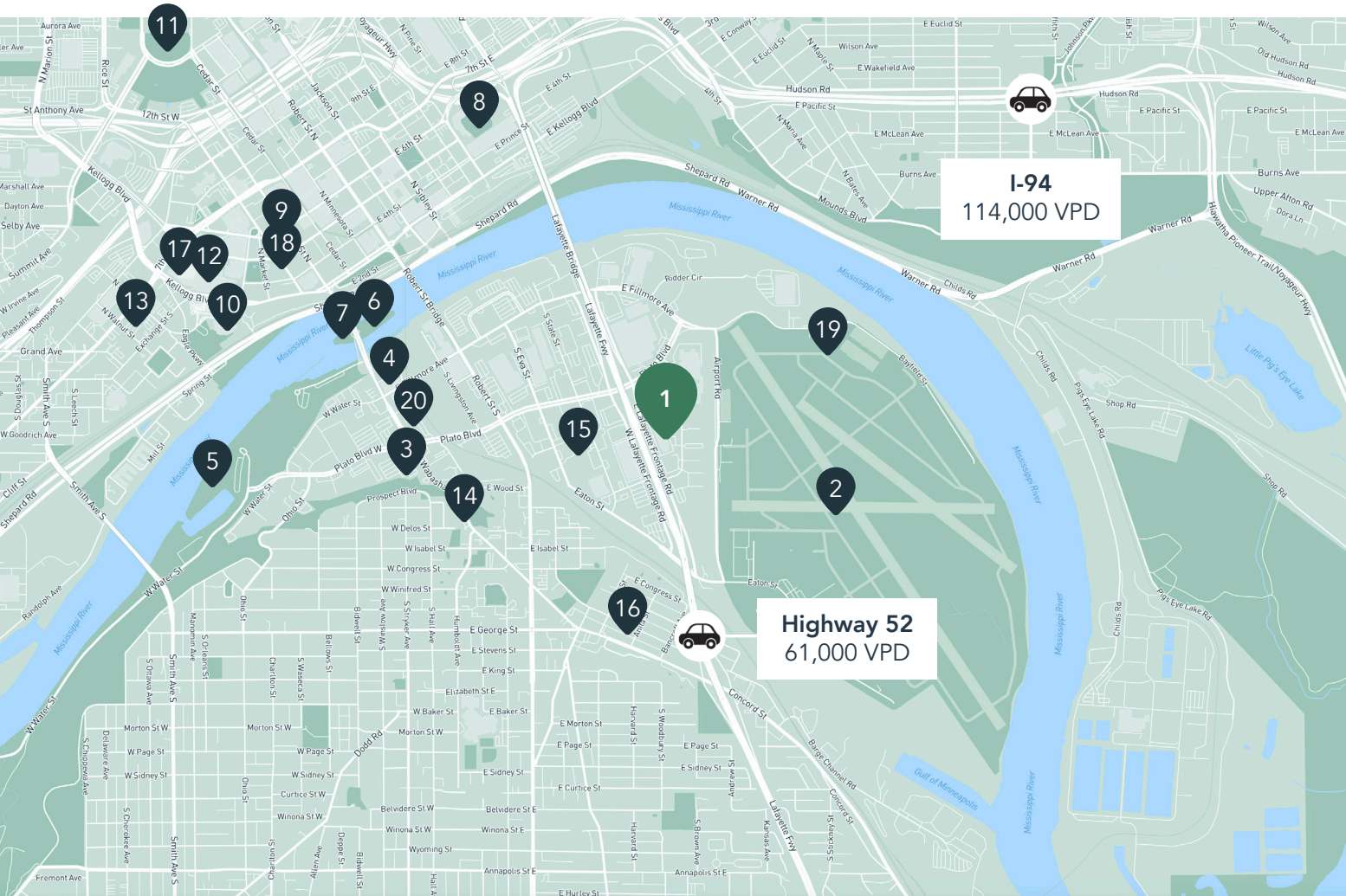
# Floor Plan - Building H



# Site Plan



# The Neighborhood



## Demographics

### 1 MILE AWAY

9,096 Population  
3,326 Households  
\$50,891 Avg. Income

### 3 MILES AWAY

137,408 Population  
52,637 Households  
\$63,271 Avg. Income

### 5 MILES AWAY

333,768 Population  
129,098 Households  
\$71,121 Avg. Income

## Hot Spots

- |                              |                                 |                                 |                                  |                                |
|------------------------------|---------------------------------|---------------------------------|----------------------------------|--------------------------------|
| 1. Riverview Business Plaza  | 5. Harriet Island Regional Park | 9. Kincaid's Fish, Chop & Steak | 13. Cossetta                     | 17. Xcel Energy Center         |
| 2. St. Paul Downtown Airport | 6. Raspberry Island             | 10. Science Museum              | 14. Boca Chica                   | 18. The St. Paul Hotel & Grill |
| 3. Holiday Gas Station       | 7. Minnesota Boat Club          | 11. Minnesota State Capitol     | 15. United States Postal Service | 19. Holman's Table             |
| 4. Starbucks                 | 8. CHS Field                    | 12. St. Paul RiverCentre        | 16. El Burrito Mercado           | 20. Joseph's Grill             |

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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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