

Riverview Business Plaza



22,230 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

Vicki Karr
651-999-5537
vkarr@wellingtonmgt.com





Space Available

Owner, Manager, Leasing

173,000 SF industrial/flex space

22,230 SF available

301 surface stalls

Single-story industrial/flex buildings

14' clear height

Built 1979-1982

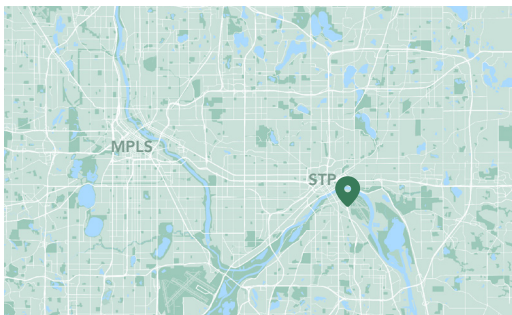
Concord-Robert Neighborhood

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.

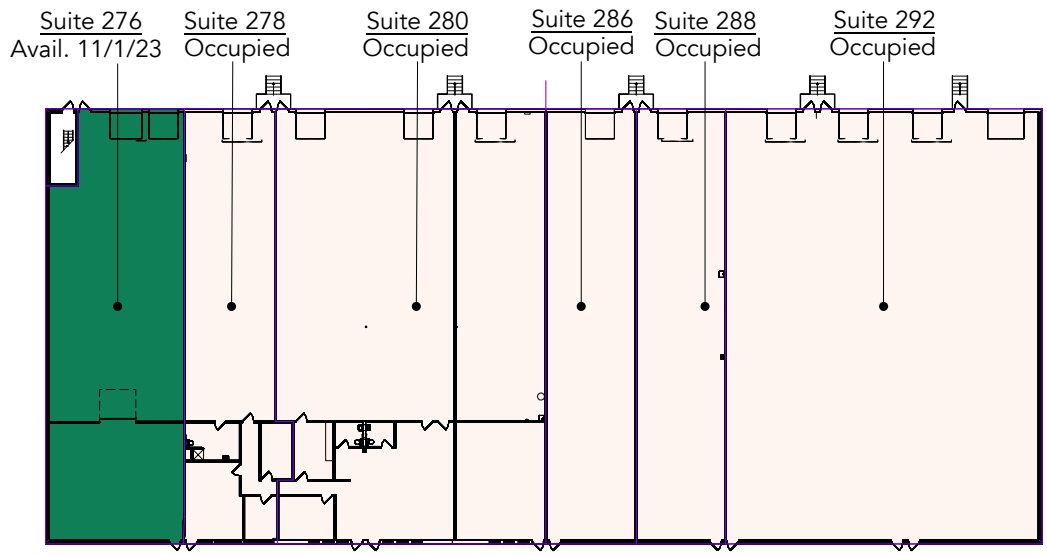
HIGHLIGHTS

- Excellent exposure, adjacency to airport, and easy access on and off Highway 52
- Stunning views of the Mississippi River and Downtown St. Paul skyline
- Single story, 14' clear height

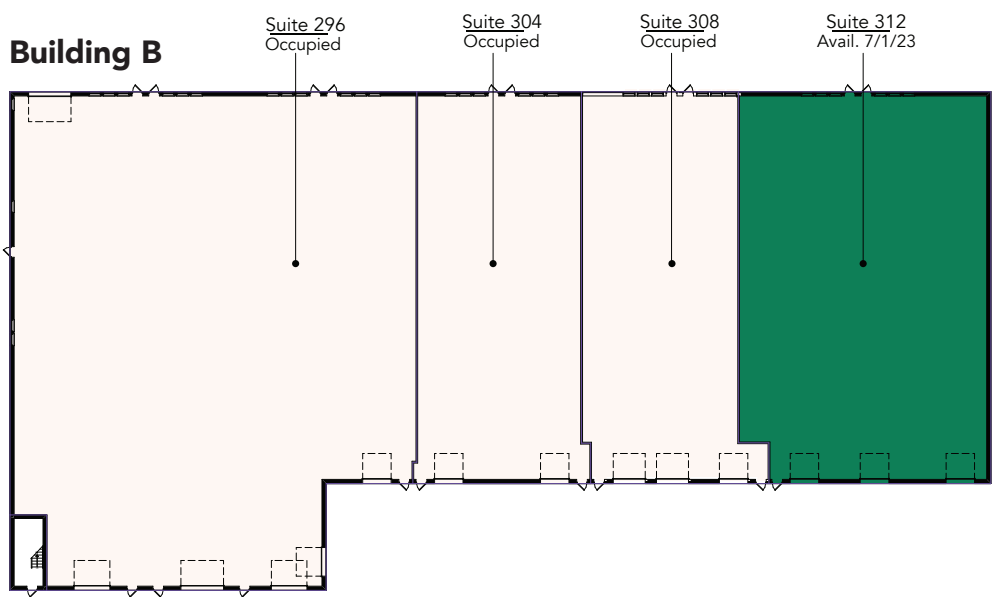


Floor Plan - Buildings A & B

- Building Common Areas
- Available Space
- Occupied Space

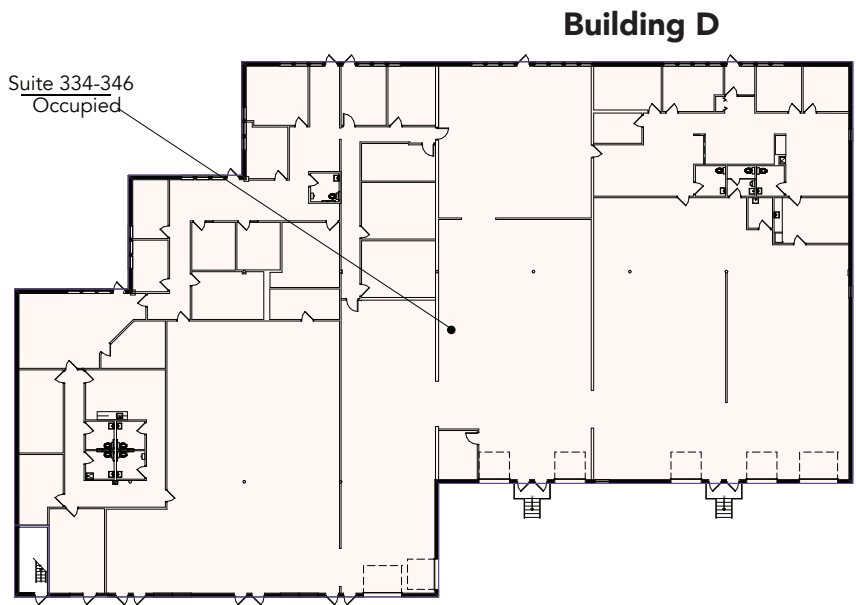
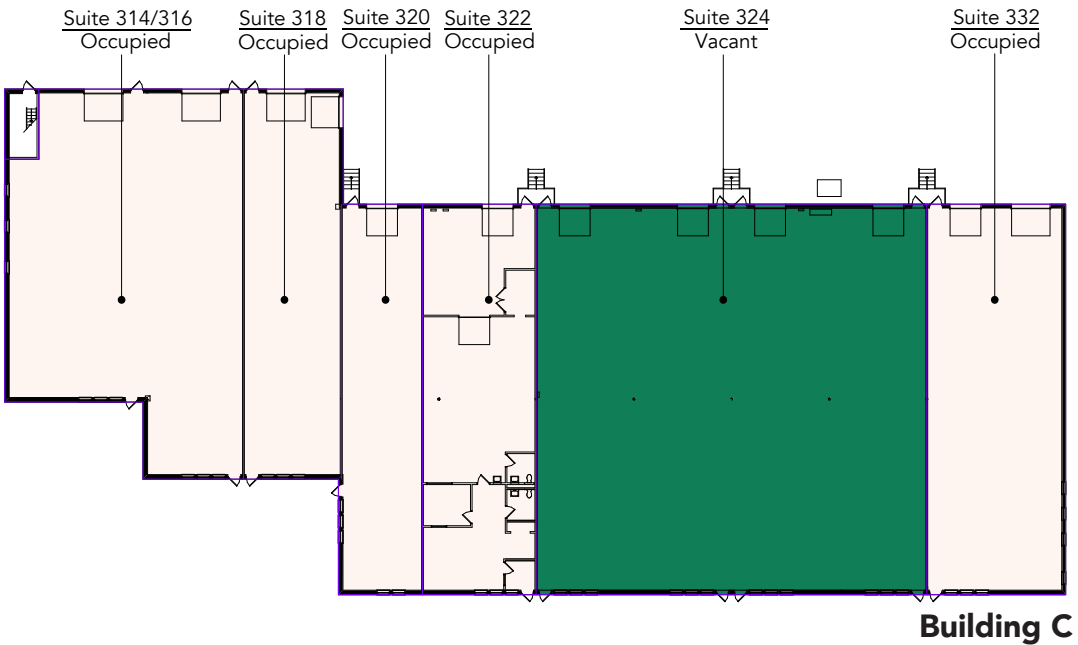


Building A

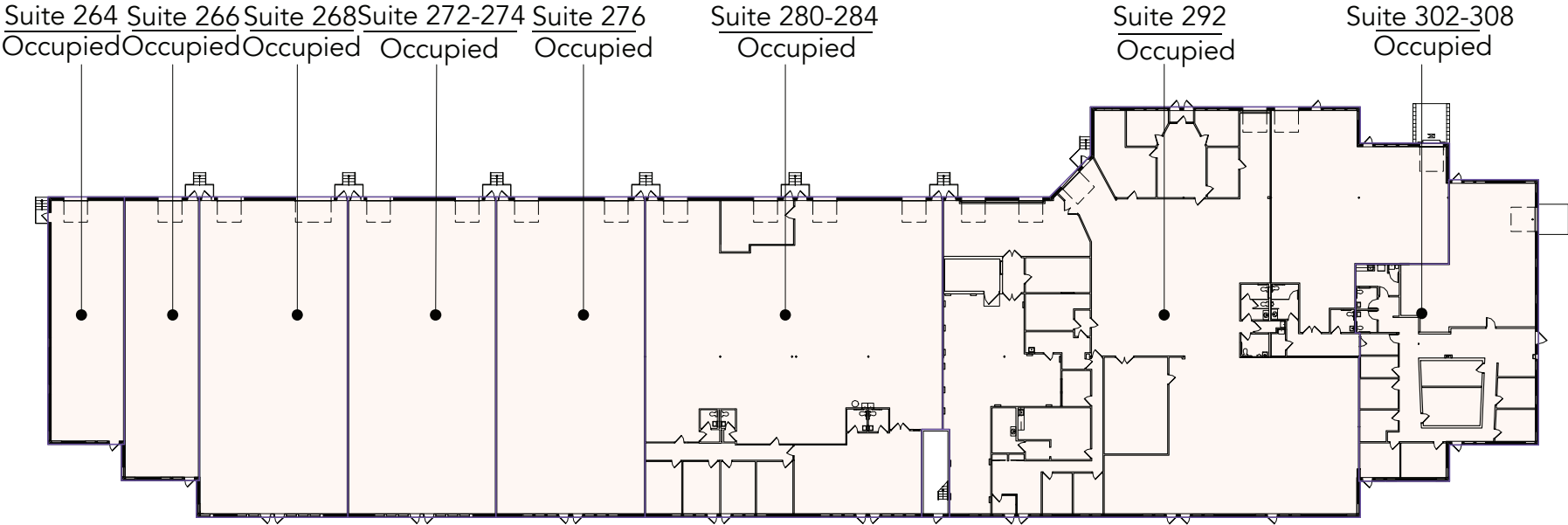


Floor Plan - Buildings C & D

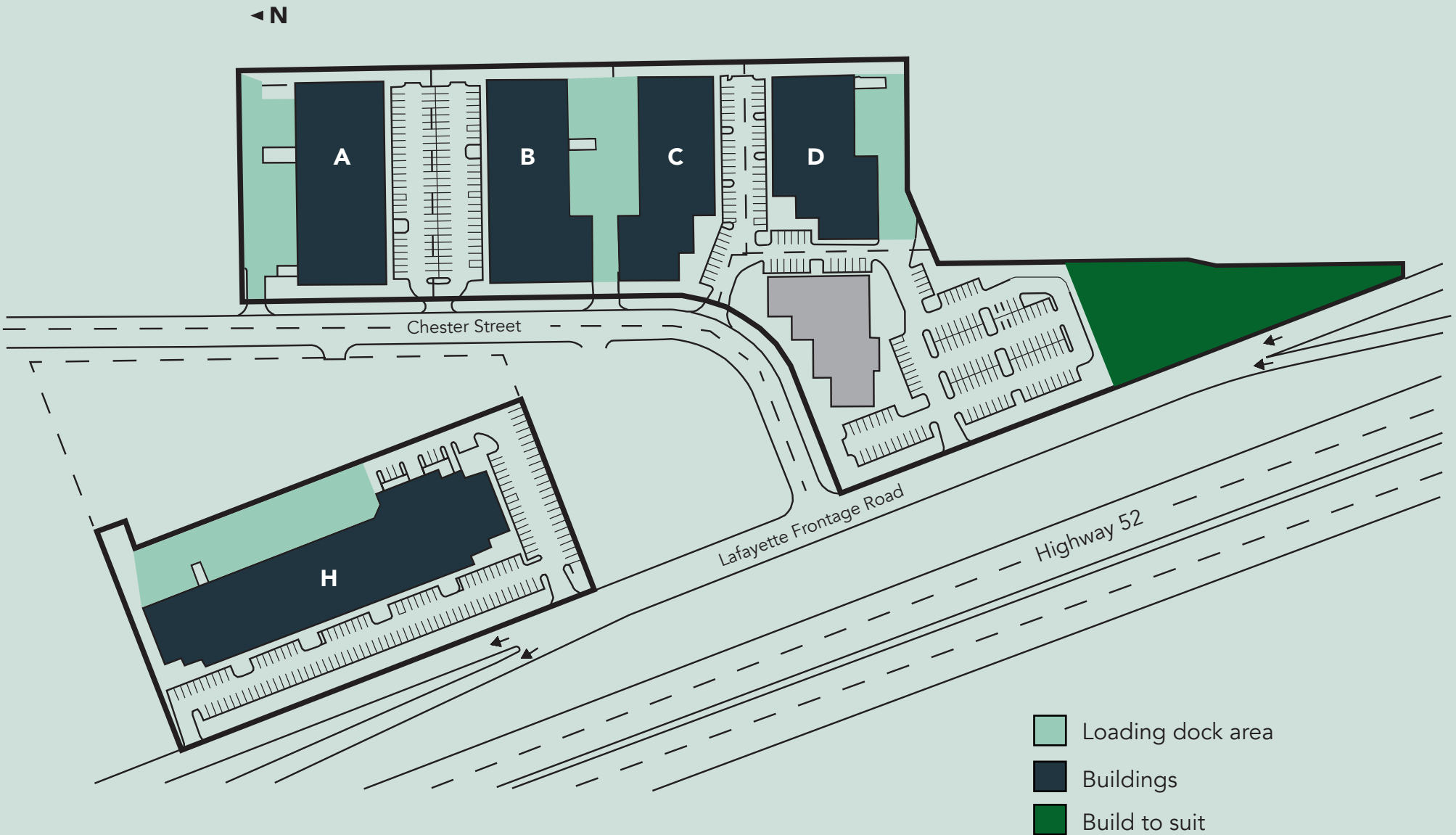
- Building Common Areas
- Available Space
- Occupied Space



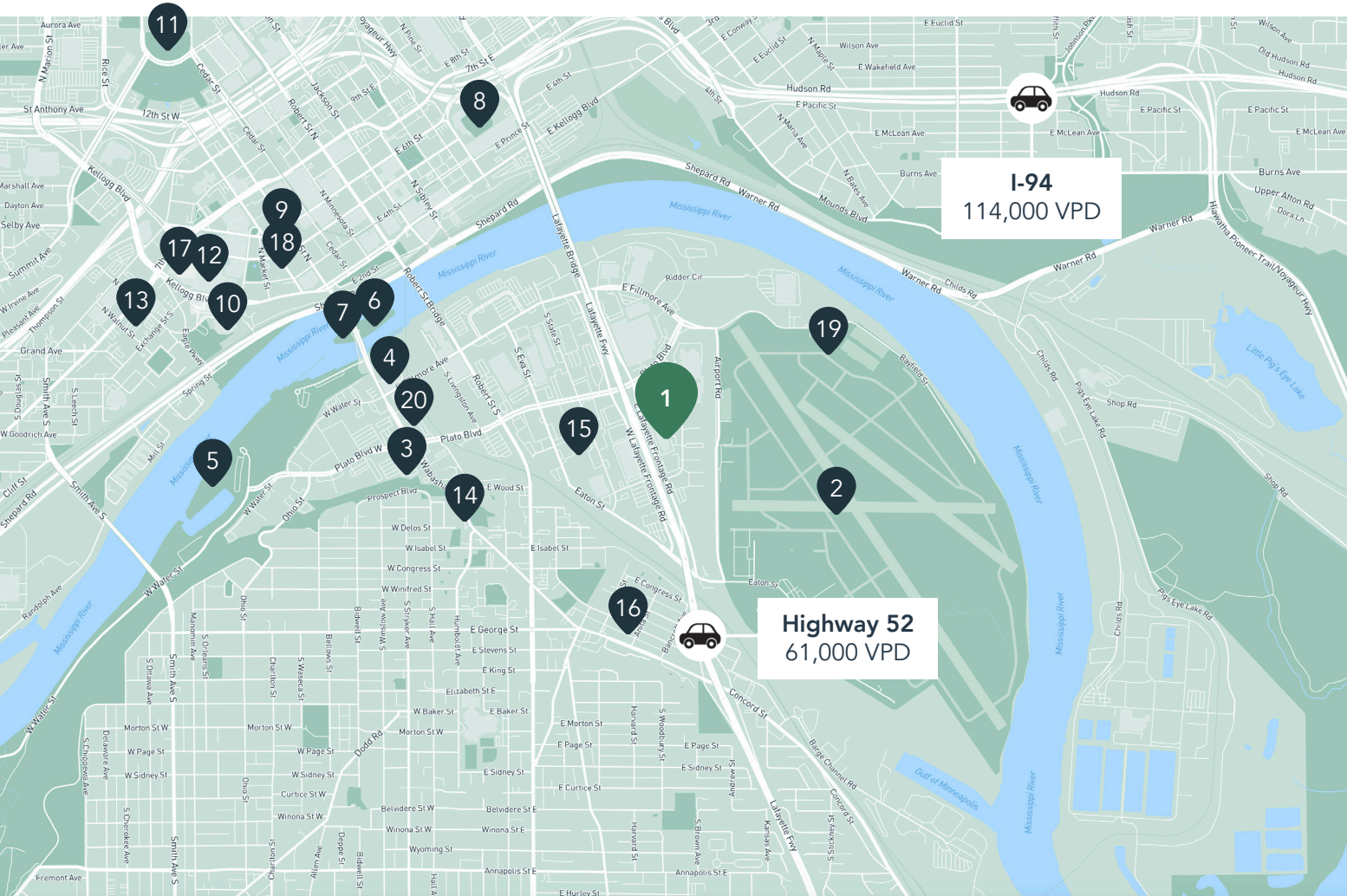
Floor Plan - Building H



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 |

Riverview Business Plaza

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



PROPERTY MANAGER
LEASING AGENT

Vicki Karr

651-999-5537
vkarr@wellingtonmgt.com



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.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com

Wellington Management © 2021 All rights reserved.