

Riverview Business Plaza

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



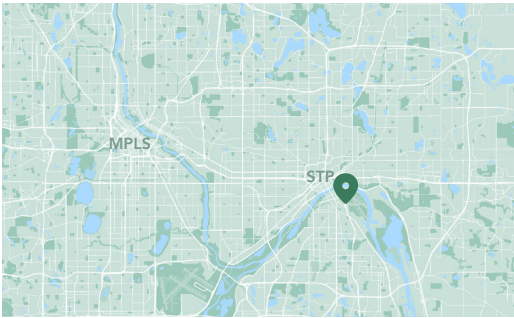
WELLINGTON
MANAGEMENT



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Space Available
Owner, Manager, Leasing
173,000 SF industrial/flex space
10,275 SF available
301 surface stalls
Single-story industrial/flex buildings
Built 1979-1982
Concord-Robert Neighborhood



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

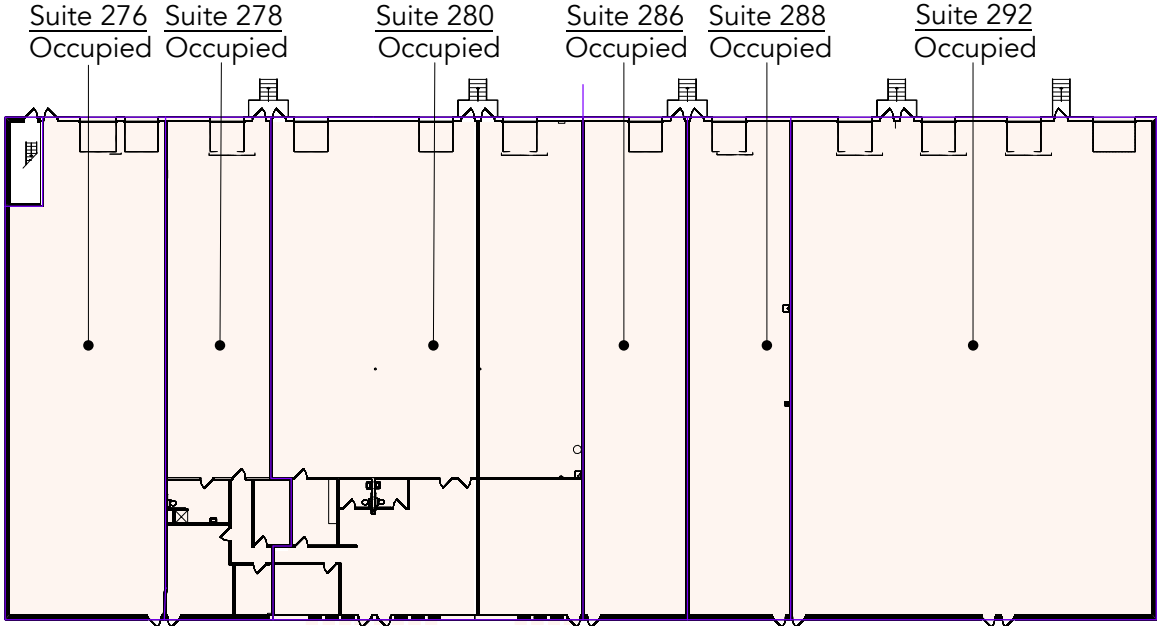
Riverview Business Plaza is a five-building campus that hosts more than 30 tenants in ideally located office, production and distribution spaces. After acquiring the property in 1994, Wellington Management completed an extensive renovation. Originally built between 1979 and 1982, the accessible campus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

HIGHLIGHTS

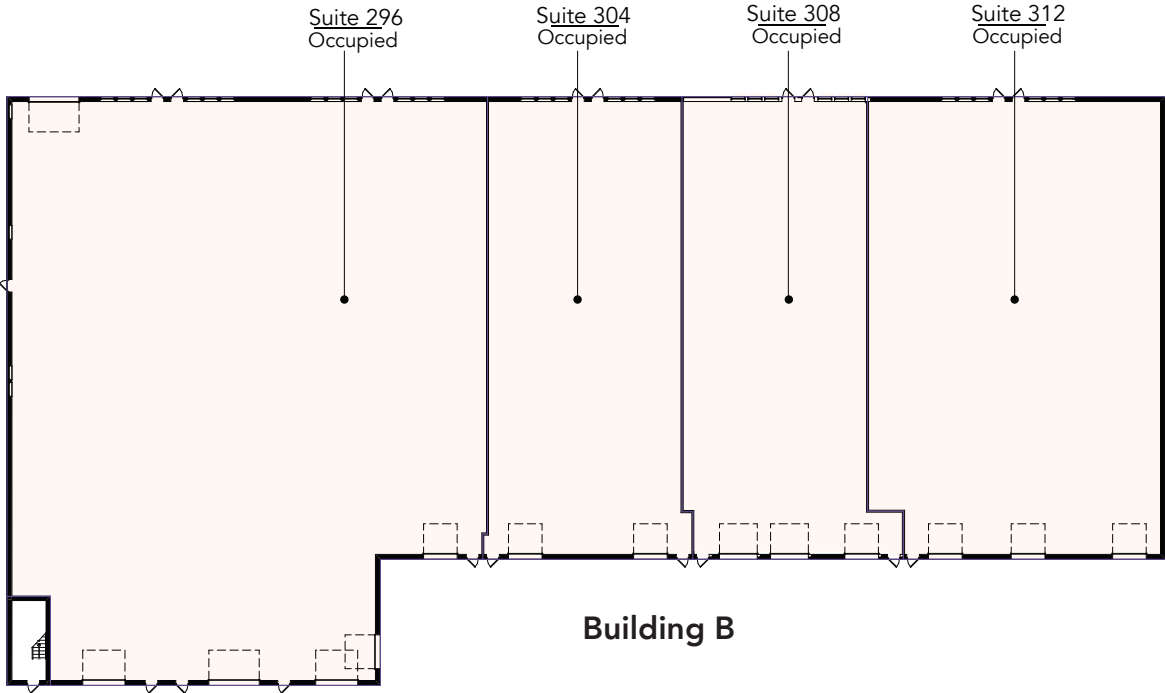
- Excellent exposure, adjacency to airport, and easy access on and off Highway 52
- Stunning views of the Mississippi River and Downtown St. Paul skyline
- Single story, 14' clear height

Floor Plan - Buildings A & B

- Building Common Areas
- Available Space
- Occupied Space



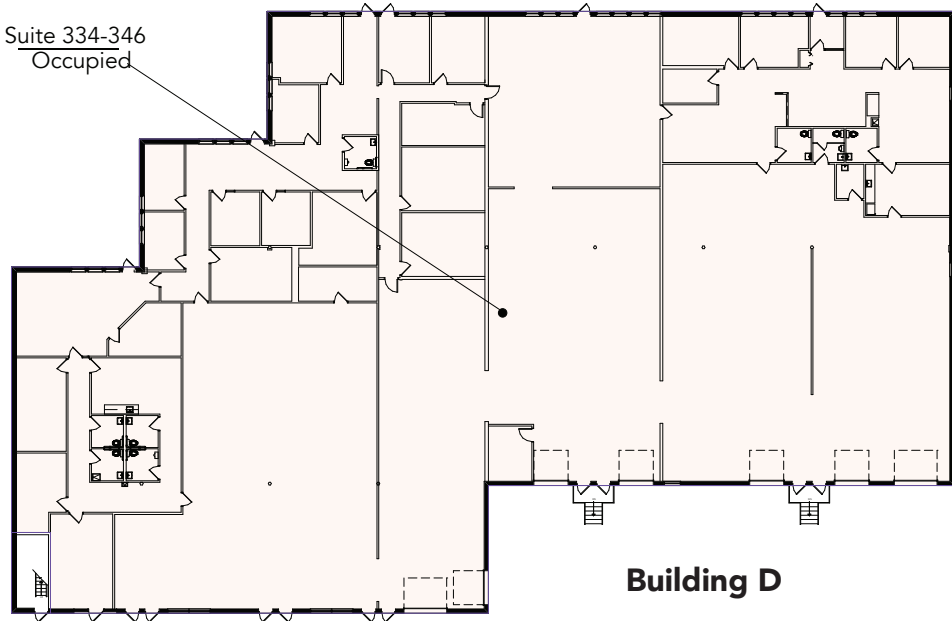
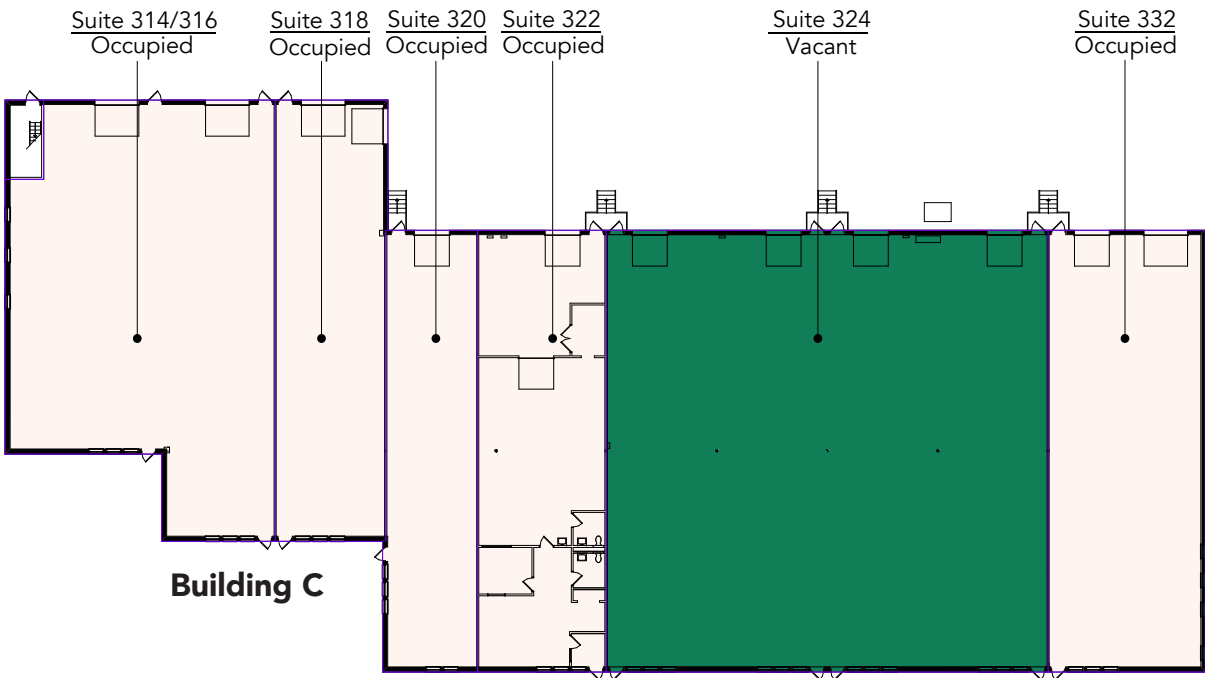
Building A



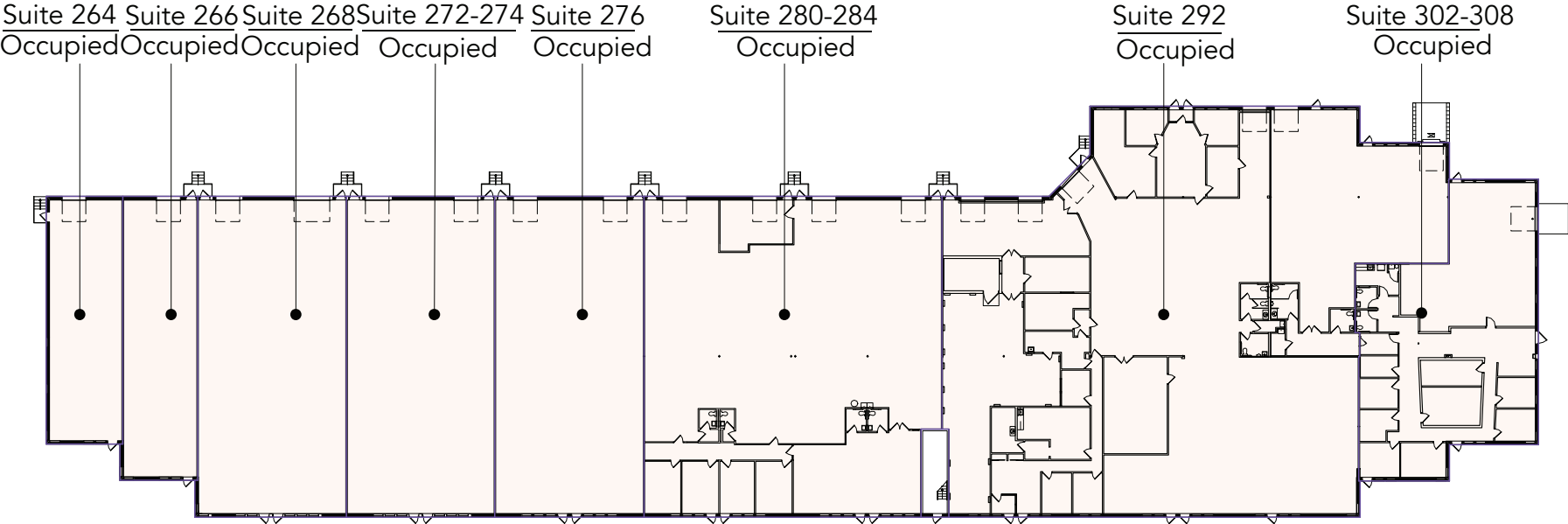
Building B

Floor Plan - Buildings C & D

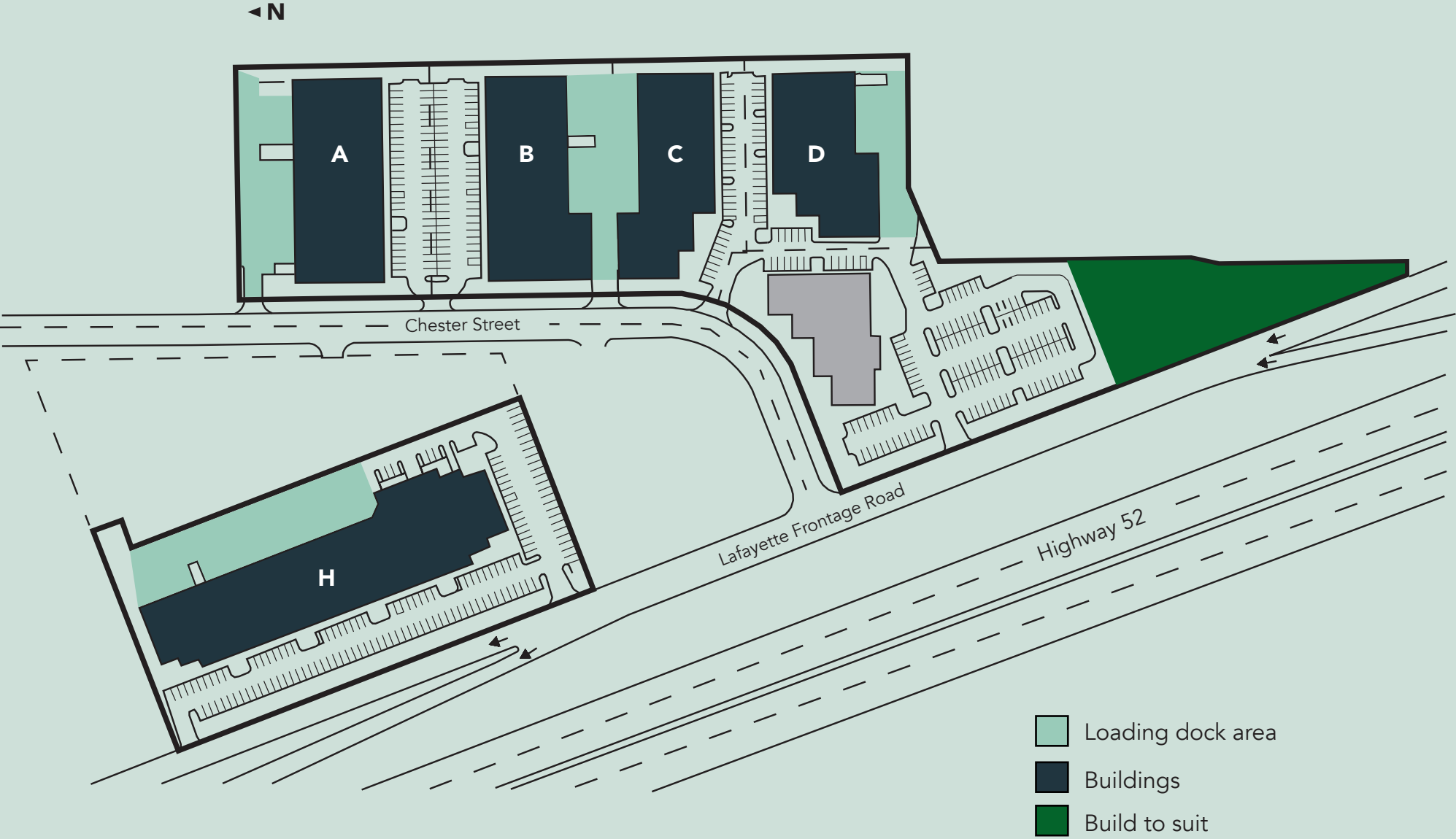
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- Available Space
- Occupied Space



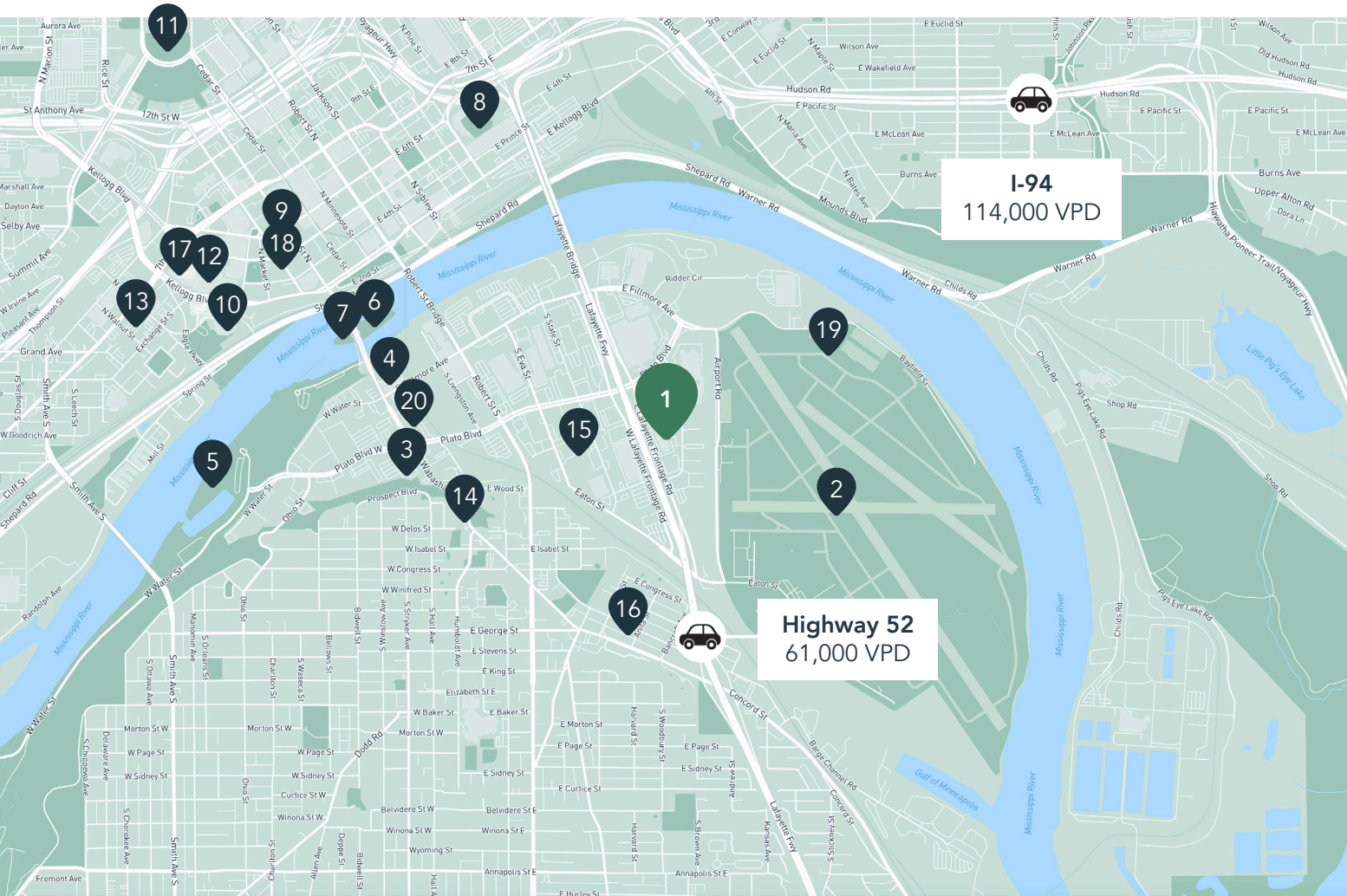
Floor Plan - Building H



Site Plan



The Neighborhood



Demographics

1 MILE AWAY

8,818 Population
3,008 Households
\$58,500 Avg. Income

3 MILES AWAY

133,866 Population
52,069 Households
\$72,077 Avg. Income

5 MILES AWAY

333,641 Population
129,926 Households
\$80,560 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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