

Riverview Business Plaza

12,880 SF office/warehouse space for lease!

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

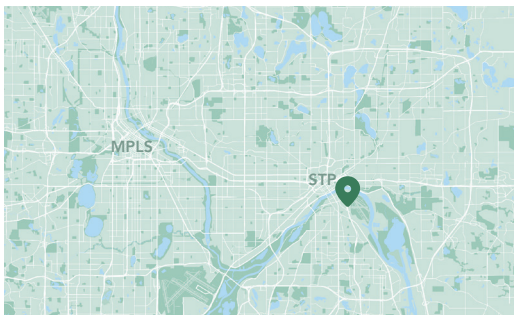
12,880 SF available

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

Available Suites



Suite 284 (Bldg A) - 3,007 SF



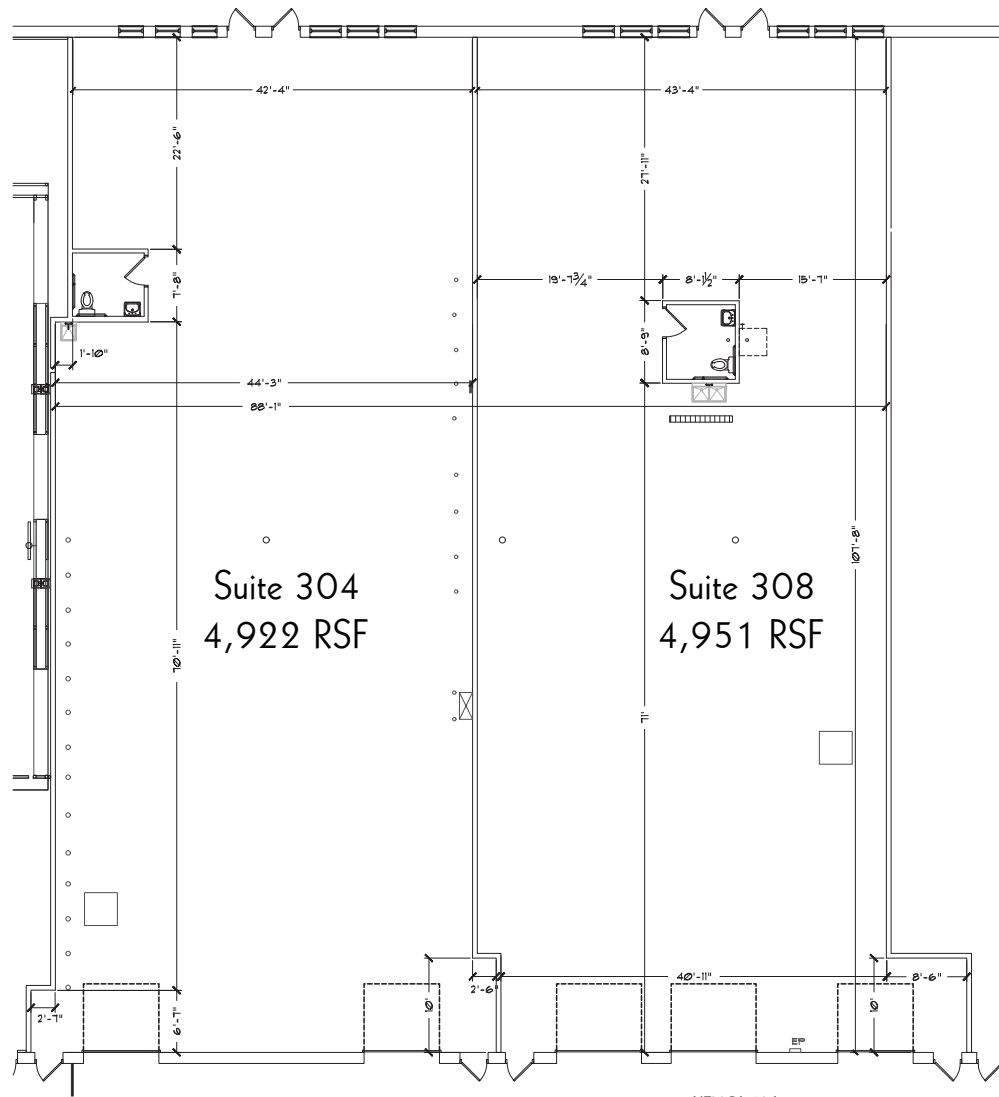
Suite 304 (Bldg B) - 4,922 SF

3D Tour [!\[\]\(339a16584d5da0f0a3ca4e9ec17bf6a1_img.jpg\)](#)



Suite 308 (Bldg B) - 4,922 SF

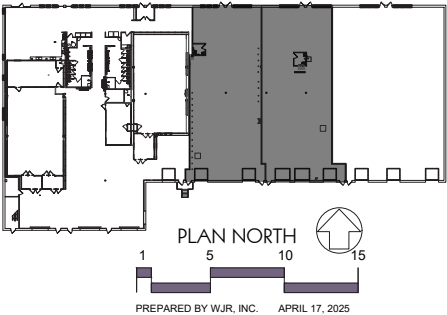
Suite 304/308 Plan



Suite 304	-	4,922 RSF
Suite 308	-	4,951 RSF
Total		9,873 RSF

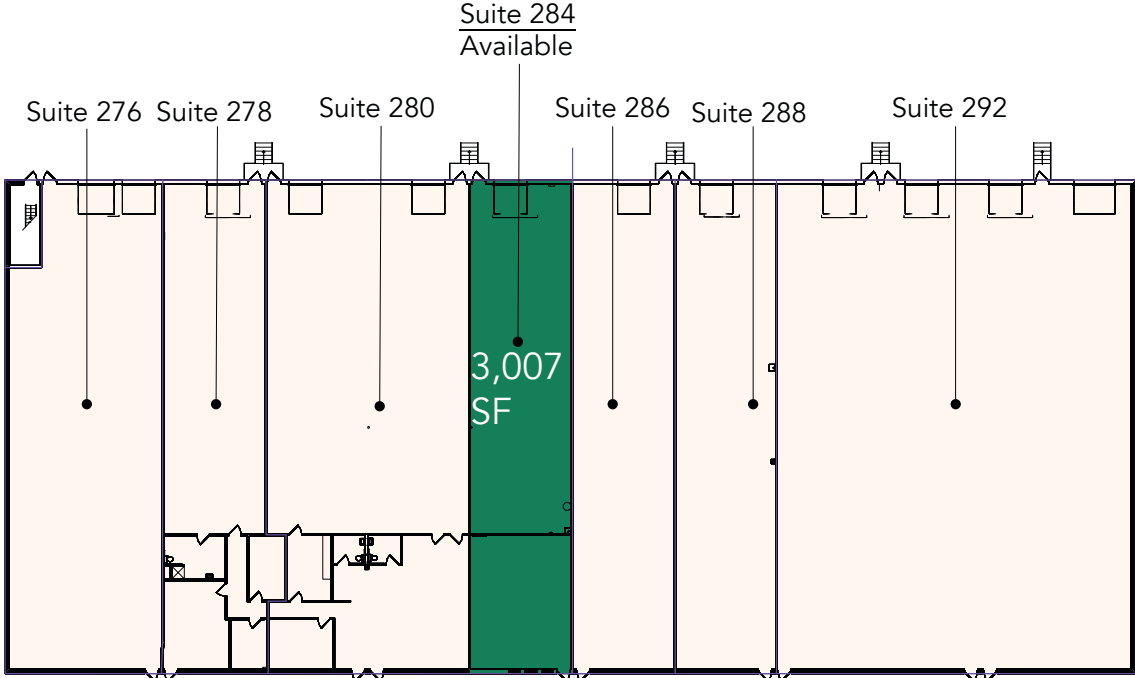
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KEY PLAN

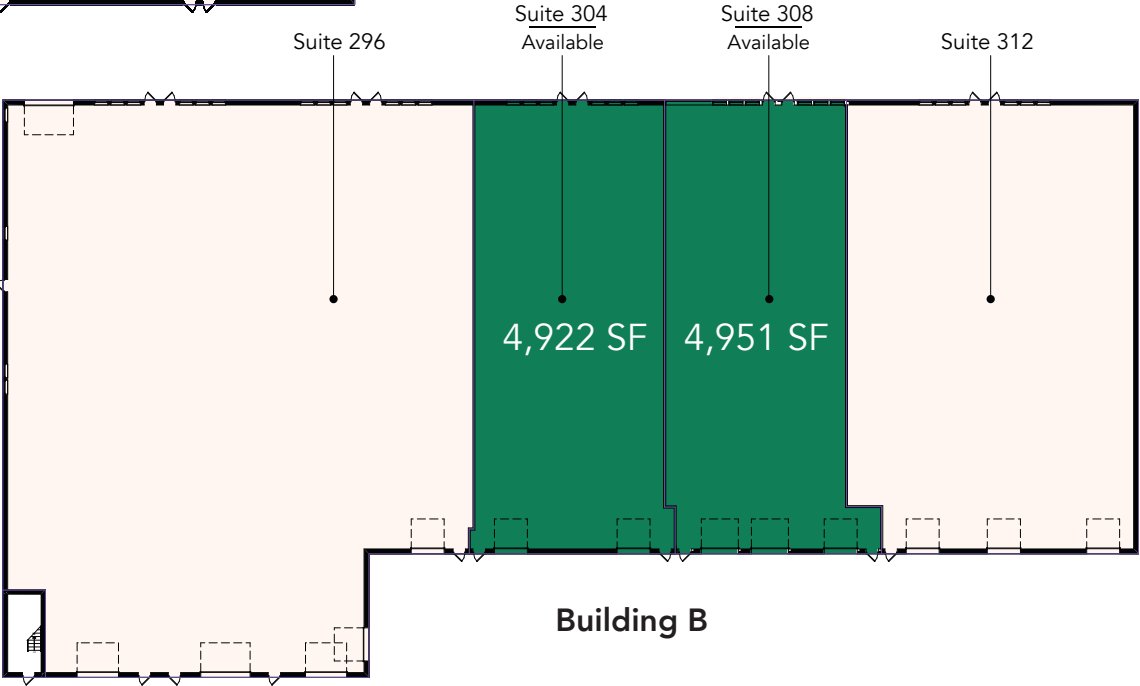


Floor Plan - Buildings A & B

- Building Common Areas
- Available Space
- Occupied Space



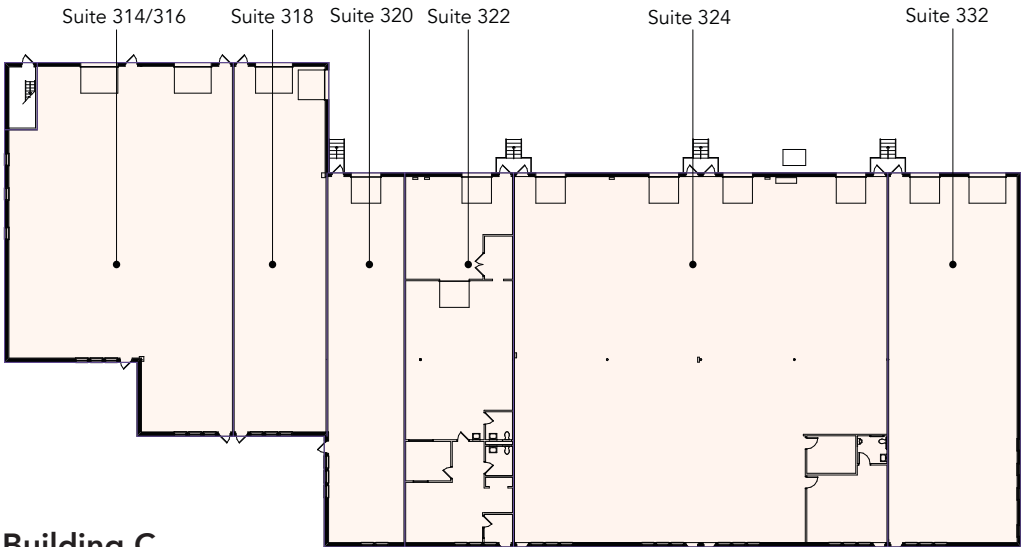
Building A



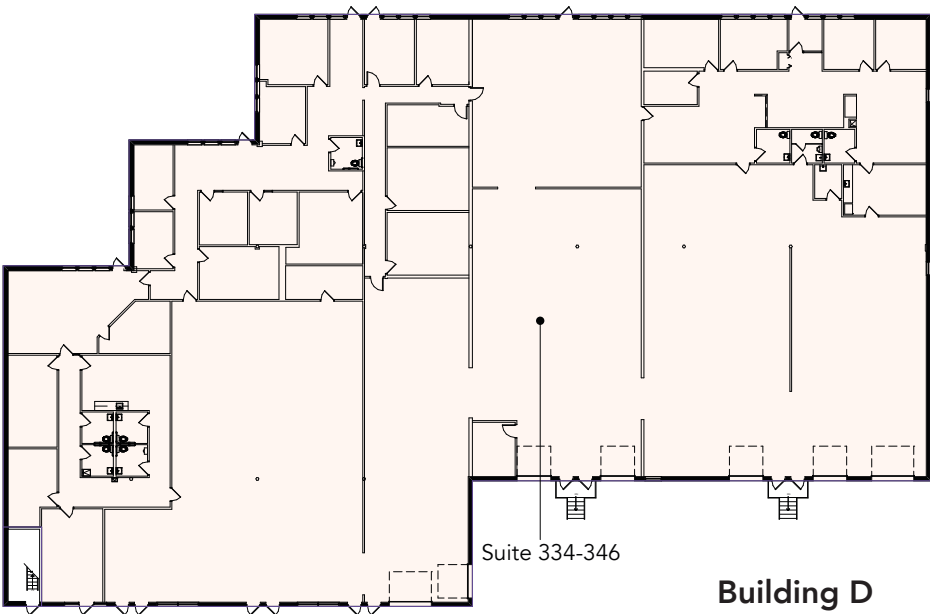
Building B

Floor Plan - Buildings C, D & H

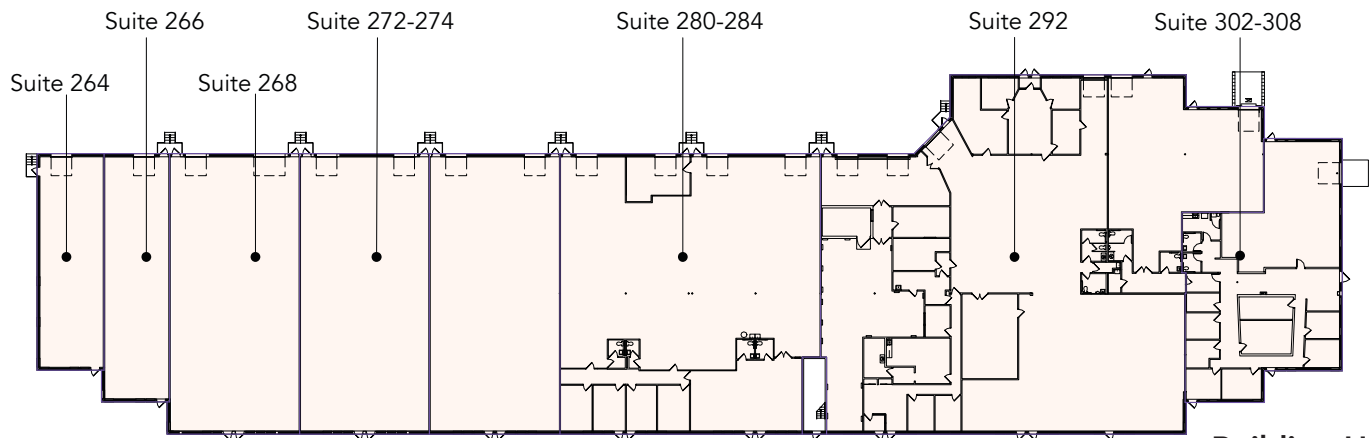
- Building Common Areas
- Available Space
- Occupied Space



Building C

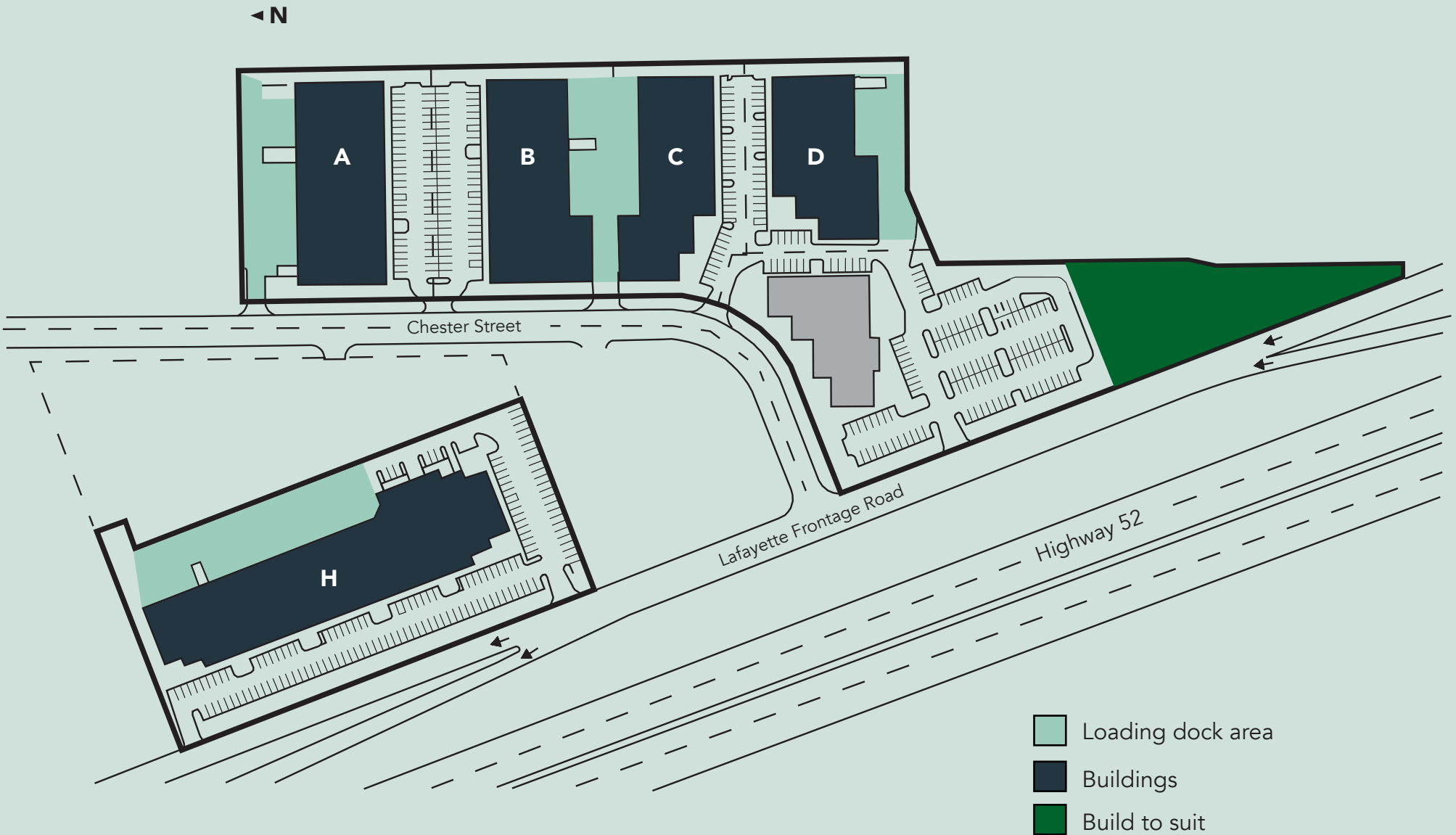


Building D



Building H

Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	8,818	141,167	340,373
HOUSEHOLDS	3,008	54,894	132,219
AVG. INCOME	\$97,575	\$99,908	\$108,343



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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