

Riverview Business Plaza

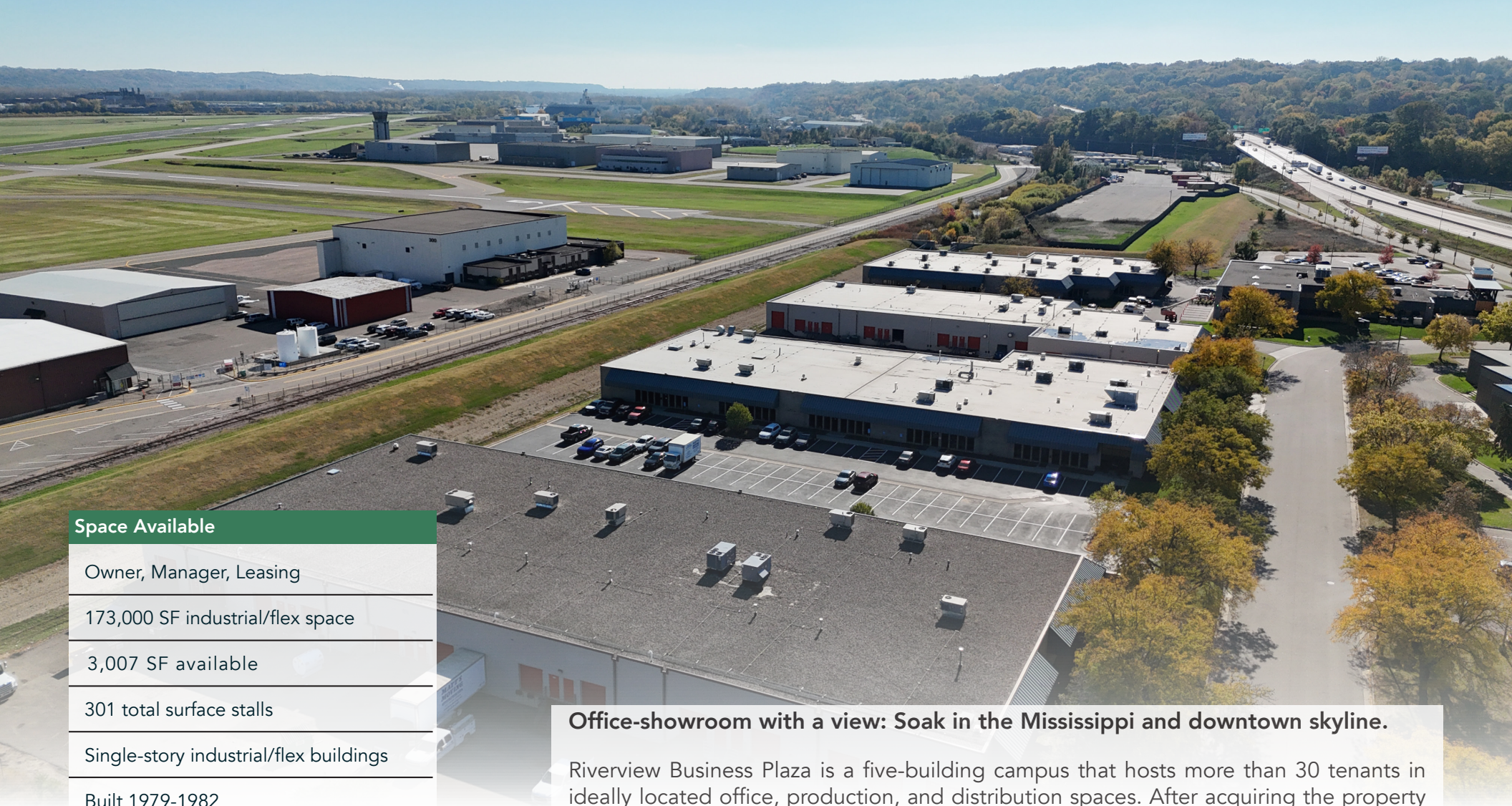
276-292, 296-312, 314-332, 334-346 Chester Street
264-308 Lafayette Frontage Road
St. Paul, MN 55107



WELLINGTON
MANAGEMENT

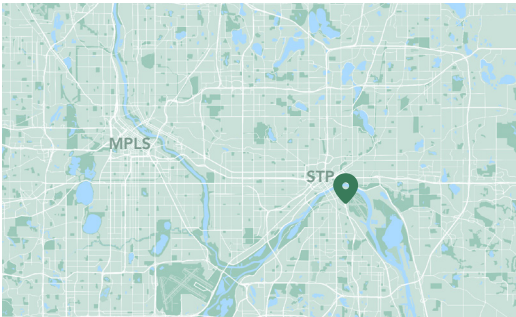


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Space Available
Owner, Manager, Leasing
173,000 SF industrial/flex space
3,007 SF available
301 total surface stalls
Single-story industrial/flex buildings
Built 1979-1982

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

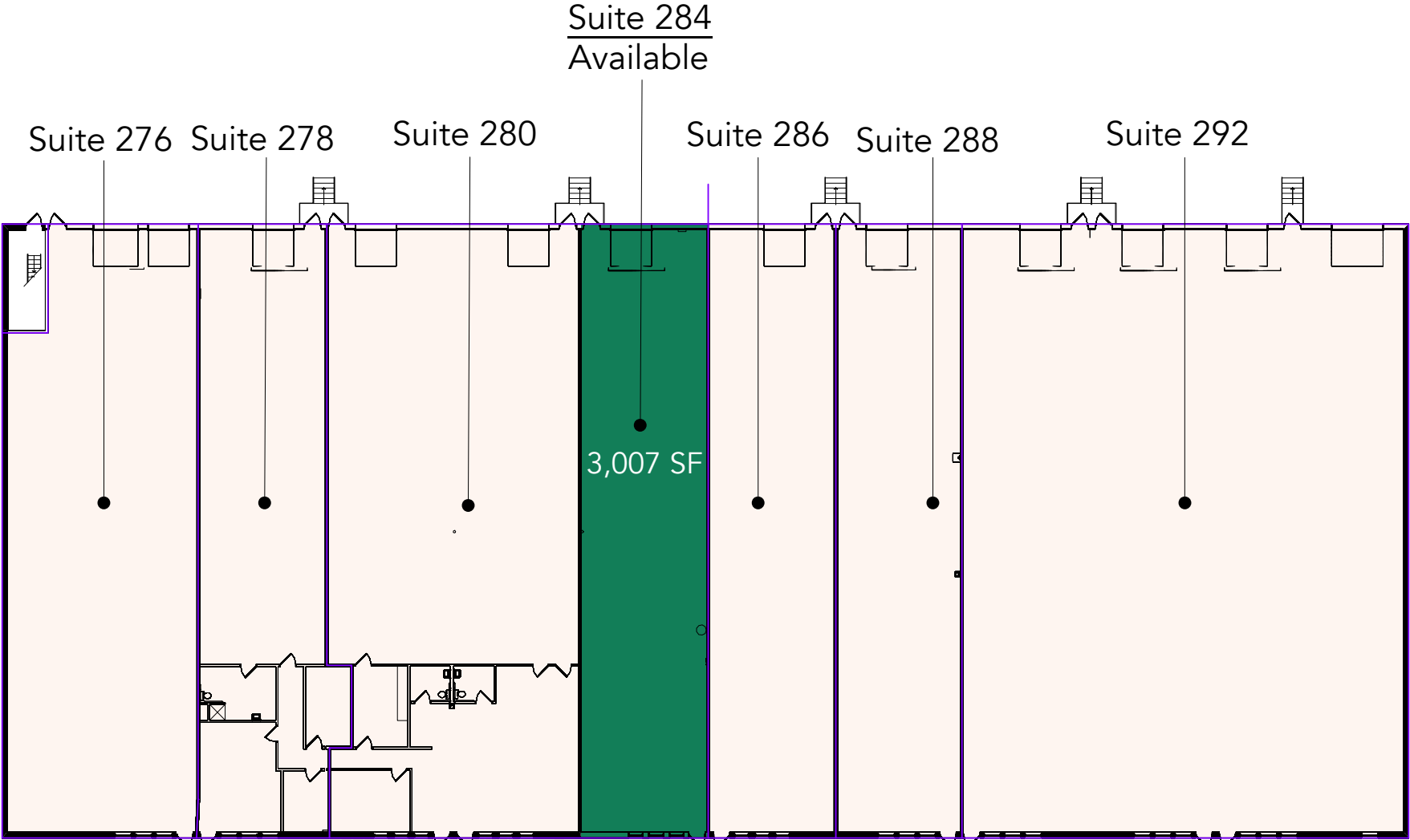
Available Suites



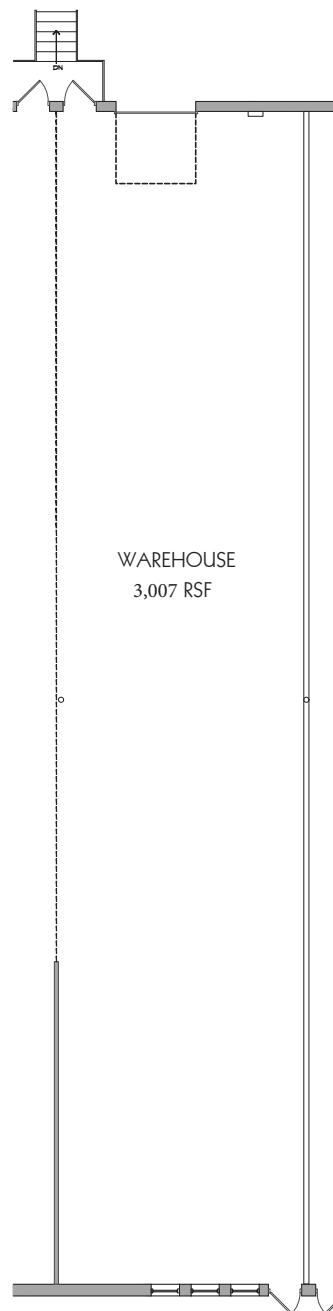
Suite 284 (Bldg A) - 3,007 SF

Floor Plan - Building A

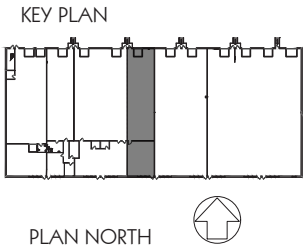
- Building Common Areas
- Available Space
- Occupied Space



Building A, Suite 284 Plan



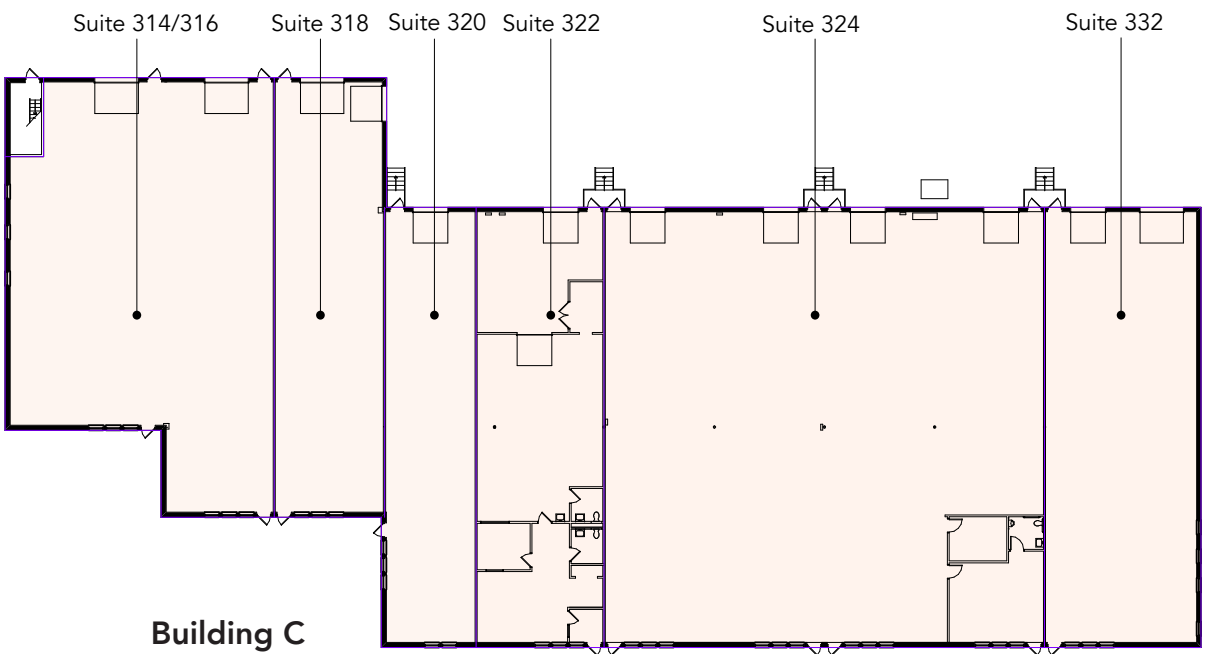
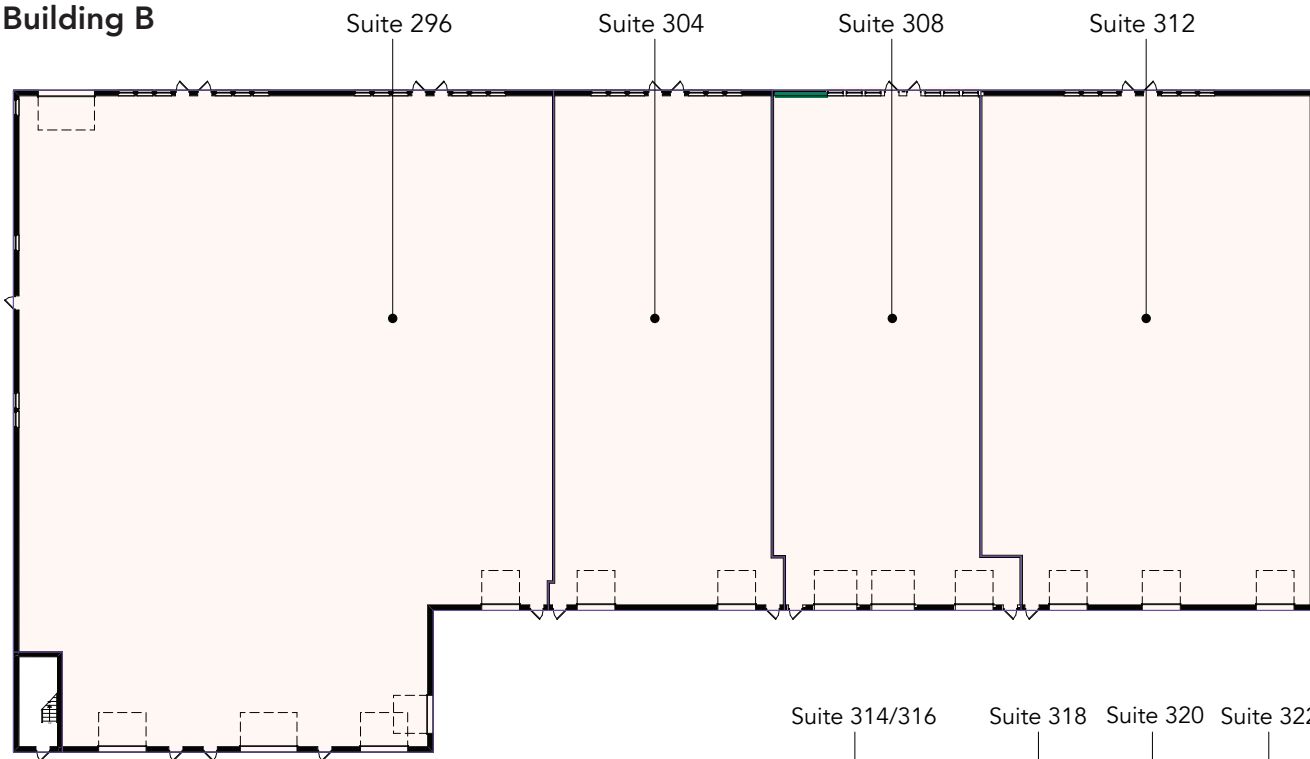
Suite 284 - 3,007 RSF
11-05-24



Floor Plan - Buildings B & C

- Building Common Areas
- Available Space
- Occupied Space

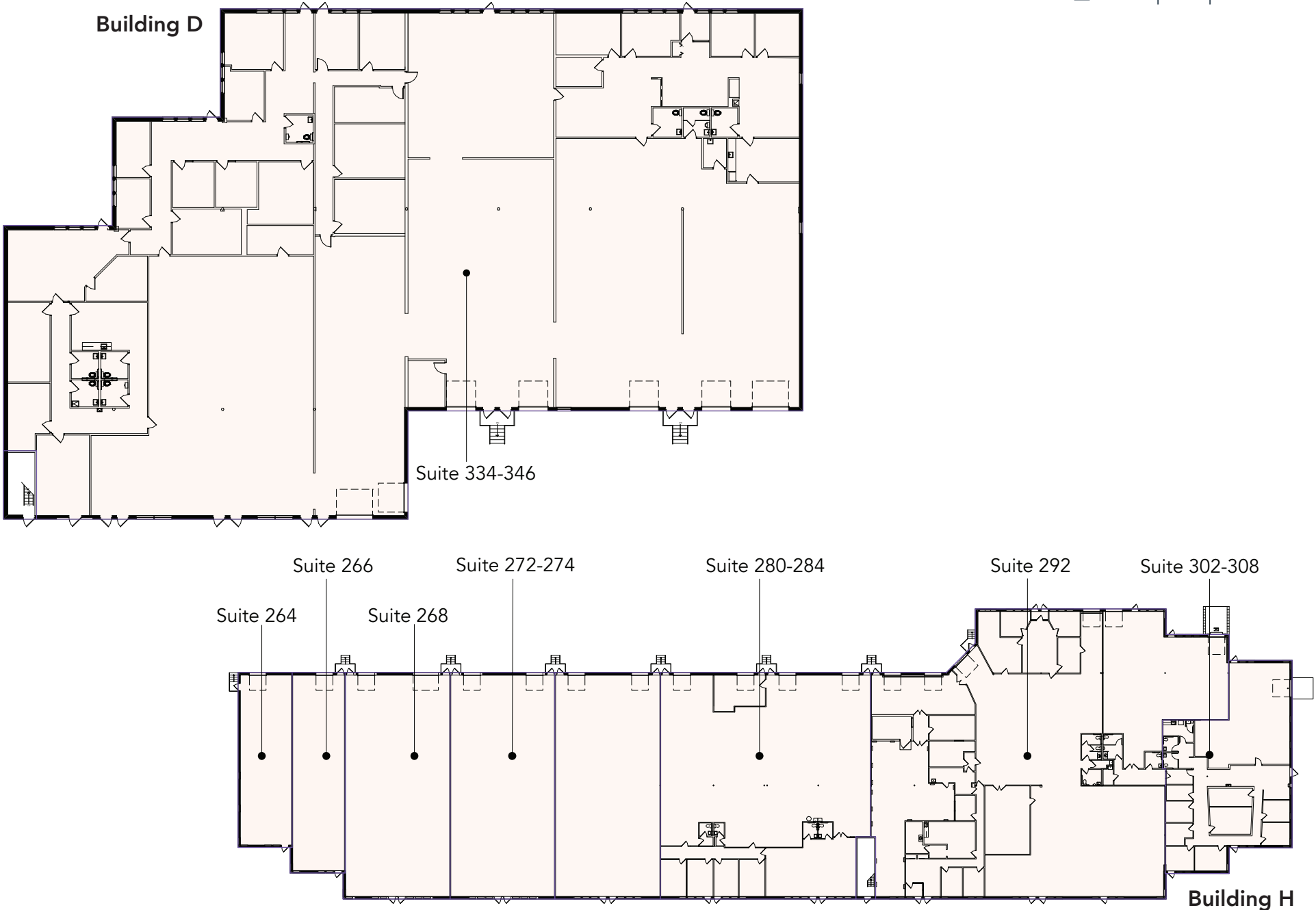
Building B



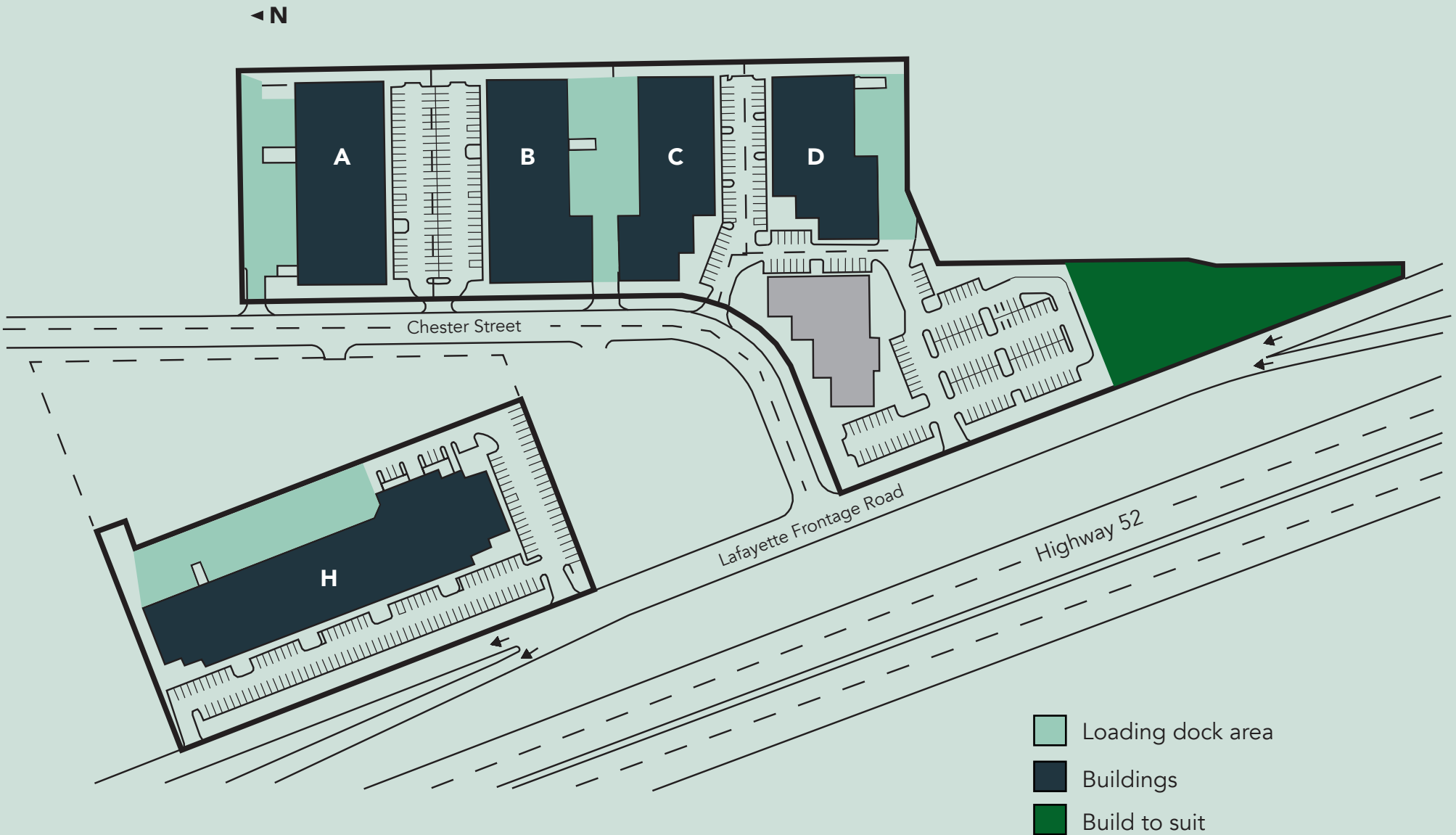
Building C

Floor Plan - Buildings D & H

- Building Common Areas
- Available Space
- Occupied Space



Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	8,949	143,372	343,148
HOUSEHOLDS	3,504	55,326	132,164
AVG. INCOME	\$88,629	\$93,702	\$101,040



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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