



**WELLINGTON**  
MANAGEMENT

## Sewall Gear

705 Raymond Avenue  
St. Paul, MN 55114

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## A dramatic transformation for a brick-and-timber gem on the light rail.

Home of Avalon Charter School, Sewall Gear is a beautifully restored brick-and-timber building in the Raymond/University corridor within 10 minutes of both downtowns. Wellington Management purchased the two-story building in 2011 and immediately began a major clean-up and renovation. The property features an abundance of windows for ample natural light and easy access to I-94, Highway 280 and University Avenue. The Green Line's Raymond Avenue light rail station lies one block to the south.

### HIGHLIGHTS

- Brick-and-timber construction
- Located in the Raymond/University corridor across the street from Dual Citizen Brewing Company
- One block from Green Line light rail station
- Easy access to Downtown Minneapolis (8 minutes) and Downtown St. Paul (9 minutes)
- Easy access to I-94, Highway 280 and University Avenue
- 11-20' clear heights

### Fully Occupied

Owner, Manager, Leasing

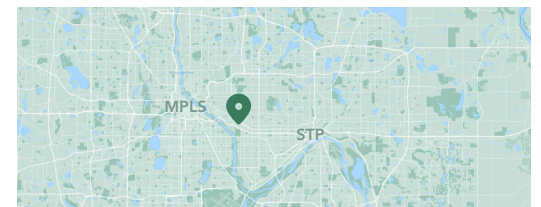
34,400 SF total

34 surface stalls

One- & two-story building

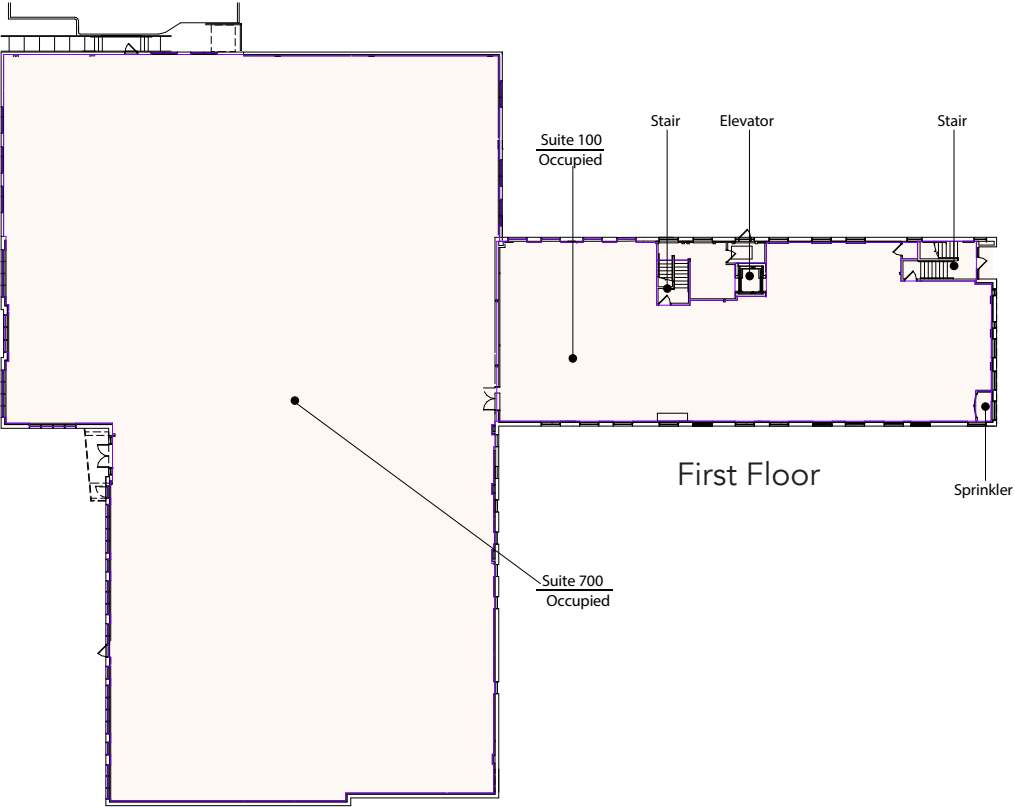
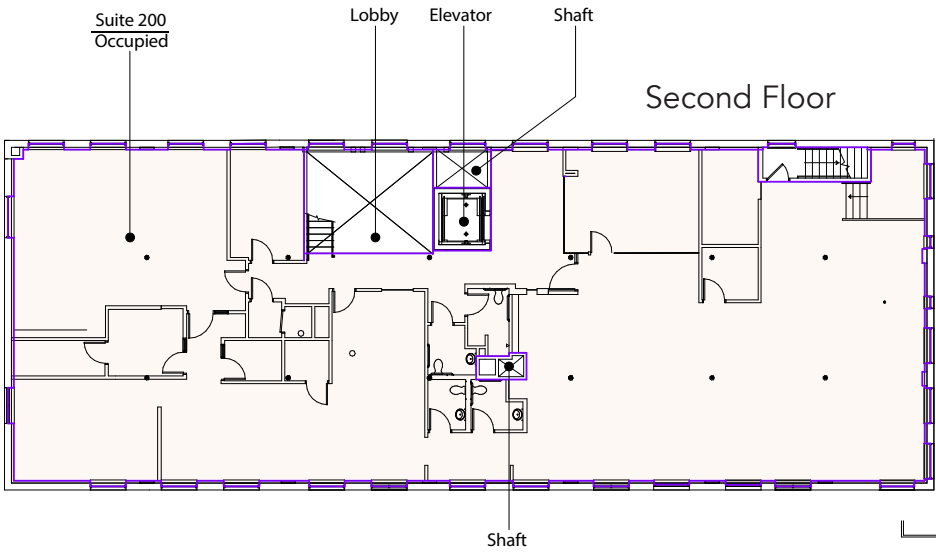
Built in 1945

South St. Anthony Park

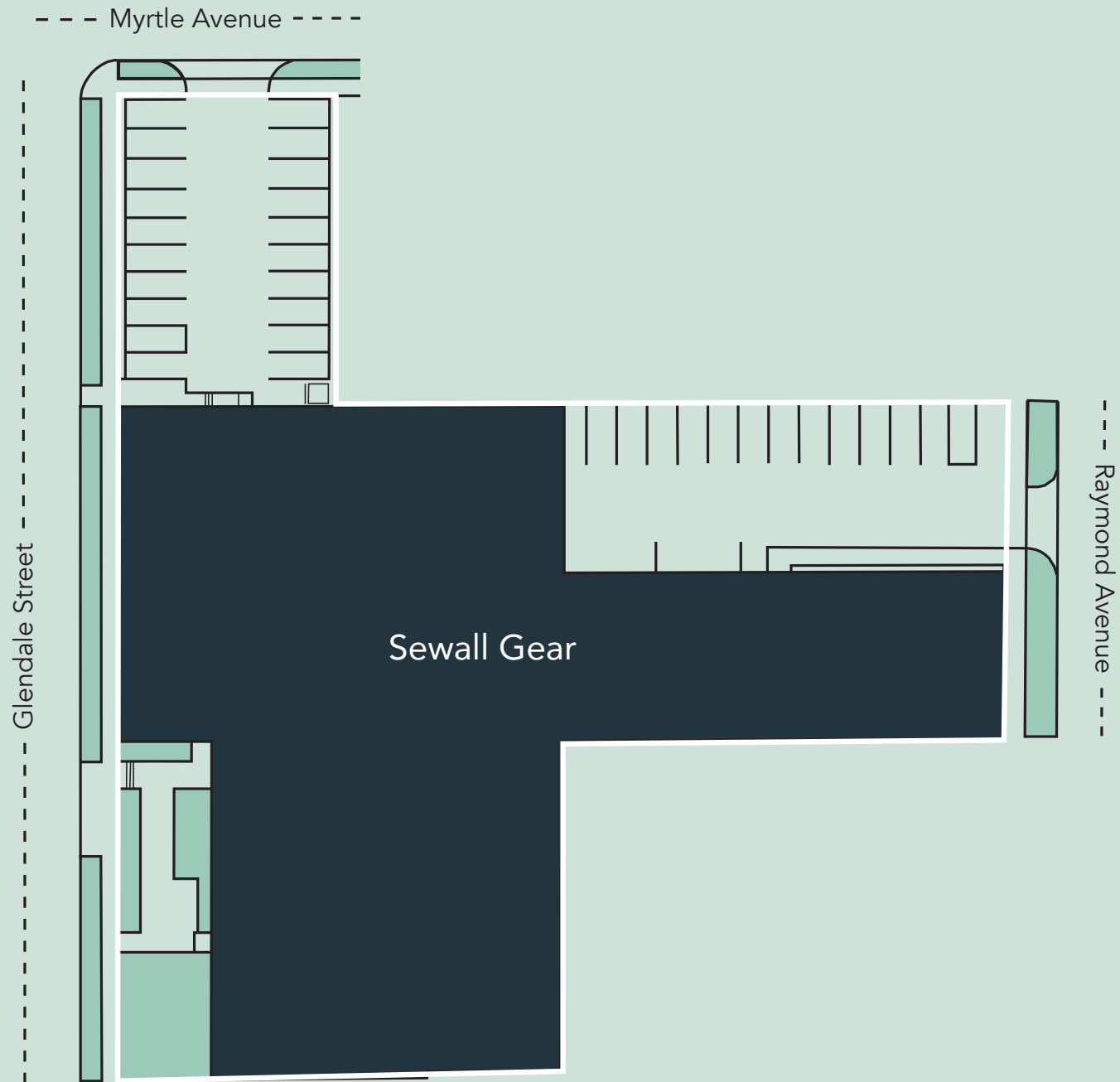


# Floor Plans

- Building Common Areas
- Available Space
- Occupied Space



# Site Plan





# The Neighborhood

| Demographics | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------|-----------|-----------|-----------|
| POPULATION   | 12,837    | 192,757   | 520,375   |
| HOUSEHOLDS   | 6,098     | 78,633    | 232,837   |
| AVG. INCOME  | \$108,138 | \$104,421 | \$108,321 |



## Hot Spots

- |                                    |                               |                                                        |
|------------------------------------|-------------------------------|--------------------------------------------------------|
| 1. Sewall Gear                     | 5. Spicy Feta                 | 10. Hampden Park Co-Op                                 |
| 2. Vertical Endeavors              | 6. Keys Cafe                  | 11. Newell Park                                        |
| 3. Menards                         | 7. Herbst Eatery & Farm Stand | 12. Hamline University                                 |
| 4. Twin City Model Railroad Museum | 8. Dogwood Coffee             | 13. Interact Center for the Visual and Performing Arts |
|                                    | 9. Egg and I                  |                                                        |

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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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