Snelling Office Plaza

1625-1645 Energy Park Drive
St. Paul, MN 55108



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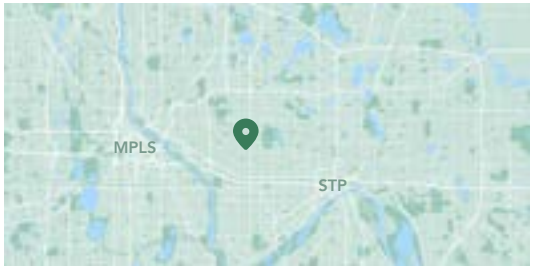
Space Available
Owner, Manager, Leasing
184,000 SF total; 10,659 SF available
508 surface parking stalls
Single-story office, industrial/flex building
Built in 1973 & 2000
Energy Park Neighborhood



A creative repositioning with thriving long-term tenants.

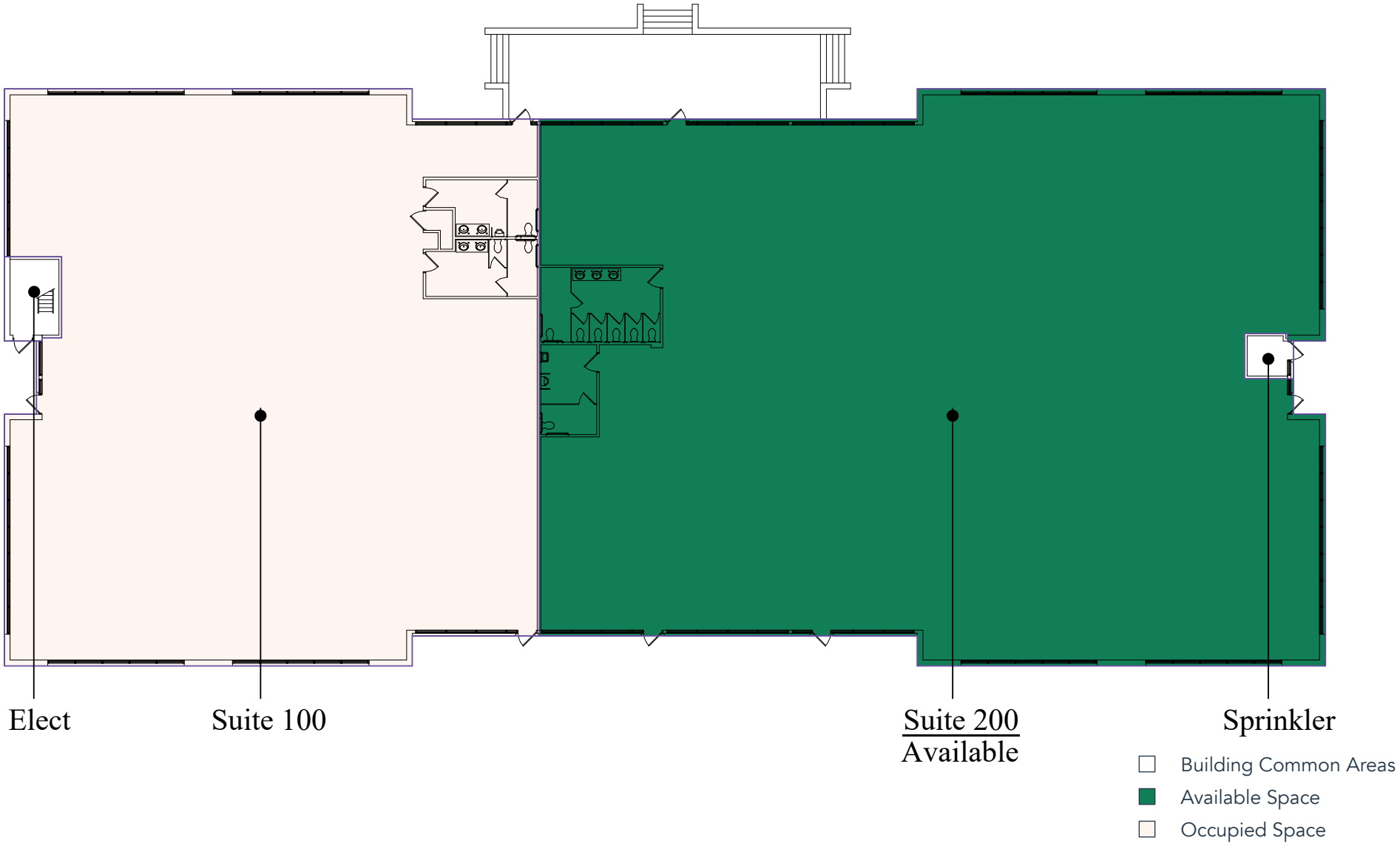
Snelling Office Plaza serves as a prime example of adaptive re-use. From 1997-2000, Wellington transformed the aging big-box retail center on the site into a high-tech office/warehouse campus.The three-building complex is conveniently located at the intersection of Snelling Avenue and Energy Park Drive in St. Paul's Midway district.

The property is home to Wellington Management and long-term tenant Minnetronix Medical, an innovative medical technology company that began their relationship with Wellington in 5,000 SF in 1999 and now occupies the majority of the office park. In 2020, Wellington completed a $12-million renovation of Minnetronix Medical's corporate headquarters. Minnetronix further updated and expanded their footprint in 2020 and now occupies more than 150,000 SF of office, research and manufacturing facilities in all three buildings.

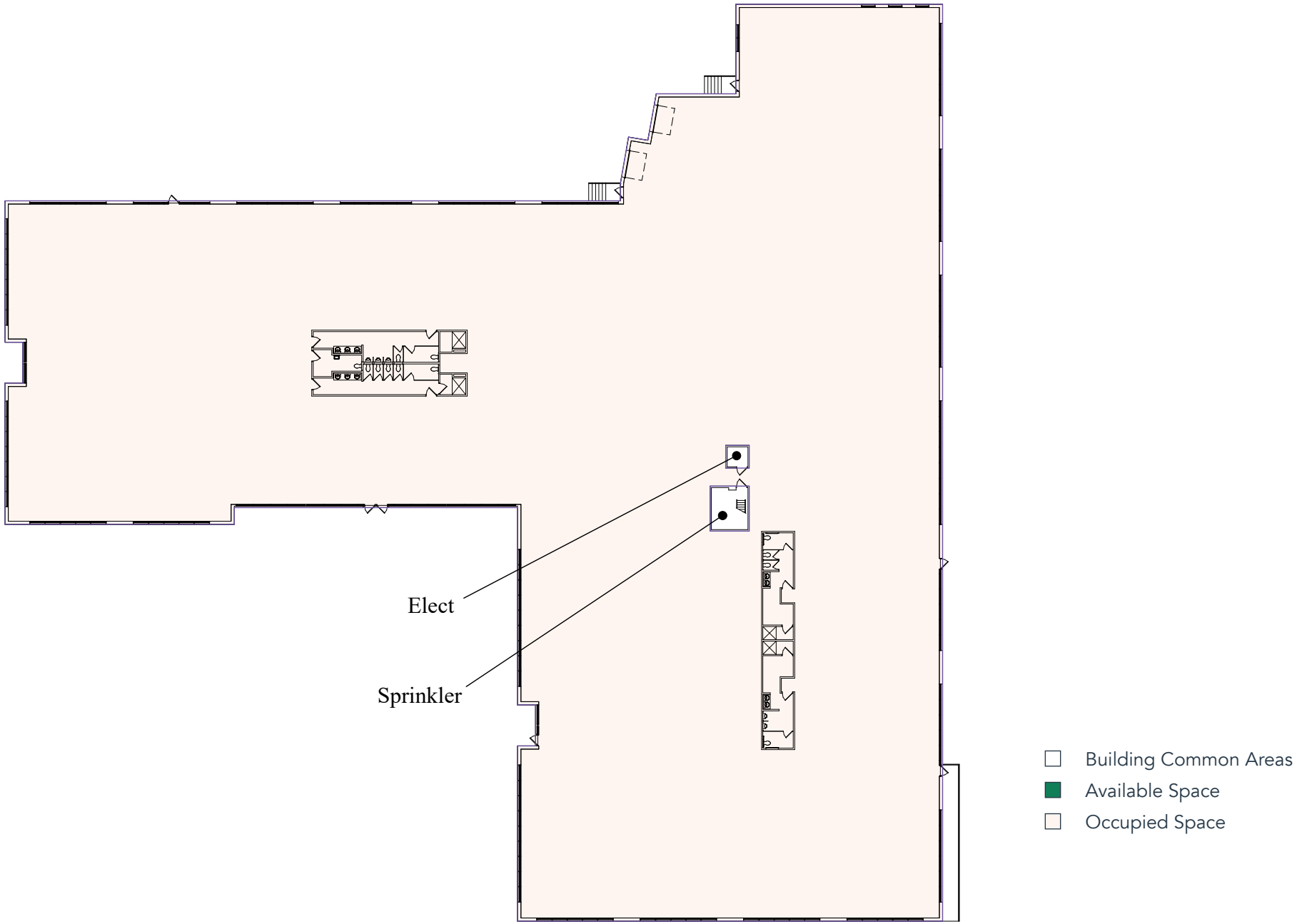
HIGHLIGHTS

- Retail center transformed into a high-tech office/warehouse campus
- Monument and building signage opportunities
- Easy access to local shops (Rosedale Center and HarMar Mall), restaurants, public transportation and both downtowns
- Within seven minutes of Como Lake and all things Como Park (golf course, pool, parks, trails, zoo & conservatory)
- Clear Heights: 13'8" (1625 building); 16' (1635 building); 18' (1645 building)
- Individually metered utilities
- Dock and drive-in doors
- Expansive surface parking
- Solar array

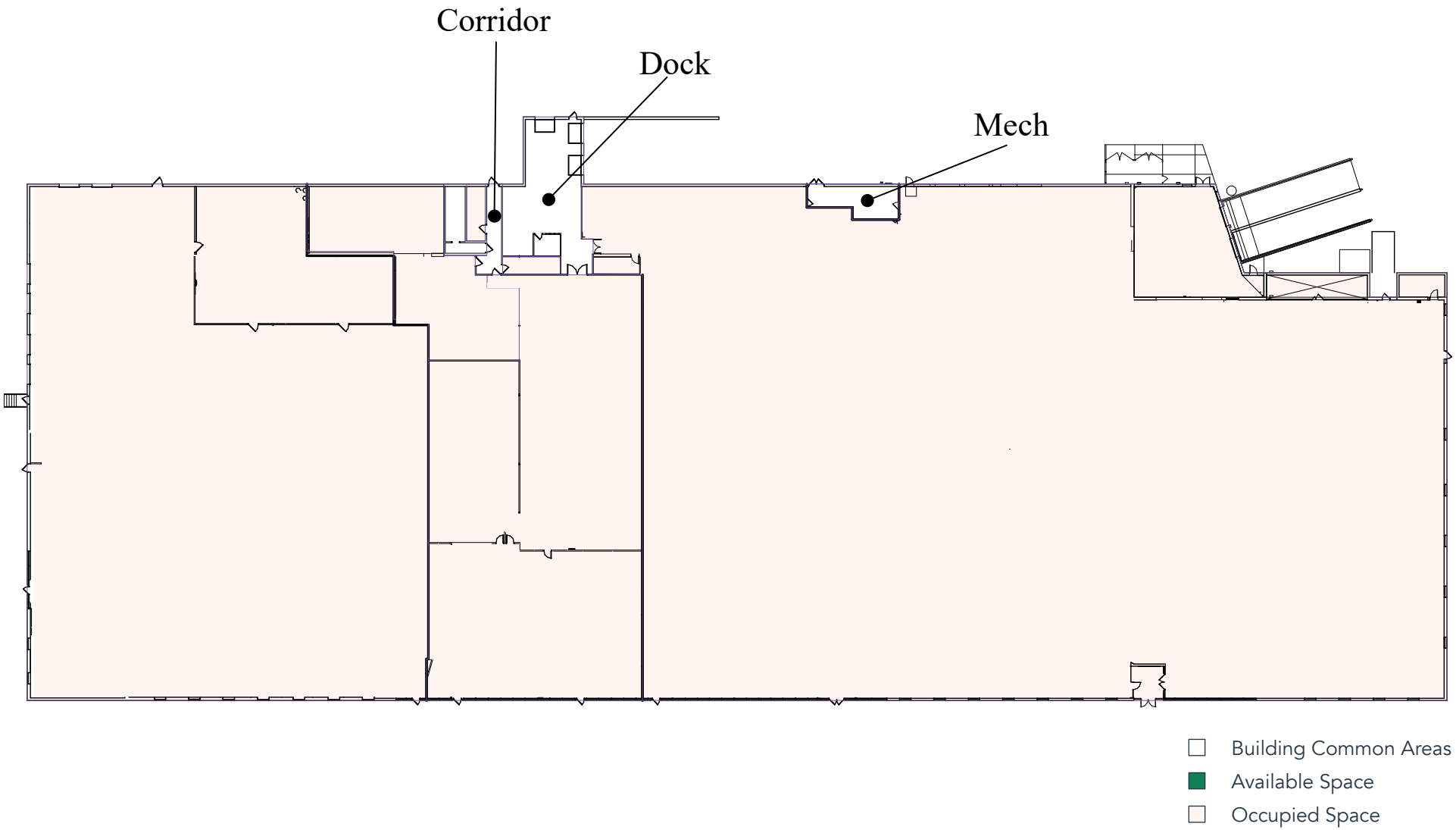
Floor Plan - 1625 Building



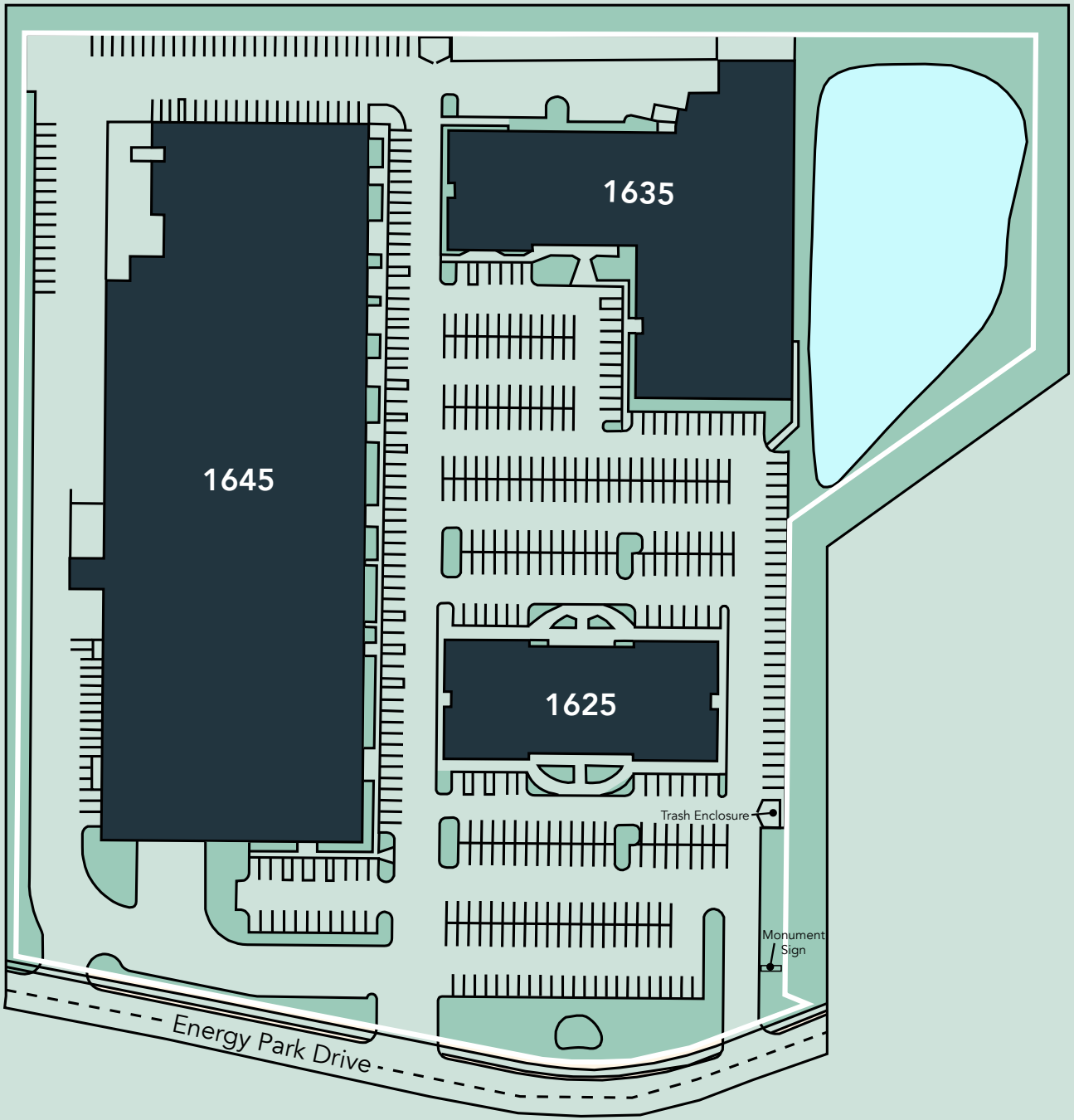
Floor Plan - 1635 Building



Floor Plan - 1645 Building

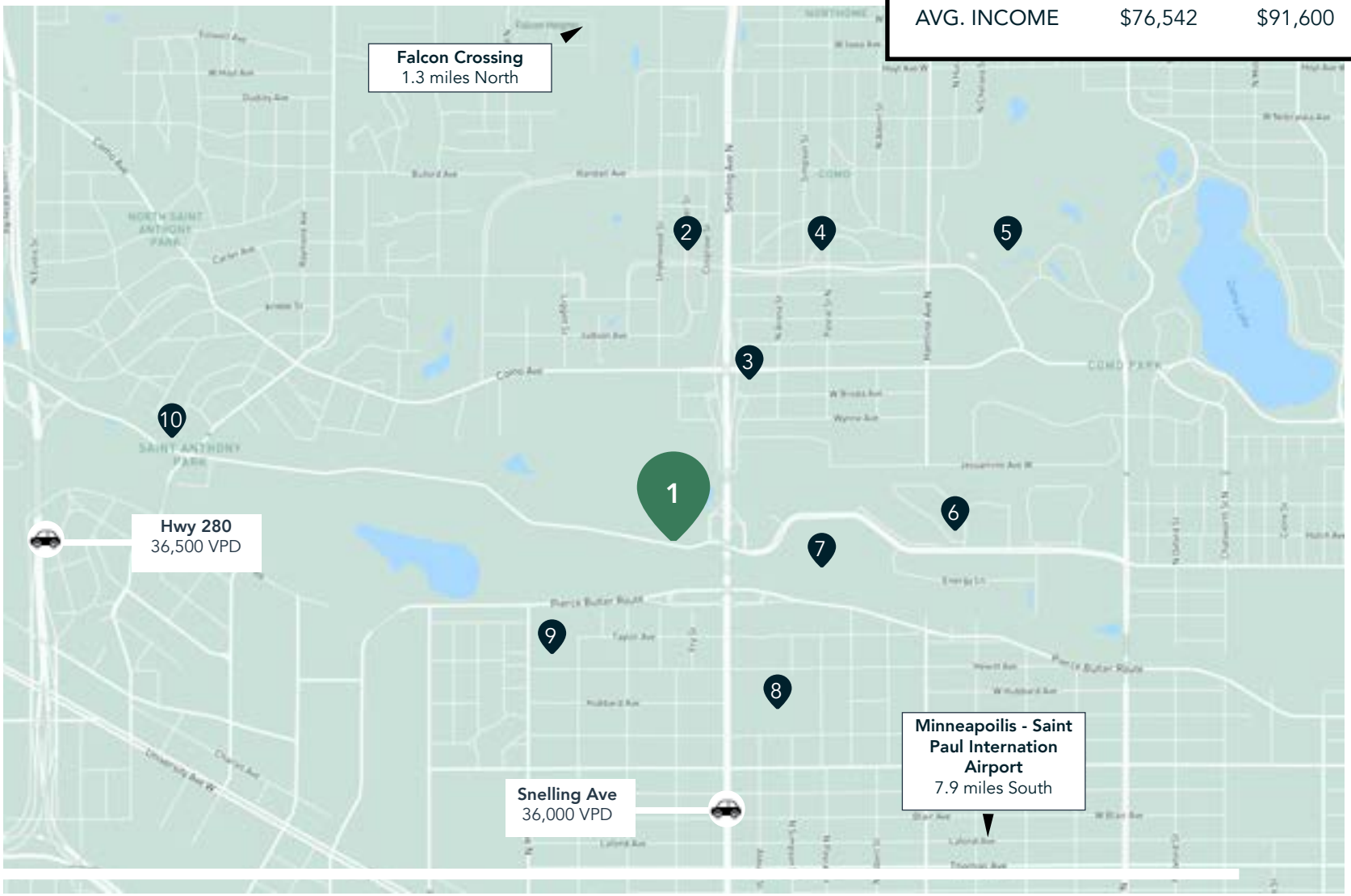


Site Plan


1635
1645
1625
Trash Enclosure
Monument Sign
Energy Park Drive

The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	14,758	155,316	447,655
HOUSEHOLDS	6,230	61,197	184,684
AVG. INCOME	$76,542	$91,600	$86,140



Hot Spots

1. Snelling Office Plaza
2. Minnesota State Fairgrounds
3. Nelson Sheese & Deli
4. Bole Ethiopian Cuisine
5. Como Park
6. Allina Clinic at Bandana Square
7. Energy Technology Center
8. Hamline University
9. Newell Park
10. Pho 79, Erberts and Gerberts, Lulu's Mexican Grill

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PROPERTY MANAGER
LEASING AGENT

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WELLINGTON
MANAGEMENT

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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