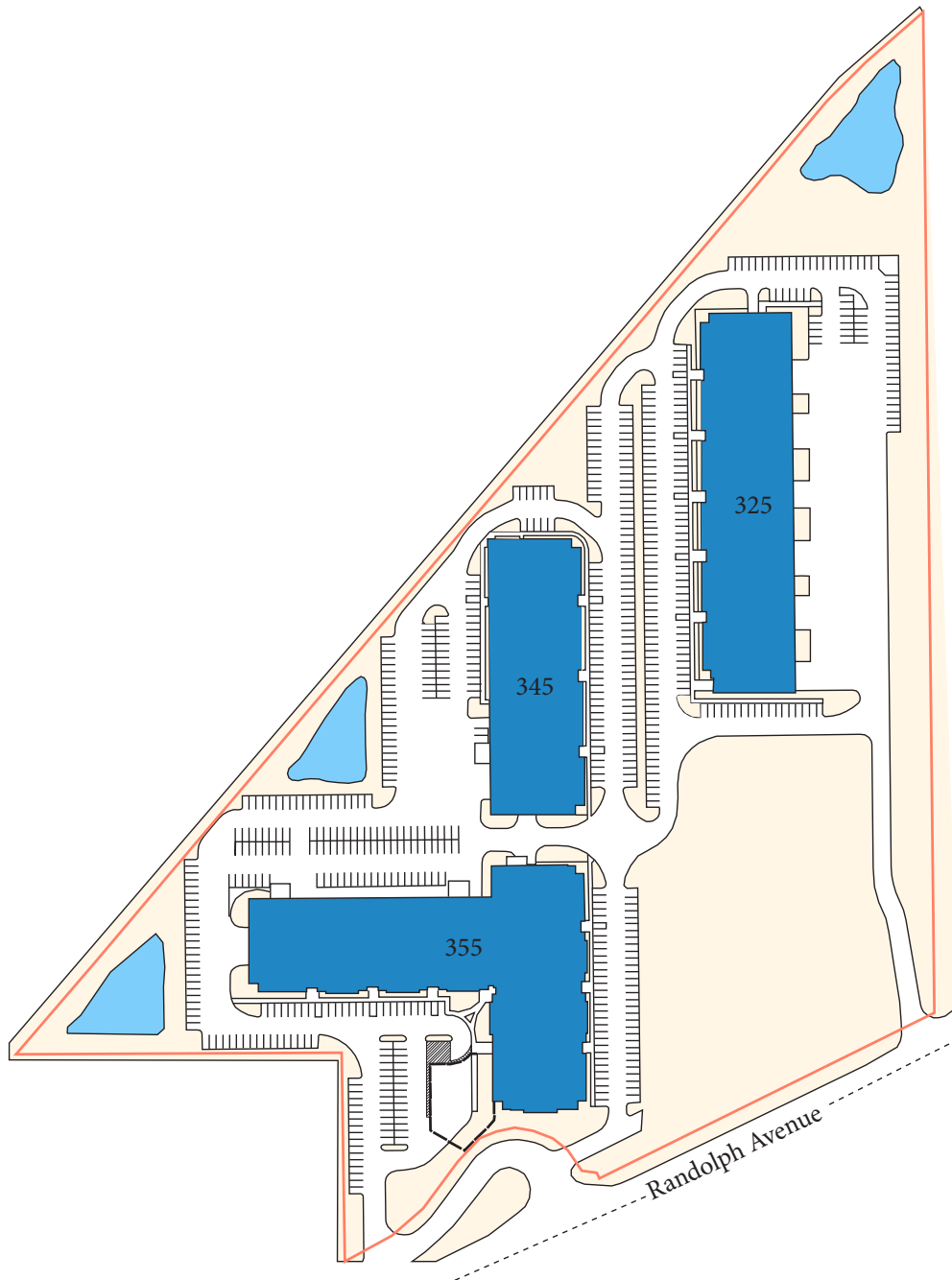


RIVERBEND BUSINESS CENTER








**355 RANDOLPH AVENUE
345 RANDOLPH AVENUE
325 RANDOLPH AVENUE
ST. PAUL, MN 55105**

SITE PLAN



PROPERTY HIGHLIGHTS

- An additional 5 acres of land has been planned for further expansion
- Close to downtown Saint Paul and MSP Airport
- Easy access to 35E, I-94 and Highway 52
- Overlooking the Mississippi River
- Dock high doors and drive-ins
- Offers the flexibility to meet any need from high office finish to tech space or office/warehouse
- Single story, 18'-24' clear height

-  Parking Lot/Sidewalk
-  Building
-  Landscape
-  Property Line
-  Body of Water

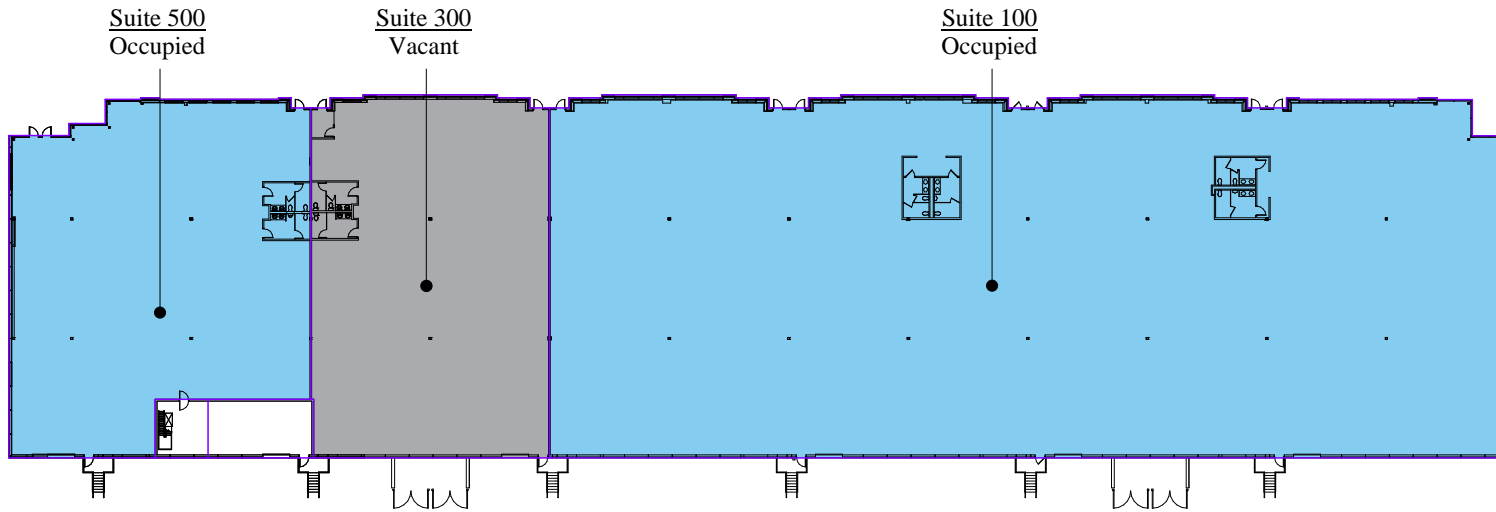
	325	345	355
ADDRESS	325 Randolph Ave, St. Paul, MN 55102	345 Randolph Ave, St. Paul, MN 55102	355 Randolph Ave, St. Paul, MN 55102
BUILDING AREA	59,900 SF	44,000 SF	78,800 SF
NUMBER OF STORIES	1	1	1
PARKING STALLS	150 Stalls	188 Stalls	314 Stalls
CLEAR HEIGHT	24'	18'	19.5'
YEAR BUILT	2011	2007	2006



FLOOR PLANS

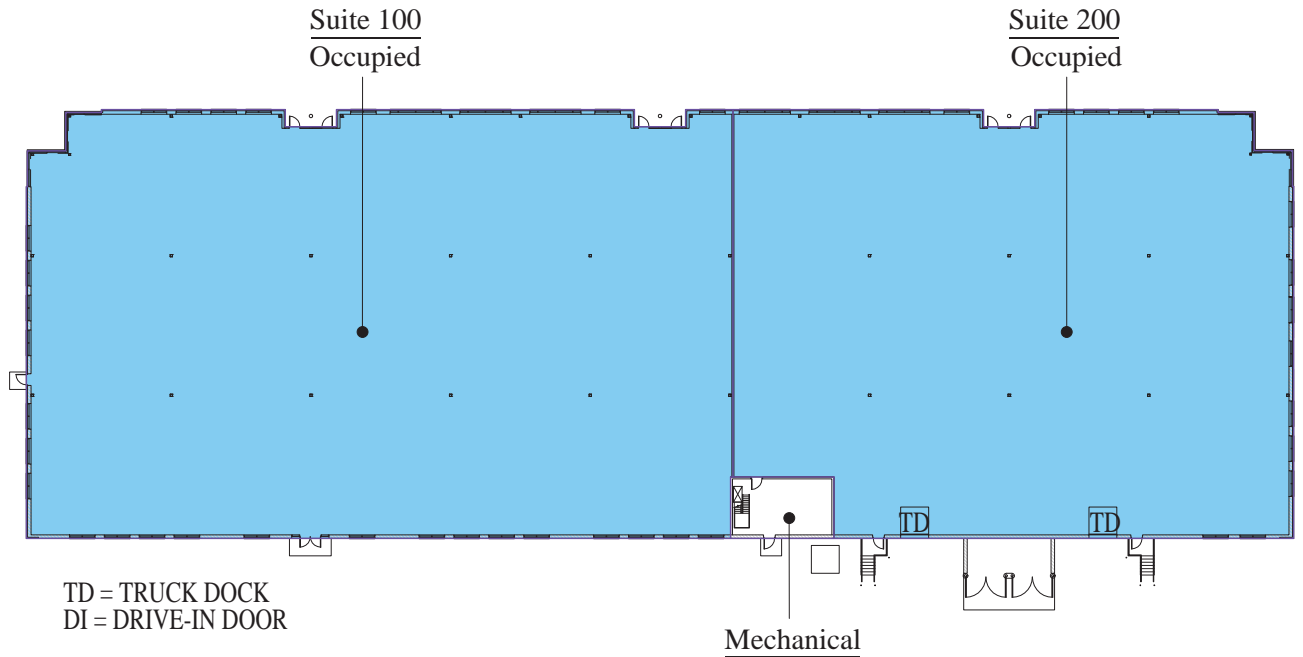
325 BUILDING

59,900 SF



345 BUILDING

44,000 SF



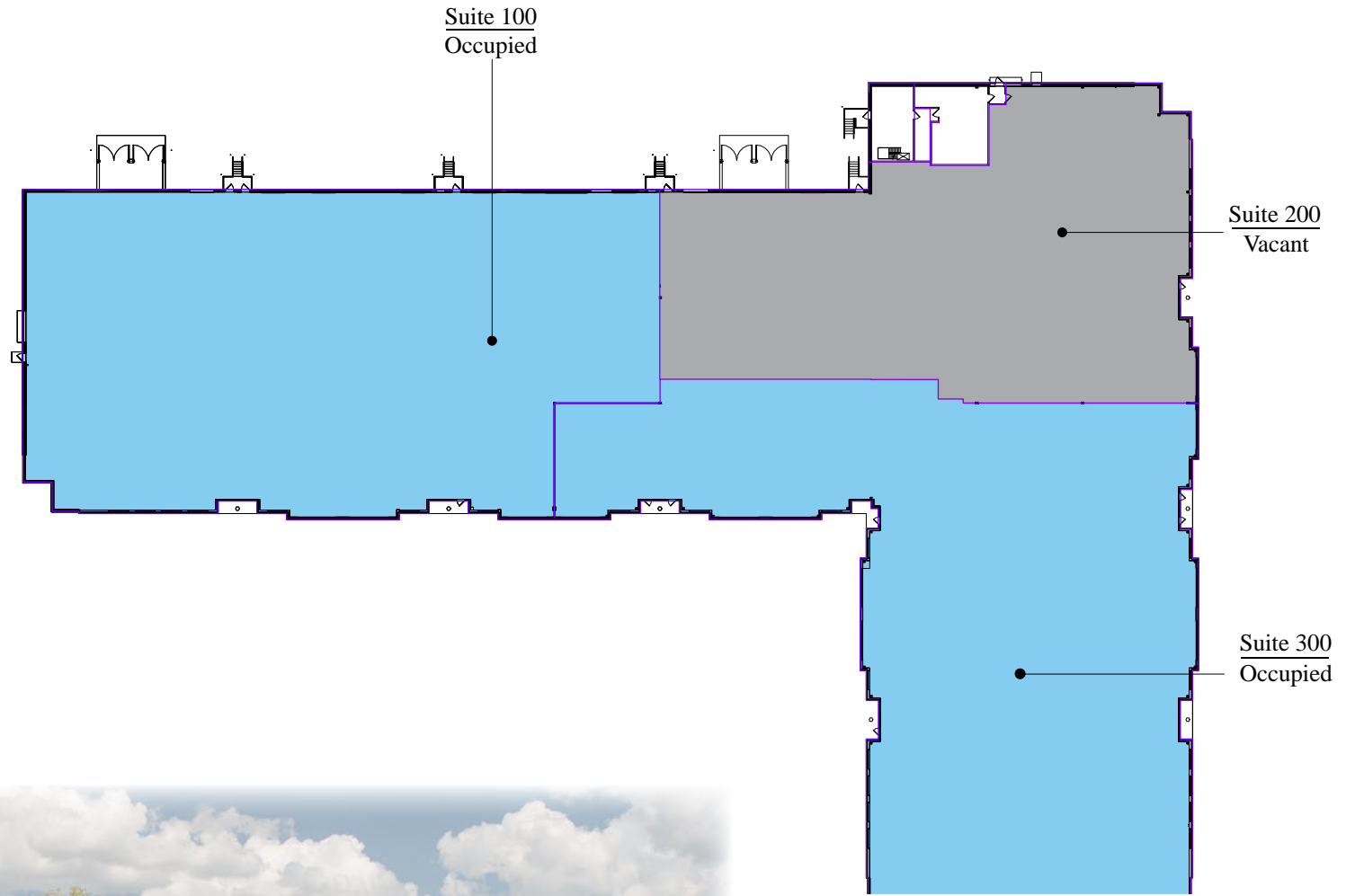
- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration





TD = TRUCK DOCK
DI = DRIVE-IN DOOR

Mechanical

FLOOR PLANS

355 BUILDING
78,800 SF



-  Building Common Area
-  Vacant Office Area
-  Occupied Office Area
-  Vertical Penetration

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,253	138,426	336,249
HOUSEHOLDS	6,275	57,268	133,597
HOUSEHOLD INCOME	\$81,438	\$78,147	\$76,536

SHEPARD ROAD 17,000 VPD



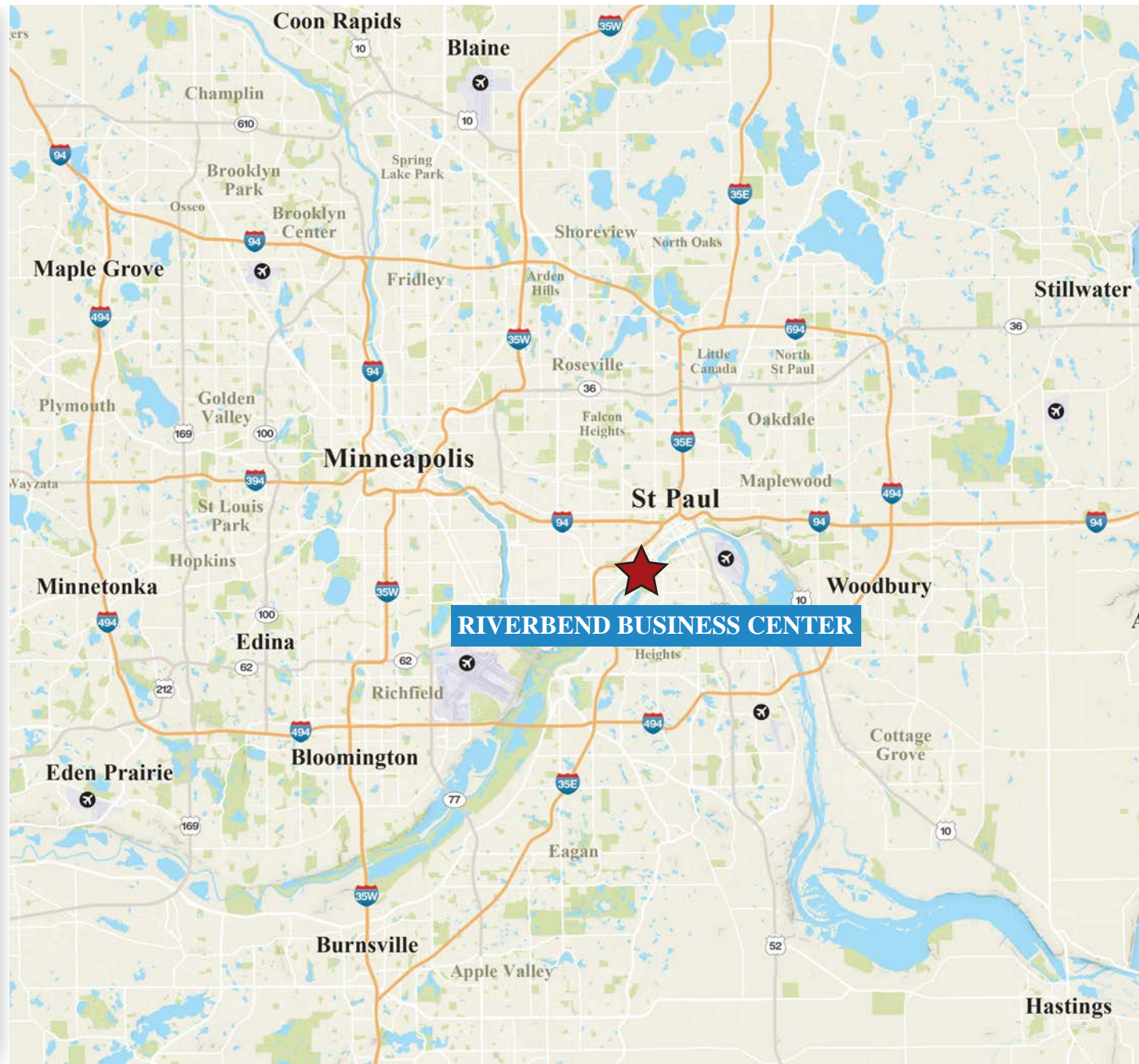
CONTACTS

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