

# Atrium Office Building

1295 Bandana Boulevard  
Minneapolis, MN 55108

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**WELLINGTON**  
MANAGEMENT



### Space Available

Owner, Manager, Leasing

92,000 SF office building

6,945 SF available, demisable

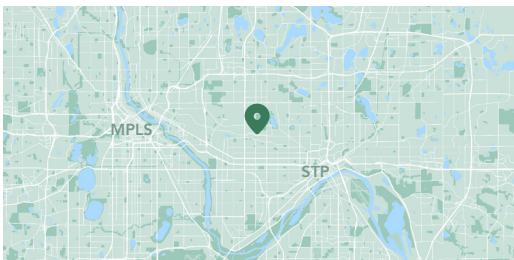
Ramp & surface parking, 5.9 : 1,000 SF

3-story office building

12' clear height

Built in 1885

Energy Park Neighborhood



### HIGHLIGHTS

- Historic brick-and-timber construction with skylights
- Modern infrastructure and energy management systems, fiber optic connectivity
- Large, open central atrium
- Common area conference room
- Beautiful courtyard & landscaping with preserved historic features
- Large surface lot with adjacent parking ramp
- Easy access to local shops (Rosedale Center and HarMar Mall), restaurants, attractions, public transportation and both downtowns
- Tenants include Nagios, The Emily Program, Star Services, NV5, and others

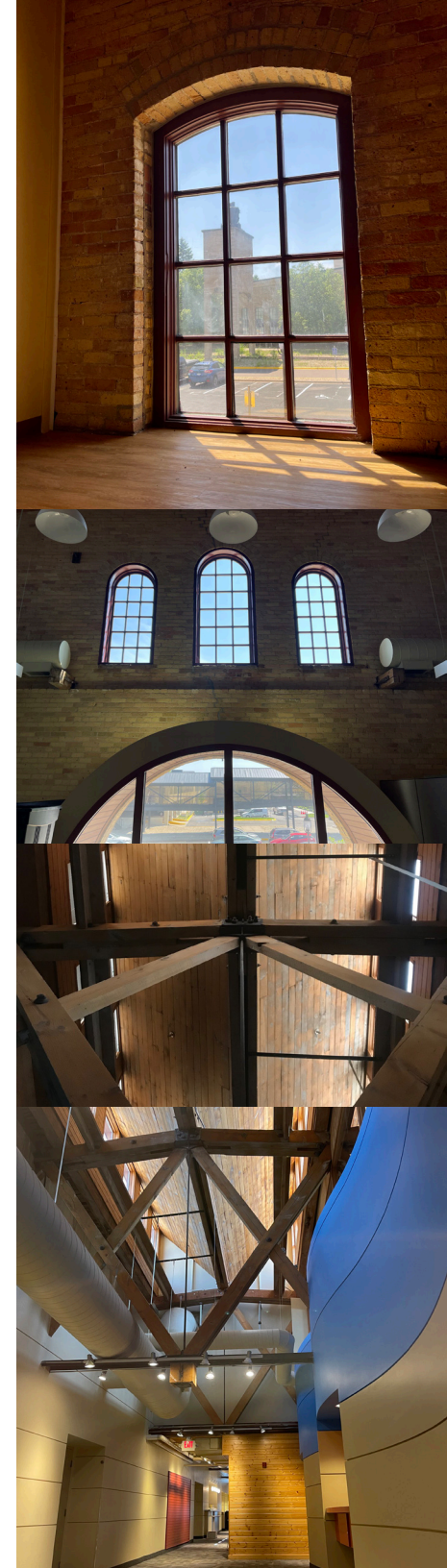




## Honoring the rail that built the West: From historic repair shop to stunning office space.

Atrium Office Building serves as a prime example of historic restoration. Originally built in 1885 as part of a multi-building repair facility for Northern Pacific Railroad, "Como Shops" served as a major economic driver that contributed to the growth and vitality of St. Paul and the country's ability to expand westward. The property was renovated and repositioned as its original use was phased out and the campus changed ownerships. In the mid-1980s, it was converted into a retail and restaurant destination that was unable to thrive due to competitive pressures. The campus is fondly remembered for hosting the Minnesota Children's Museum, the Twin Cities Model Railroad Museum and the Dakota Jazz Club.

Listed on the National Registry of Historic Places, the beautiful brick-and-timber building was acquired by Wellington in 2002 and repositioned to attract more than a dozen professional and service firms. The campus features a large landscaped courtyard and several elements from its former life, including a rail car that houses the building's back-up generator. Located in the heart of Energy Park, the campus is a short distance from sports fields, local shops, restaurants, public transportation, Como Lake and all things Como Park (golf course, pool, parks, trails, zoo & conservatory).





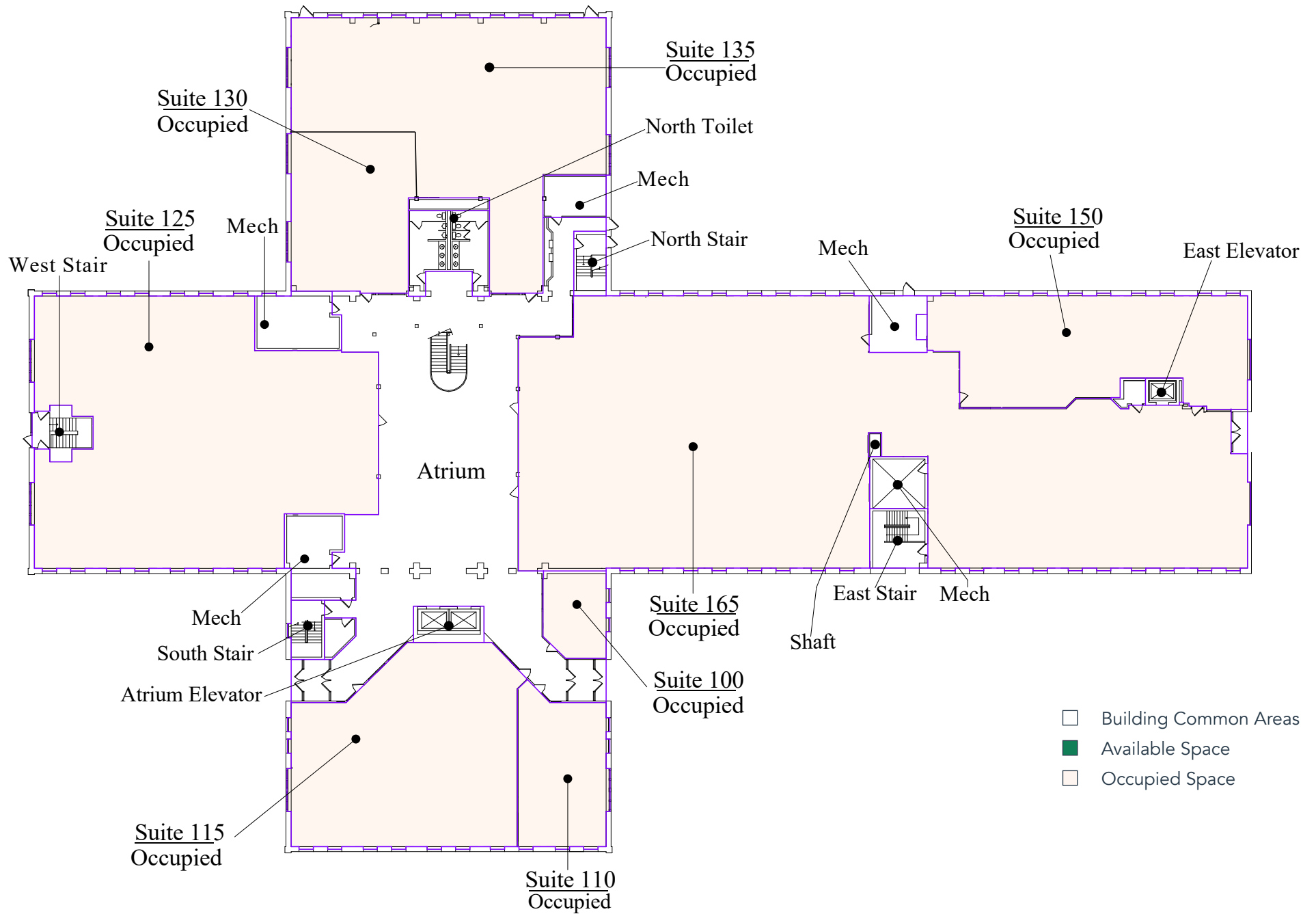
# Available Suite



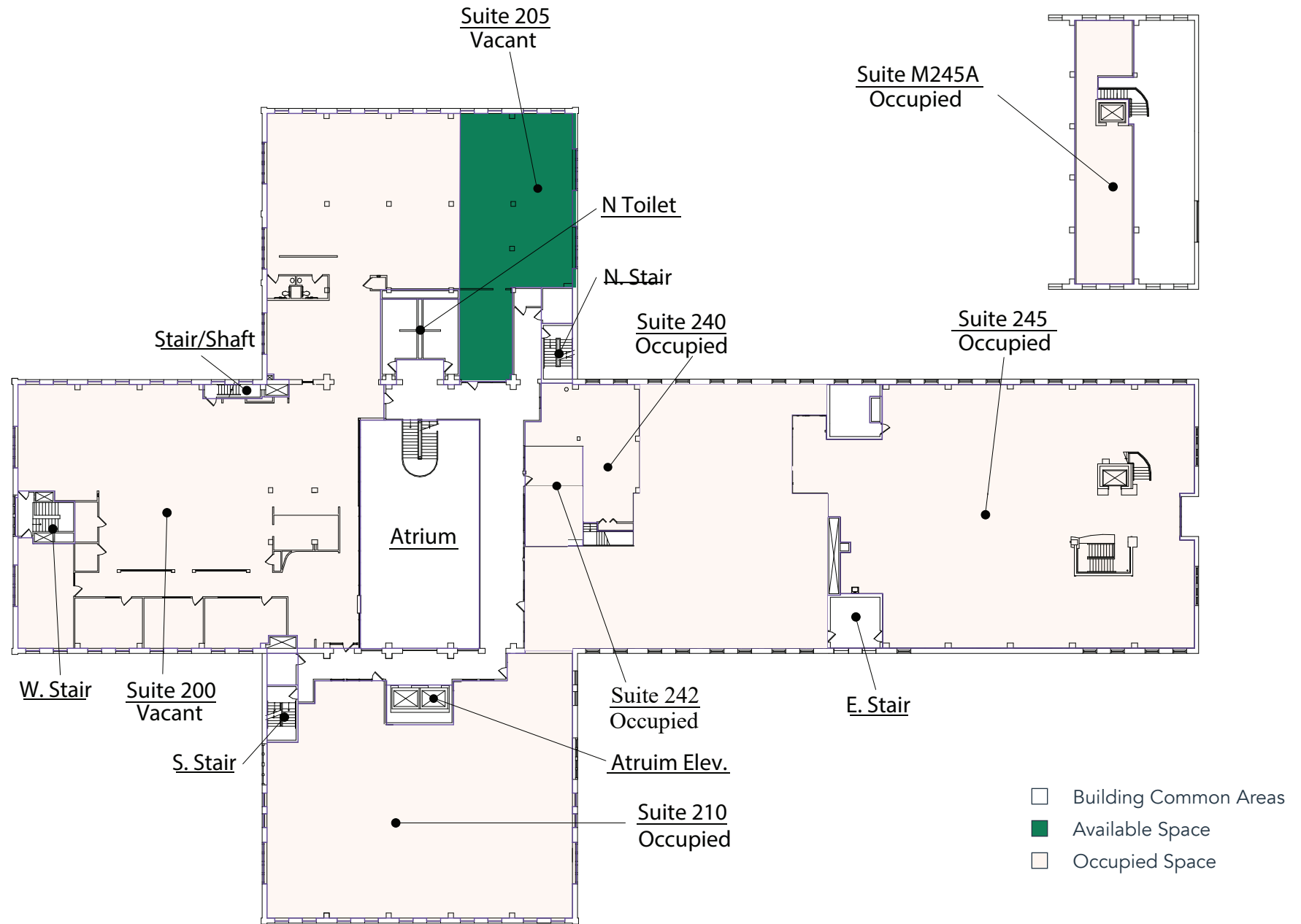
**Suite 335 - 7,425 SF**

**3D Tour** 

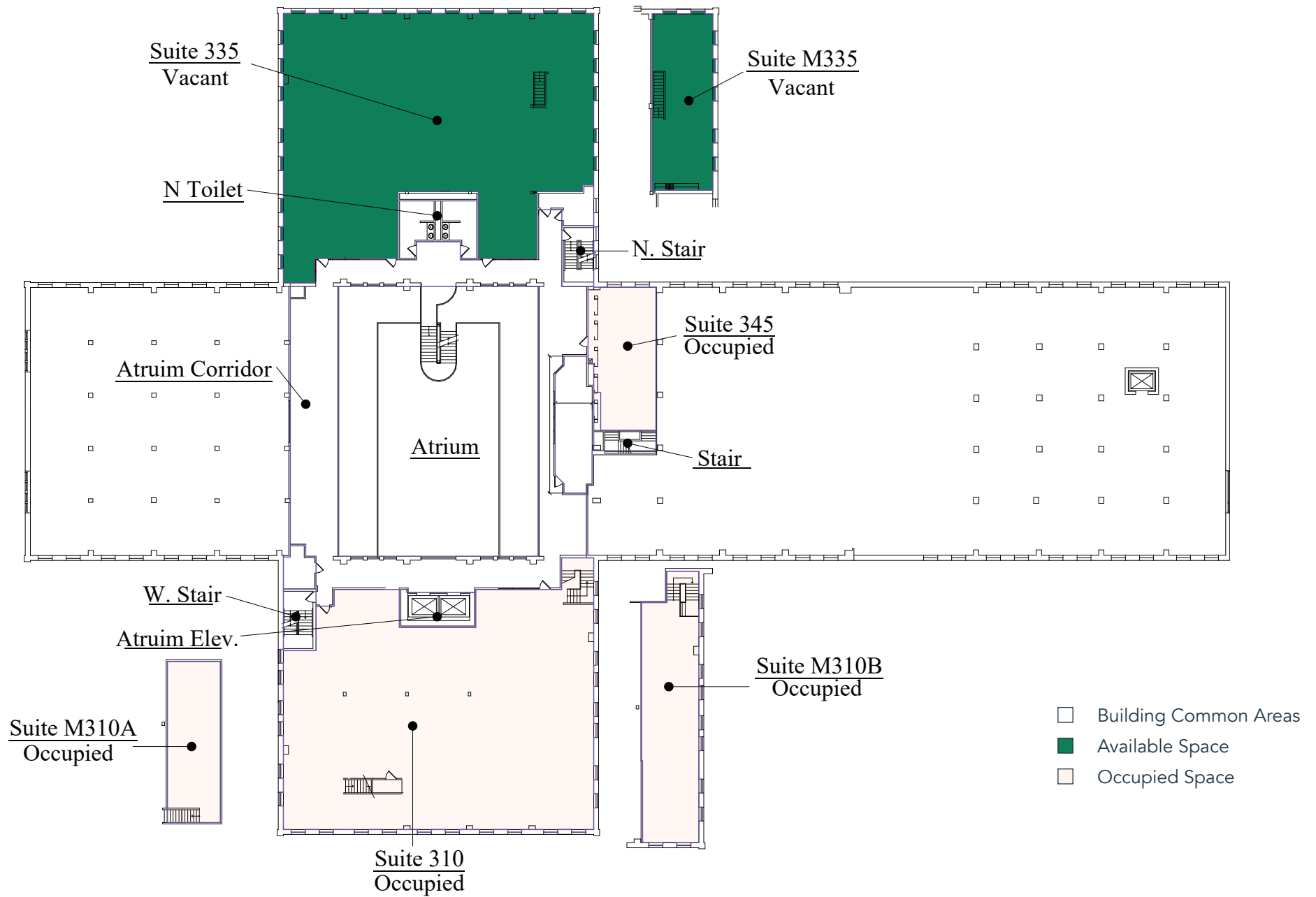
# Floor Plan - Floor 1



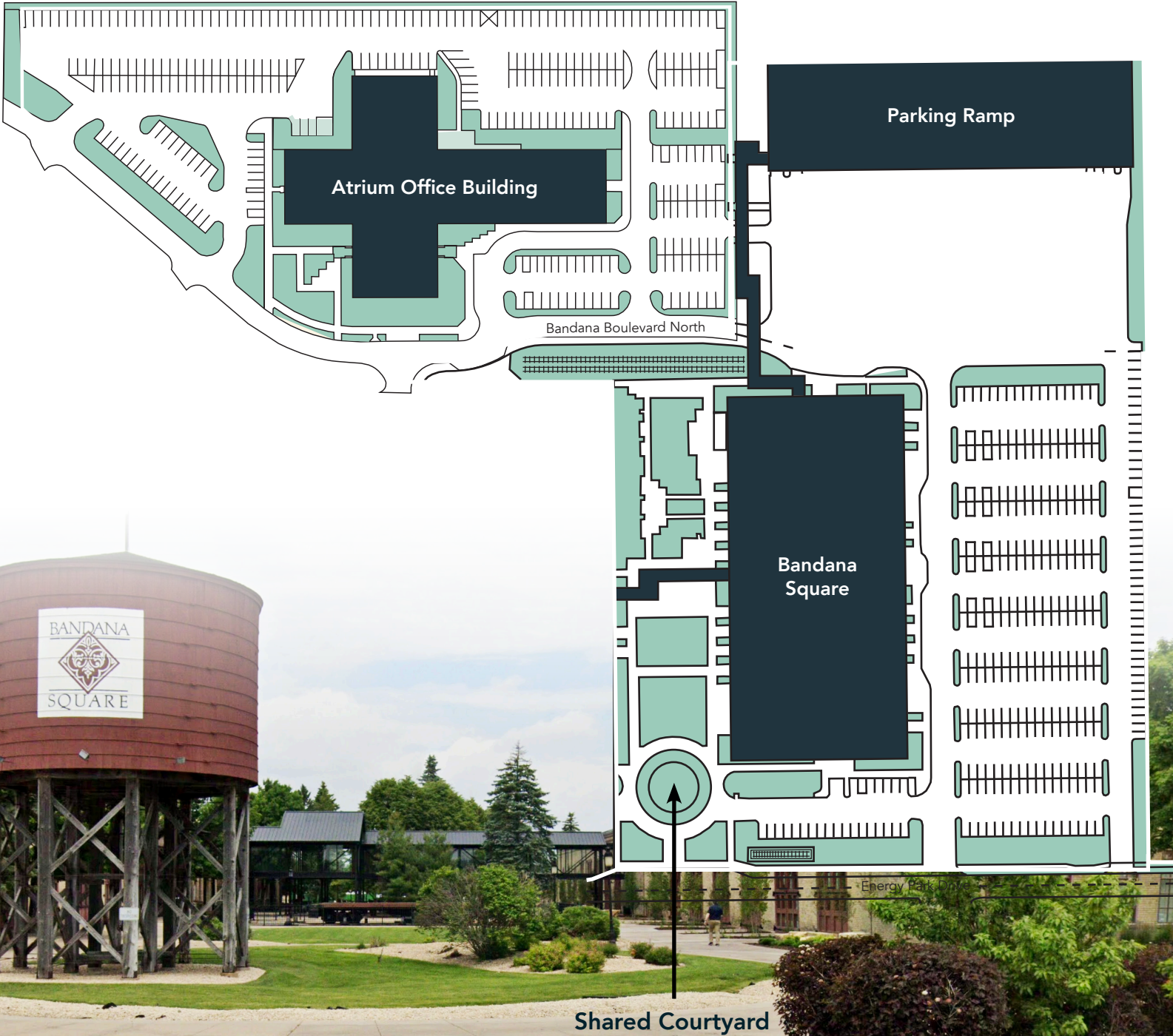
# Floor Plan - Floor 2



# Floor Plan - Floor 3

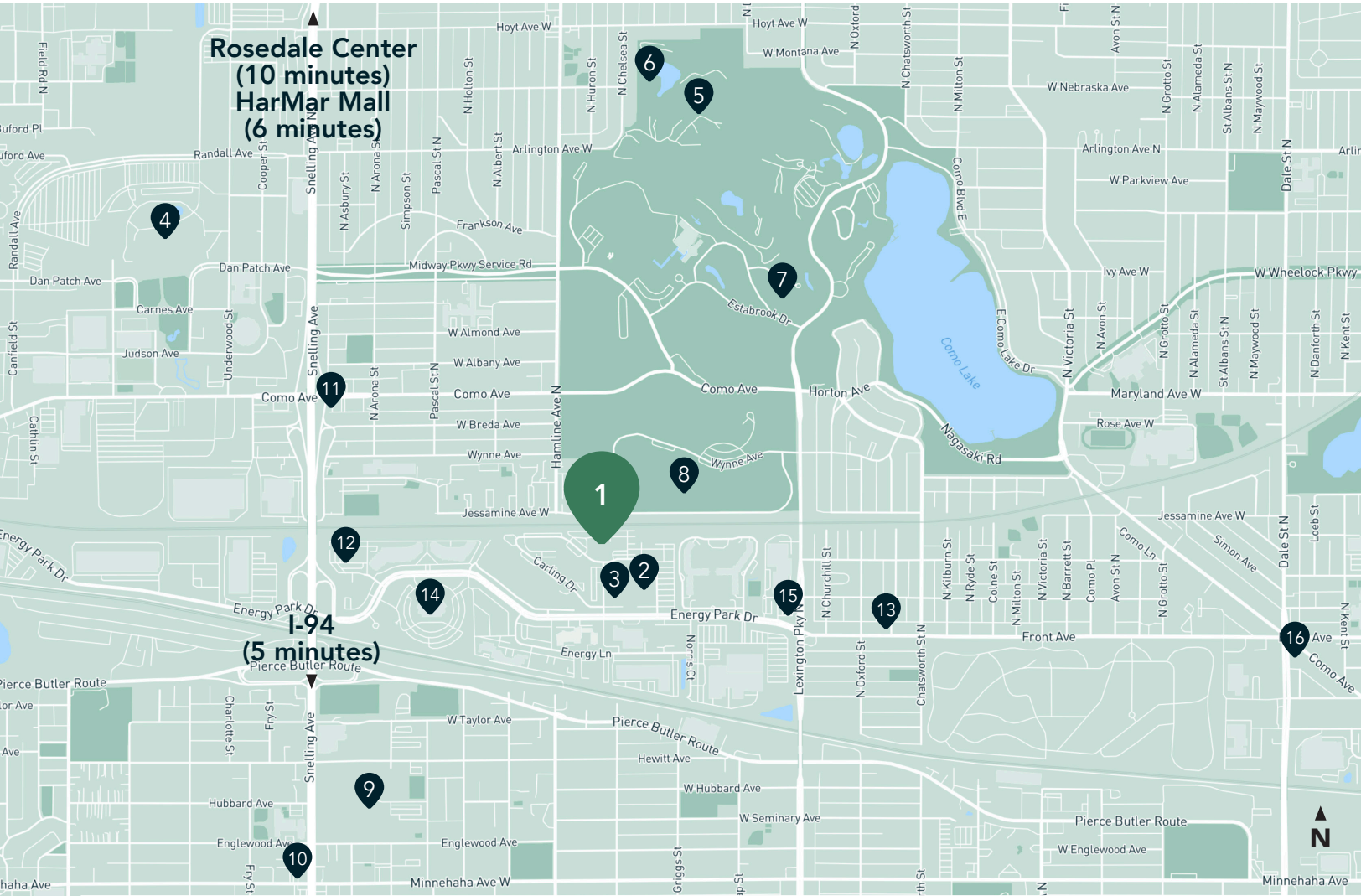


# Site Plan





# The Neighborhood



## Demographics

### 1 MILE AWAY

5,513 Population  
3,318 Households  
\$91,630 Avg. Income

### 3 MILES AWAY

60,348 Population  
27,071 Households  
\$105,799 Avg. Income

### 5 MILES AWAY

199,925 Population  
88,293 Households  
\$109,238 Avg. Income

## Hot Spots

- |                                |                   |                          |                                   |
|--------------------------------|-------------------|--------------------------|-----------------------------------|
| 1. Atrium Office Building      | 5. Como Zoo       | 9. Hamline University    | 13. Half Time Rec                 |
| 2. Bandana Square              | 6. Sunken Garden  | 10. Ginkgo's Coffeehouse | 14. Metropolitan State University |
| 3. Best Western Hotel          | 7. Como Park      | 11. Nelson Cheese & Deli | 15. Gabe's by the Park            |
| 4. Minnesota State Fairgrounds | 8. McMurray Field | 12. Oscar Johnson Arena  | 16. John's Pizza Cafe             |

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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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