



WELLINGTON
MANAGEMENT

325, 345, 355 Randolph Avenue
St. Paul, MN 55105

River Bend Business Park

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Ideally located business park on the Mississippi's east bank.

River Bend Business Park is a joint venture between Wellington Management, Inc. and the Saint Paul Port Authority. The 22-acre site is situated between Shepard Road and the Mississippi River at Randolph Avenue, just blocks from the revitalized West 7th Street Business District and within five minutes of downtown. Developed by Wellington between 2006 and 2011, the three-building complex is located on the Mississippi's east bank and offers panoramic views of the river valley.

HIGHLIGHTS

- Overlooks the Mississippi River valley
- Building and monument signage opportunities
- Offers the flexibility to meet any need from high office finish to tech space or office/warehouse
- Located in the West 7th Neighborhood, which is home to a noteworthy variety of local retail, restaurants and breweries on a revitalized strip leading into Downtown
- 1.5 miles from Downtown St. Paul; 3 miles from the State Capitol Building; 7 miles from MSP International Airport
- 2 miles from Grand Avenue's iconic, high-end shopping district that draws local and national retailers
- Access to Sam Morgan Regional Trail; several nearby green spaces, parks and trails
- Convenient access to I-35E, I-94 and Highway 52
- Within a mile of Metro Transit bus routes 54 and 74
- Single story, 18-24' clear heights
- Dock high doors

Fully Occupied

Owner, Developer, Manager, Leasing

Bldg 325: 59,900 SF total; 0 SF available

Bldg 345: 44,000 SF total; 0 SF available

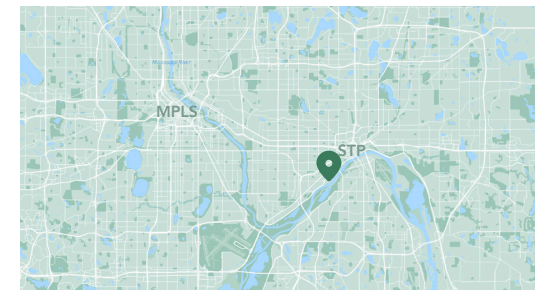
Bldg 355: 78,800 SF total; 0 SF available

652 surface stalls, 3.6 : 1,000 SF

Three single-story office buildings

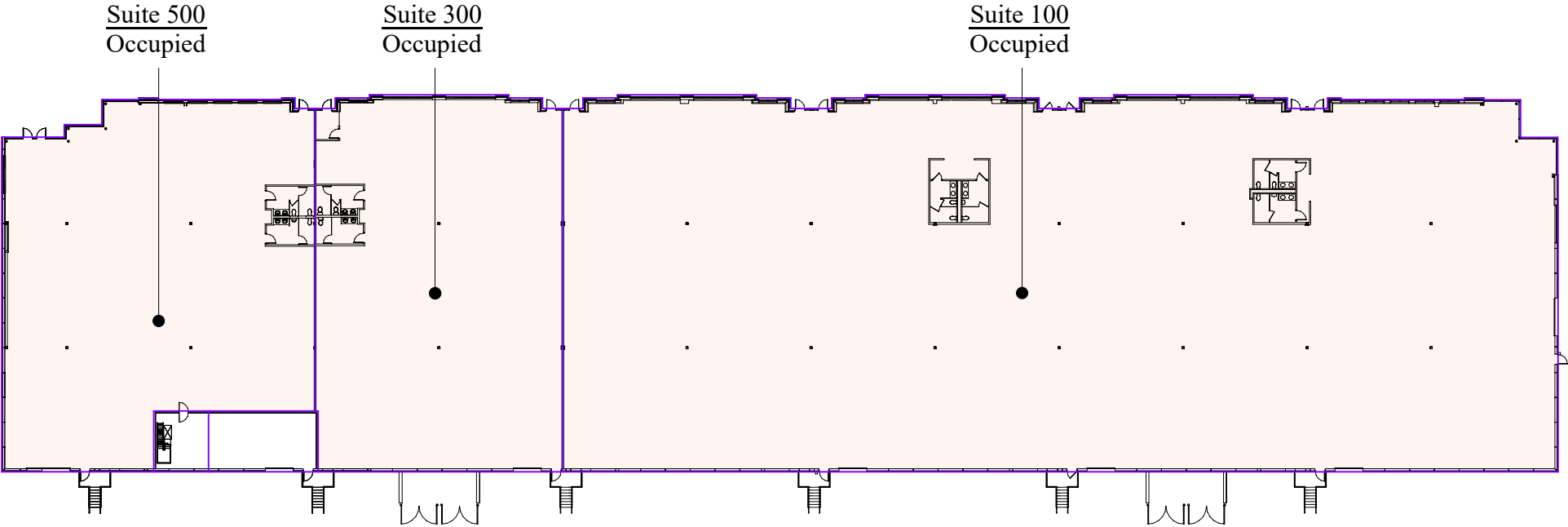
Built in 2006, 2007, 2011

West Seventh Neighborhood



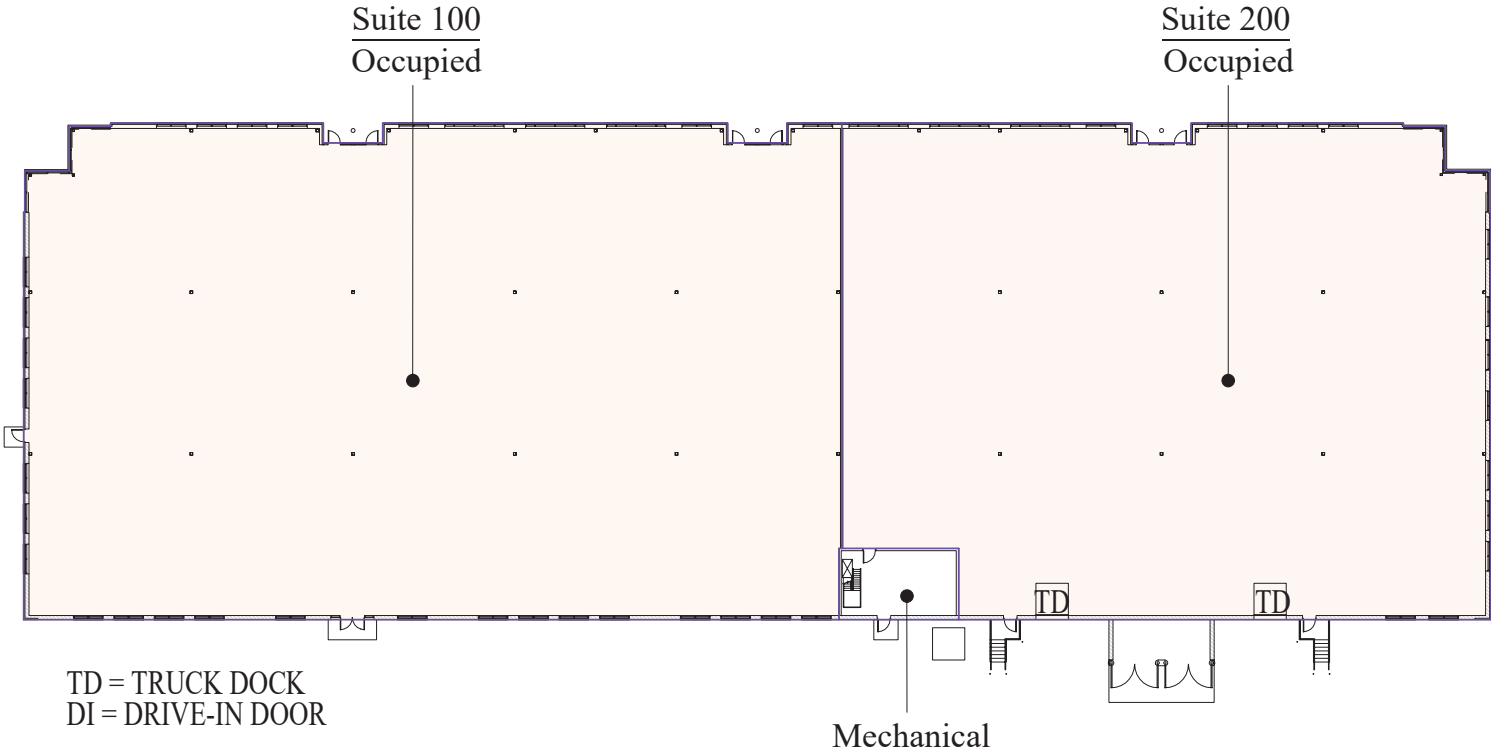
Floor Plan - Building 325

- Building Common Areas
- Available Space
- Occupied Space



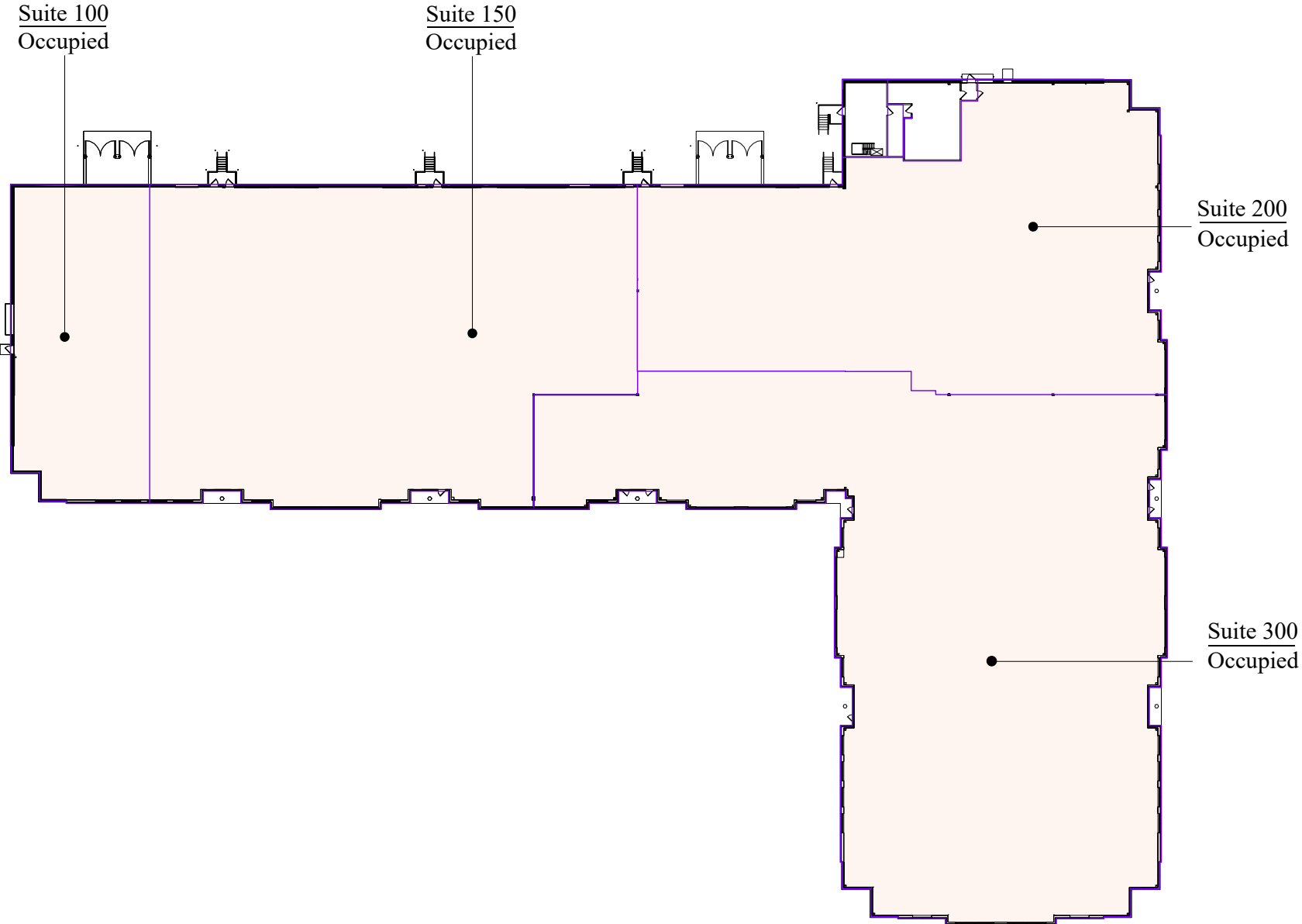
Floor Plan - Building 345

- Building Common Areas
- Available Space
- Occupied Space

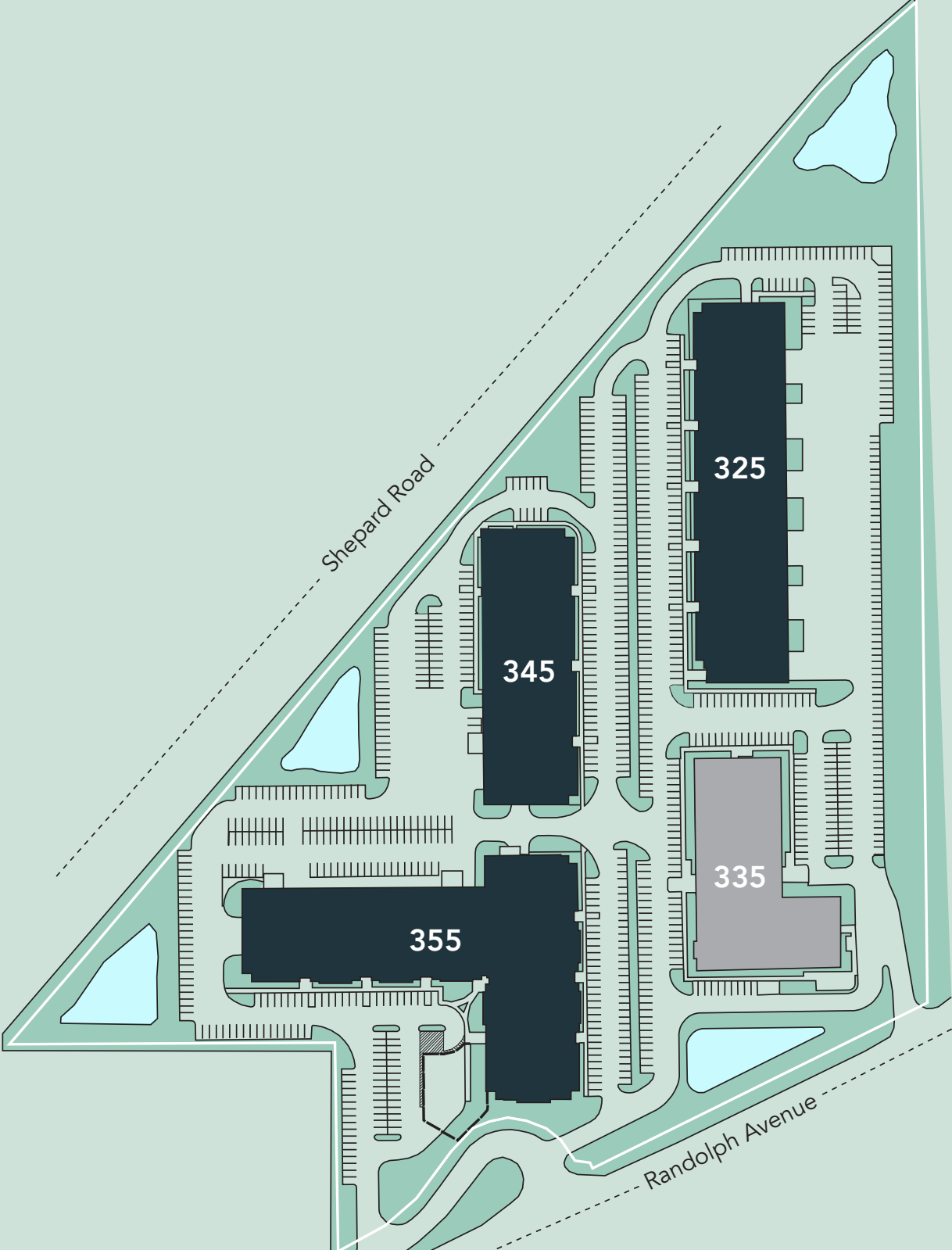


Floor Plan - Building 355

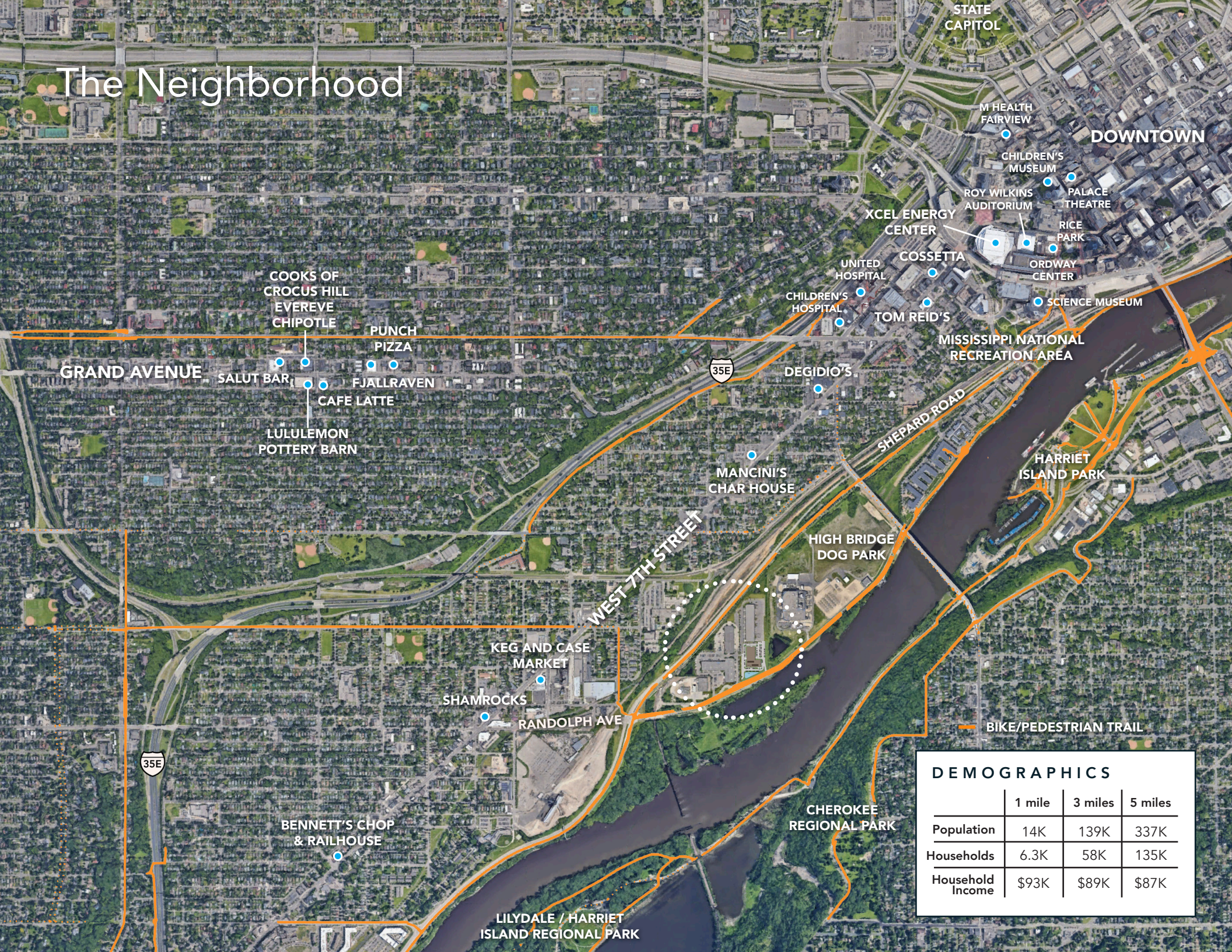
- Building Common Areas
- Available Space
- Occupied Space



Site Plan



The Neighborhood



STATE CAPITOL

DOWNTOWN

M HEALTH FAIRVIEW

CHILDREN'S MUSEUM

ROY WILKINS AUDITORIUM

PALACE THEATRE

RICE PARK

XCEL ENERGY CENTER

COSSETTA

UNITED HOSPITAL

CHILDREN'S HOSPITAL

TOM REID'S

ORDWAY CENTER

MISSISSIPPI NATIONAL RECREATION AREA

COOKS OF CROCUS HILL
EVEREVE
CHIPOTLE

PUNCH PIZZA

GRAND AVENUE

SALUT BAR

FJALLRAVEN
CAFE LATTE

LULULEMON
POTTERY BARN

DEGIDIO'S

35E

SHEPARD ROAD

HARRIET ISLAND PARK

MANCINI'S
CHAR HOUSE

WEST 7TH STREET

HIGH BRIDGE
DOG PARK

KEG AND CASE
MARKET

SHAMROCKS

RANDOLPH AVE

BIKE/PEDESTRIAN TRAIL

35E

BENNETT'S CHOP
& RAILHOUSE

CHEROKEE
REGIONAL PARK

LILYDALE / HARRIET
ISLAND REGIONAL PARK

DEMOGRAPHICS			
	1 mile	3 miles	5 miles
Population	14K	139K	337K
Households	6.3K	58K	135K
Household Income	\$93K	\$89K	\$87K

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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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