



WELLINGTON
MANAGEMENT

Como Commons

1800-1810 Como Avenue
St. Paul, MN 55108

Eric Olsen
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Fully Occupied

Owner, Manager, Leasing

87,000 SF total; 0 SF available

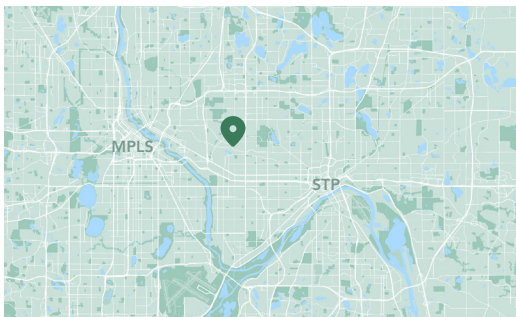
450 surface stalls, 5.2 : 1,000 SF

Single-story warehouse, two-story office

16-20' clear height

Built in 1954 & 1977

Como Neighborhood



Flexible industrial space ideally located in the heart of the Midway.

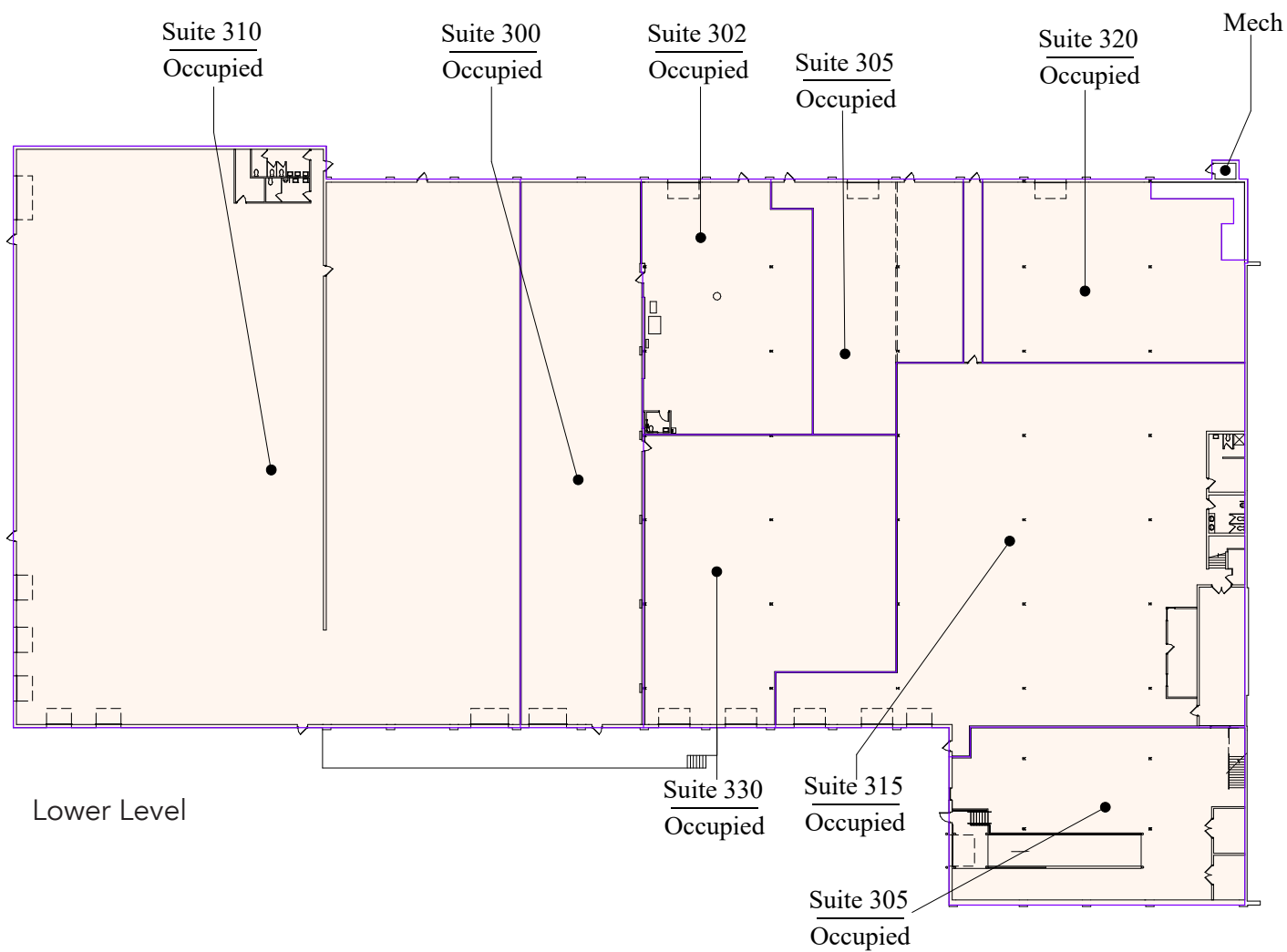
Como Commons is Midway industrial space at its best. Located immediately across from the Minnesota State Fairgrounds, this office and warehouse property provides convenient storage and production space for small businesses. Acquired by Wellington in 2001, the property also offers two acres of outside storage and extensive surface parking.

HIGHLIGHTS

- Two-story office (10,600 SF); single-story warehouse (75,800 SF)
- Centrally located in the heart of the Midway for quick access to I-94, Hwy 280 & Hwy 36
- Located immediately across from the Minnesota State Fairgrounds
- Access to the off-street bike path on Como Avenue
- A short walk to the METRO A LINE (rapid bus transit)
- Plenty of flexibility for storage, office or manufacturing needs
- 16-20' clear heights

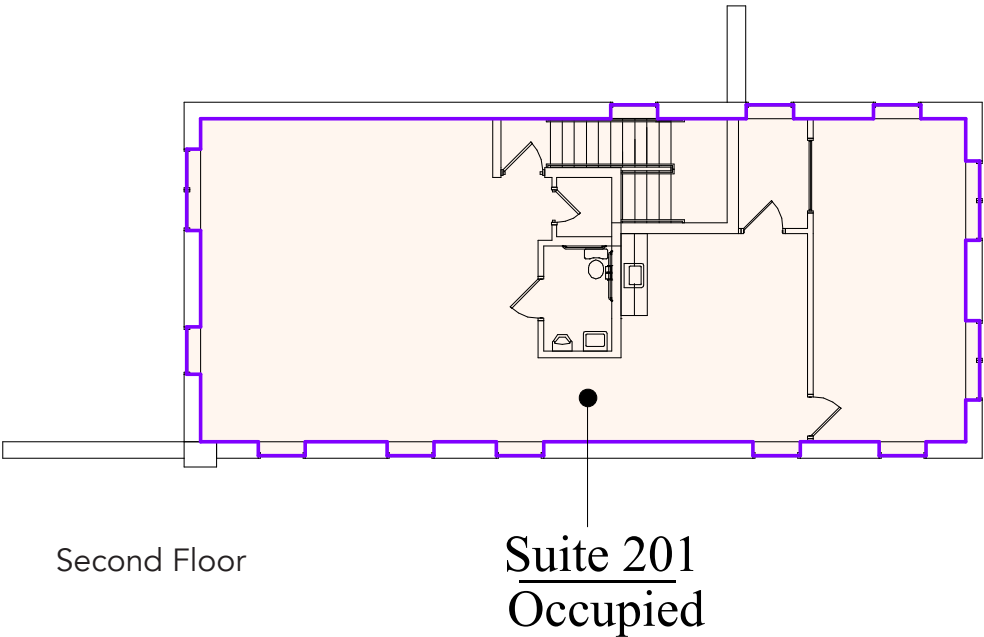
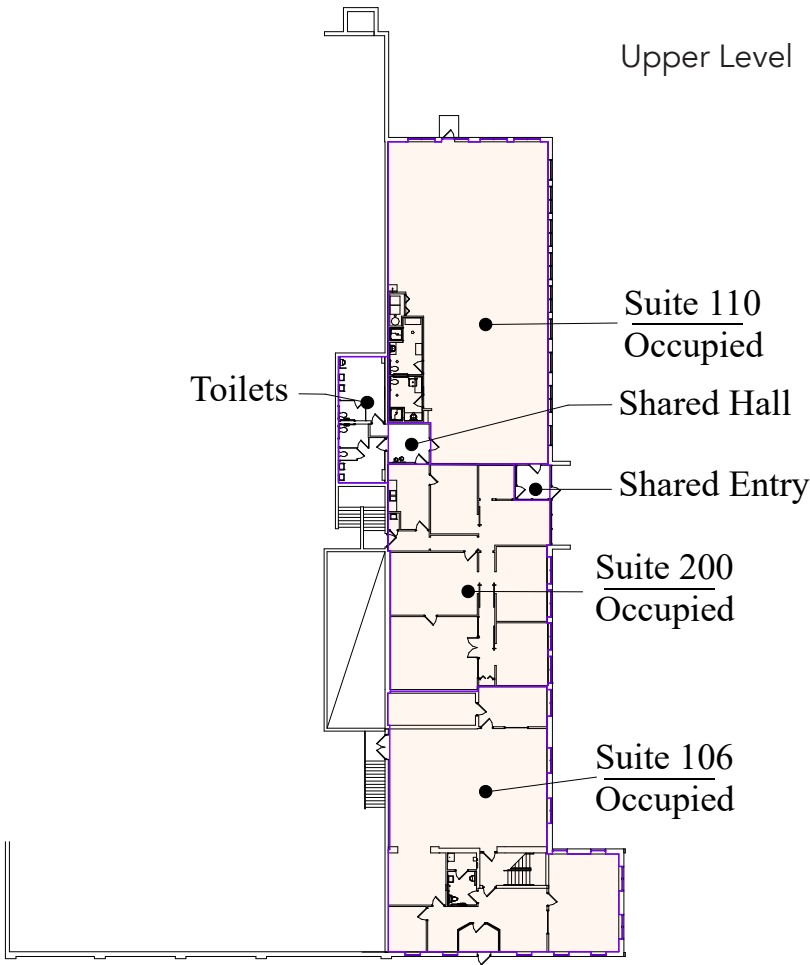
Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

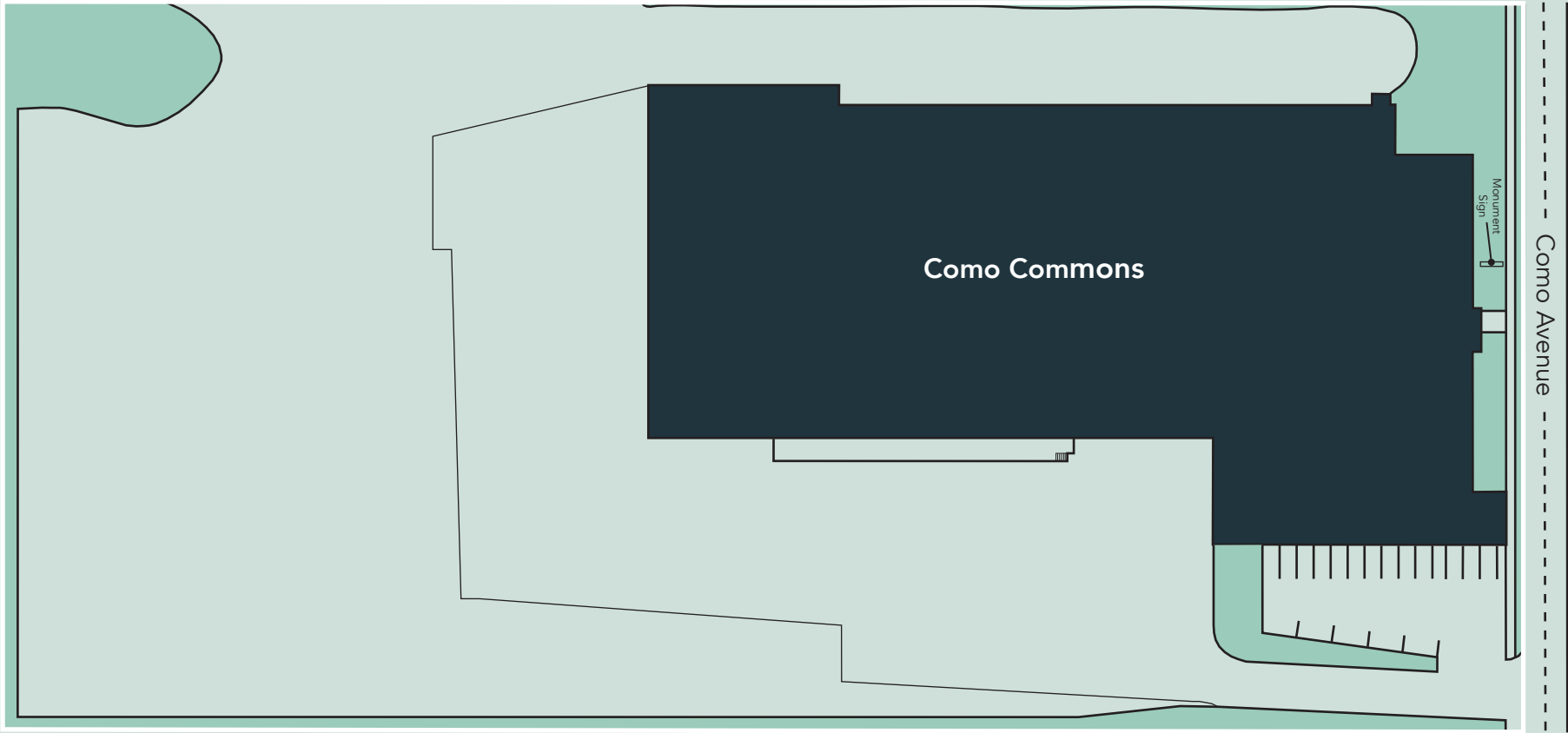


Floor Plan

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- Available Space
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Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,888	144,561	457,407
HOUSEHOLDS	4,522	56,315	191,741
AVG. INCOME	\$87,756	\$86,480	\$86,272



Hot Spots

- | | | |
|--------------------------|--------------------------------|-----------------------------|
| 1. Como Commons | 5. Minnesota State Fairgrounds | 9. Pho 79 and Lulu's Salsas |
| 2. Bandana Square | 6. Oscar Johnson Arena | 10. Toppers Pizza |
| 3. Nelson Cheese & Deli | 7. Energy Technology Center | 11. Bell Museum |
| 4. Holiday Stationstores | 8. Como Park | 12. Finnish Bistro |



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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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