



WELLINGTON
MANAGEMENT

705 Raymond Avenue
St. Paul, MN 55114

Sewall Gear

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A dramatic transformation for a brick-and-timber gem on the light rail.

Home of Avalon Charter School, Sewall Gear is a beautifully restored brick-and-timber building in the Raymond/University corridor within 10 minutes of both downtowns. Wellington Management purchased the two-story building in 2011 and immediately began a major clean-up and renovation. The property features an abundance of windows for ample natural light and easy access to I-94, Highway 280 and University Avenue. The Green Line's Raymond Avenue light rail station lies one block to the south.

HIGHLIGHTS

- Brick-and-timber construction
- Located in the Raymond/University corridor across the street from Dual Citizen Brewing Company
- One block from Green Line light rail station
- Easy access to Downtown Minneapolis (8 minutes) and Downtown St. Paul (9 minutes)
- Easy access to I-94, Highway 280 and University Avenue
- 11-20' clear heights

Fully Occupied

Owner, Manager, Leasing

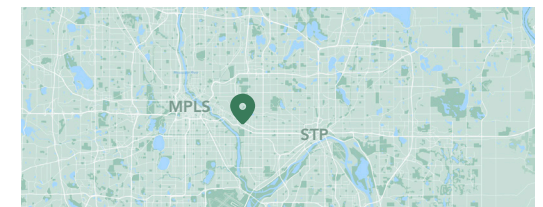
34,400 SF total; 0 SF available

34 surface stalls

One- & two-story building

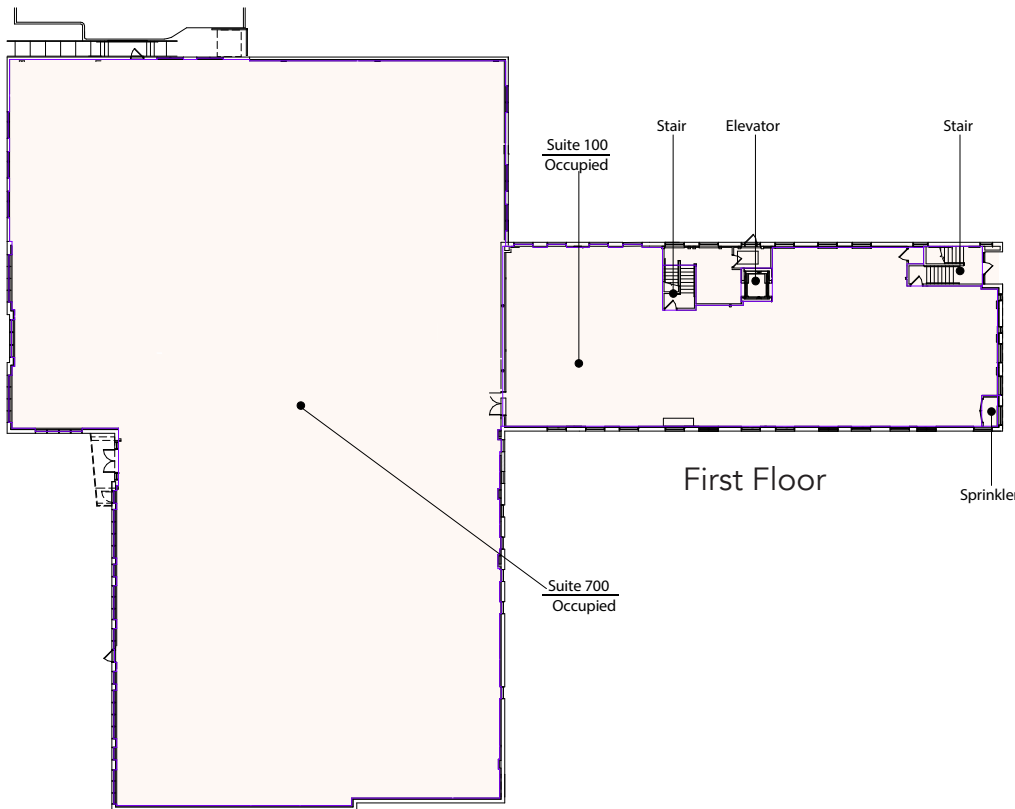
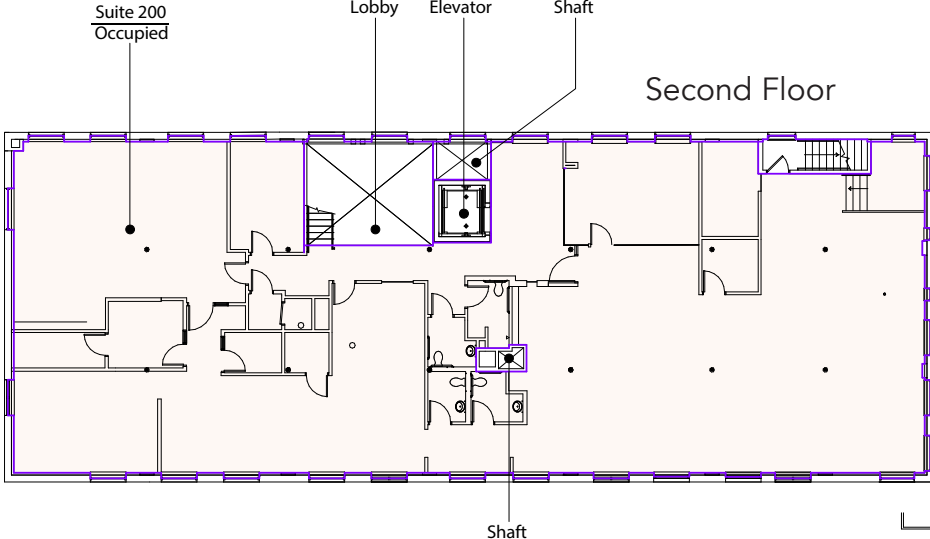
Built in 1945

South St. Anthony Park

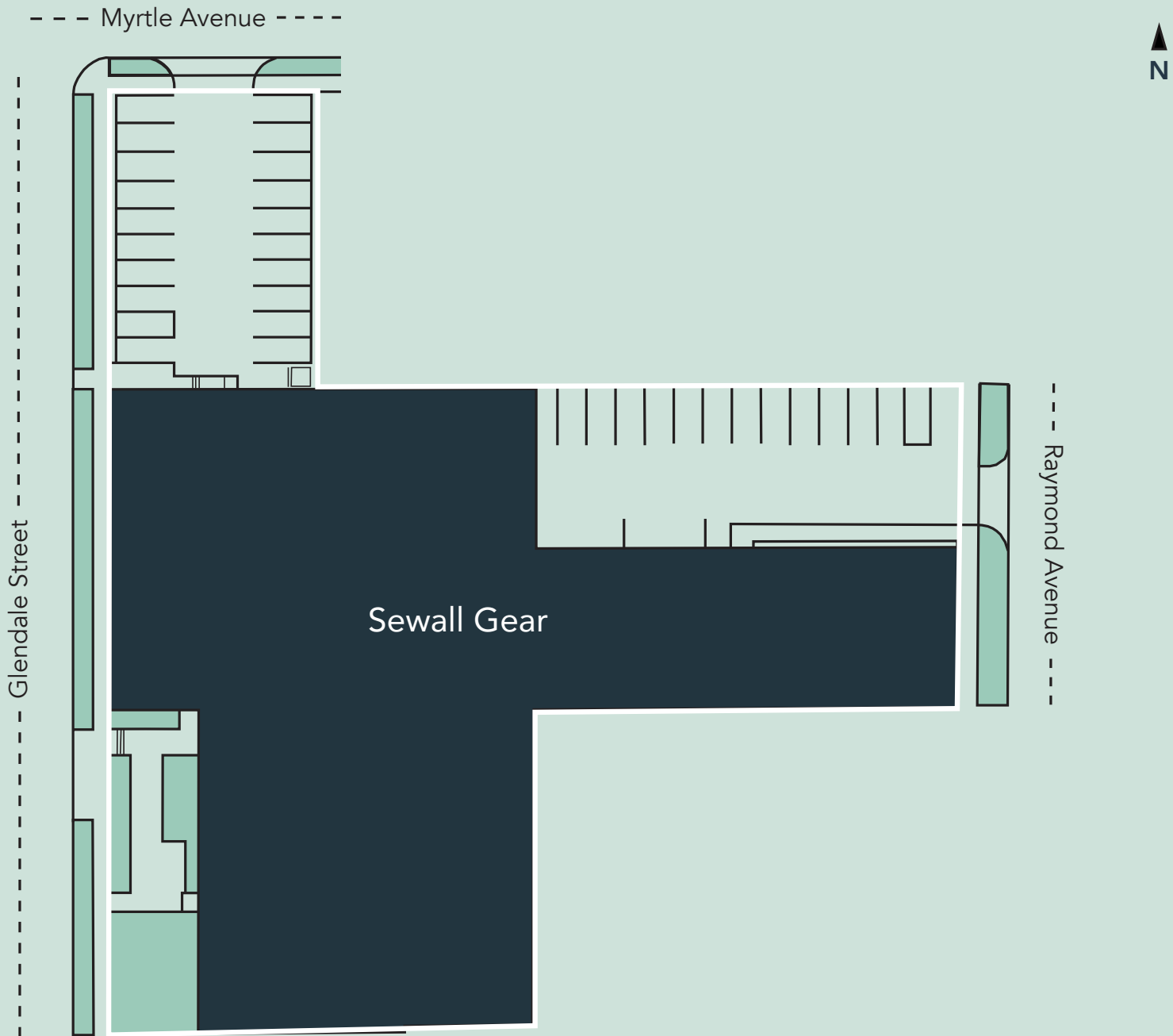


Floor Plans

- Building Common Areas
- Available Space
- Occupied Space

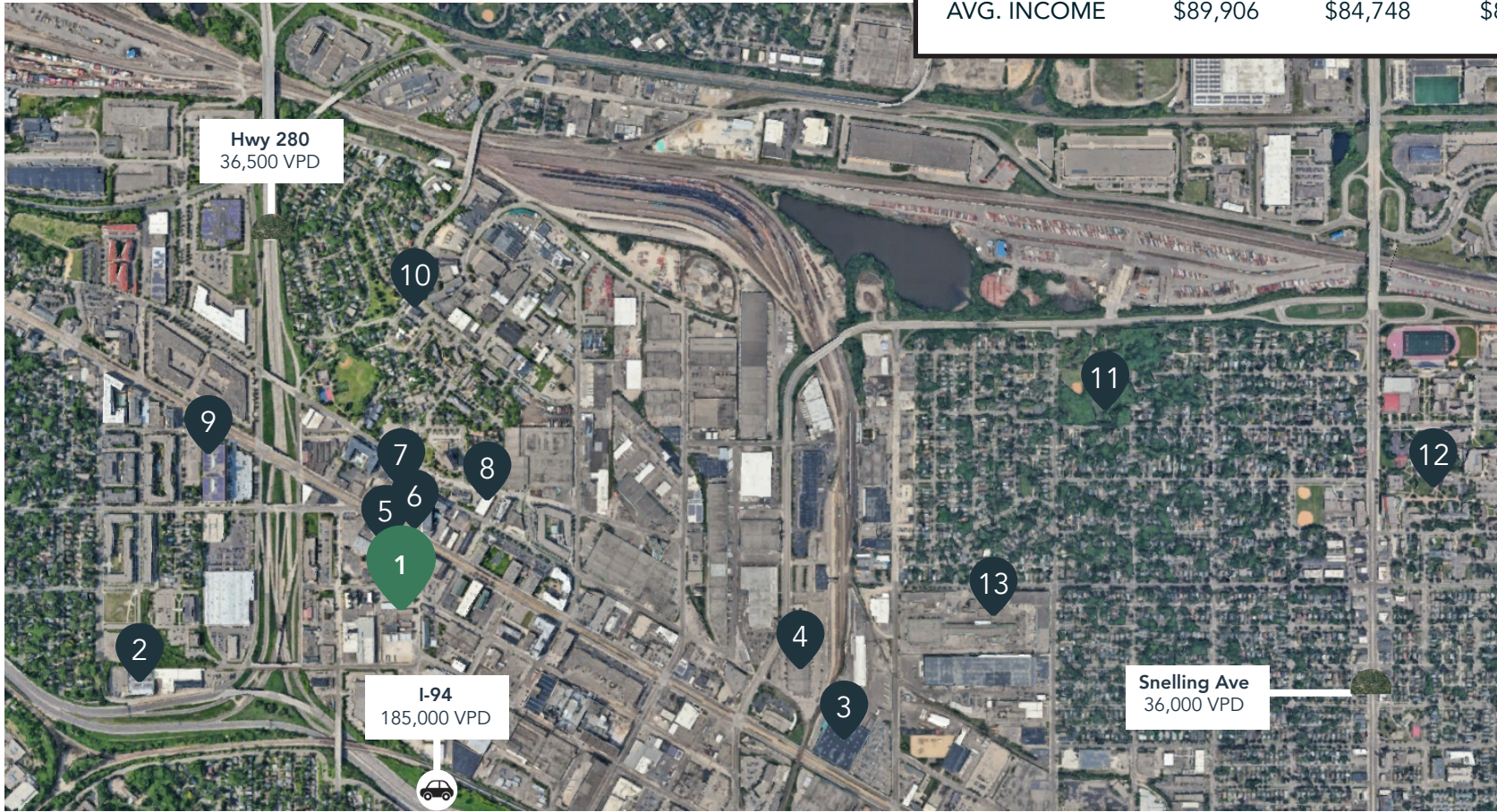


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	10,087	185,201	500,106
HOUSEHOLDS	4,735	72,583	216,985
AVG. INCOME	\$89,906	\$84,748	\$87,701



Hot Spots

- | | | |
|------------------------------------|-------------------------------|--|
| 1. Sewall Gear | 5. Spicy Feta | 10. Hampden Park Co-Op |
| 2. Vertical Endeavors | 6. Keys Cafe | 11. Newell Park |
| 3. Menards | 7. Herbst Eatery & Farm Stand | 12. Hamline University |
| 4. Twin City Model Railroad Museum | 8. Dogwood Coffee | 13. Interact Center for the Visual and Performing Arts |
| | 9. Egg and I | |

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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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