

FOR LEASE

# RIVER PARK PLAZA

10 River Park Plaza, St. Paul, MN 55107



TRANSWESTERN

REAL ESTATE  
SERVICES



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# PROPERTY SPECIFICATIONS



|                  |                         |
|------------------|-------------------------|
| Building Size:   | 328,947 SF              |
| Available Space: | 4,000 - 28,213 SF       |
| Year Built:      | 1989                    |
| Rental Rates:    | \$14.00 - \$15.00 Net   |
| Op.Exp./Taxes:   | \$12.62 (2021 Estimate) |
| Parking:         | 4.4/1,000 SF            |

## Amenities:

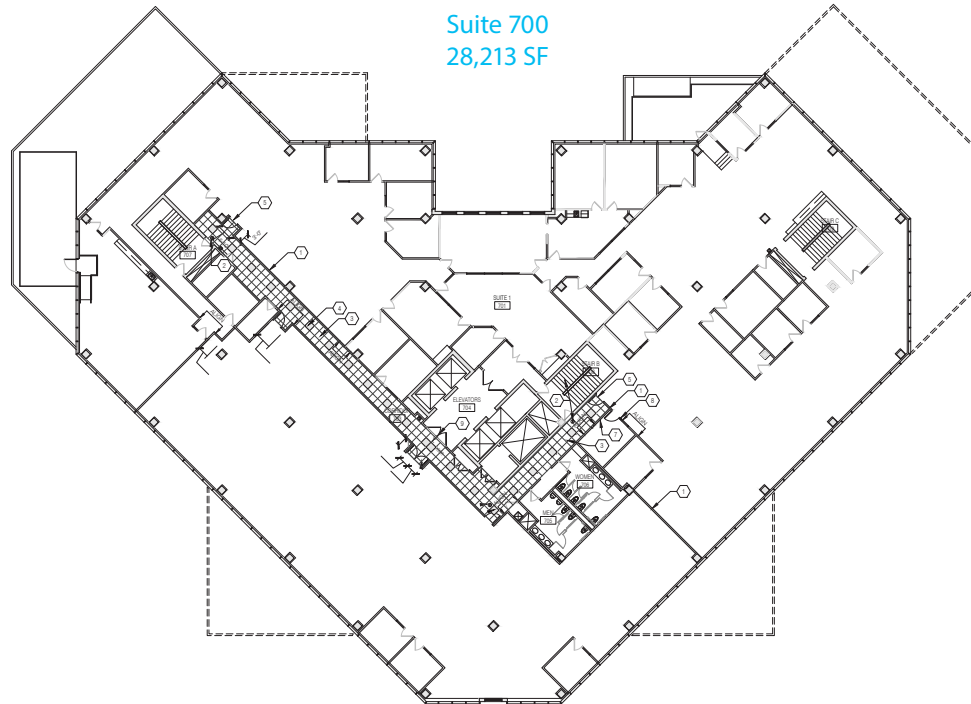
- Located on bus line
- Fitness center with showers
- Training / Conference Rooms
- On-site restaurant
- 24/7 security
- Storage space available
- Ample free parking
- Located on the Mississippi waterfront
- Spectacular views
- Fiber optics in place
- Fully sprinklered







# BUILDING PLANS & SPECS



## Building Specs & Amenities

- Building SF: 328,947 SF
- Building Hours of Operation: 5:30 a.m. - 12:30 a.m.  
Monday - Saturday
- R/U Factors: Full floors - 3%, Partial floors - 11%
- Parking: Free surface parking
- HVAC: Heat pump system 320 units (1,100 - 1,500 SF per zone)
- Back up Generator: 600 KW, 50 KVA, 480/227 VOLT
- Electrical: Two 277/480 Volt, 2 panels per floor, 2,000 Amp services, 9-10 Watts PSF
- Elevators: Four (4) 3,000 lb Passenger, One (1) 6,000 Freight
- Loading: Two secure docks
- Ceiling Height: 9-10', Column spacing 28' on center