

FOR LEASE

RIVER PARK PLAZA

10 River Park Plaza, St. Paul, MN 55107



TRANSWESTERN

REAL ESTATE
SERVICES



Eric Rapp, SIOR 612.359.1635 | eric.rapp@transwestern.com

Mike Honsa, SIOR 612.359.1631 | mike.honsa@transwestern.com

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:	\$12.27 (2020 Estimate)
Parking:	4.4/1,000 SF

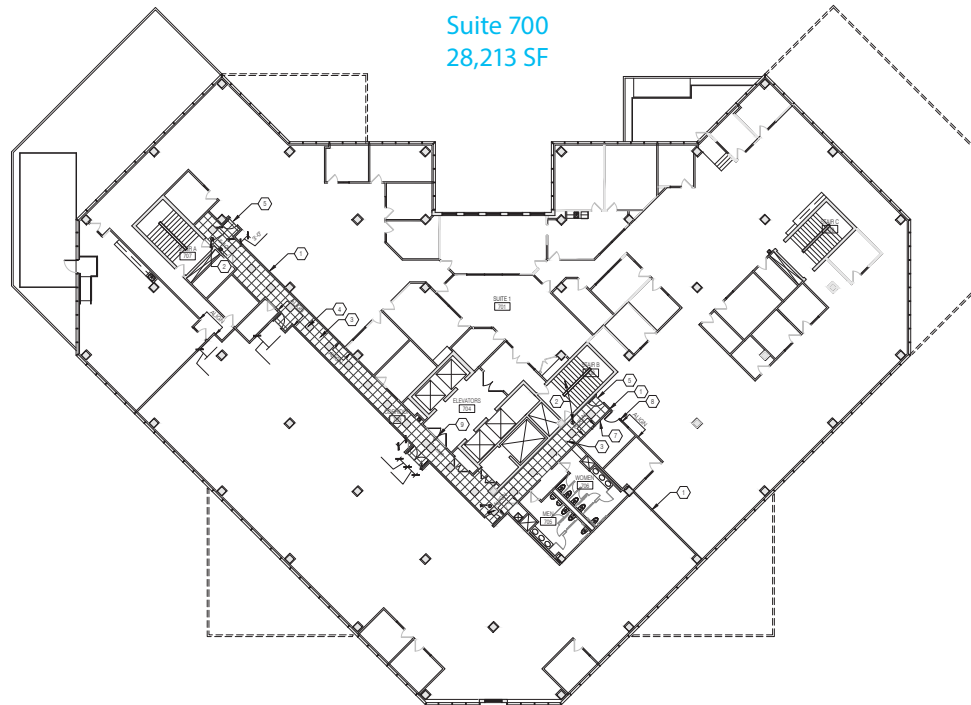
Amenities:

- 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