



THE 428

# FOR LEASE

428 MINNESOTA STREET, SAINT PAUL, MN 55101



## Better Building - Better Lives

The first building in the country to achieve dual certifications for WELL Gold™ and LEED™ Silver for it's focus on "Swelness," a combination of sustainability and wellness.

### ABOUT THE 428

- 63,025 sf total
- 38,799 sf available to lease (can be subdivided)\*\*
- 5 Floors including Rooftop Patio and Co-Working Space plus Lower Level
- Floor Size 12,864 sf
- Open Concept Floor Plates
- Industrial-Mod Architecture and Design

### 2024 Estimated Tax/Ops

Taxes:	\$ 3.45 rsf
Op Exp:	\$ 10.00 rsf
Total:	\$ 13.45 rsf

### AMENITIES

- Rooftop Patio
- Wellworth Co-Work on fifth floor with patio access
- Shower and Locker Facilities
- Indoor Bicycle Storage and Repair Station
- Connected to Skyway System in Golden Rule Building
- Near Public transportation and 3,442 parking spaces
- The first building in MN to receive Well Certification™ and the 17th in the country to achieve Gold level for Core and Shell
- The 428 is LEED™ certified to the Silver level

### NEIGHBORHOOD

- In the heart of downtown close to the Lowertown, Rice Park and W. 7th neighborhoods
- 15 different parks including Mears and Rice Parks
- Upscale grocer in the immediate area
- Over 70 different cafes and restaurants in the area
- Near local breweries
- Minutes away from 11 theaters and museums including the newly renovated, historic Palace Theater
- A brisk walk from the Xcel Energy Center and CHS Field and around the corner from the Treasure Island Center- MN Wild Practice Facility



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\*The WELL Building Standard is the first standard to integrate human health and wellness into the design, construction, maintenance and operations of buildings.

\*\*The U.S. Green Building Council's LEED program is the preeminent program for the design, construction, maintenance and operations of high-performance green buildings. The LEED™ certification trademark is owned by the USGBC™ and is used with permission. Learn more at usgbc.org/LEED.



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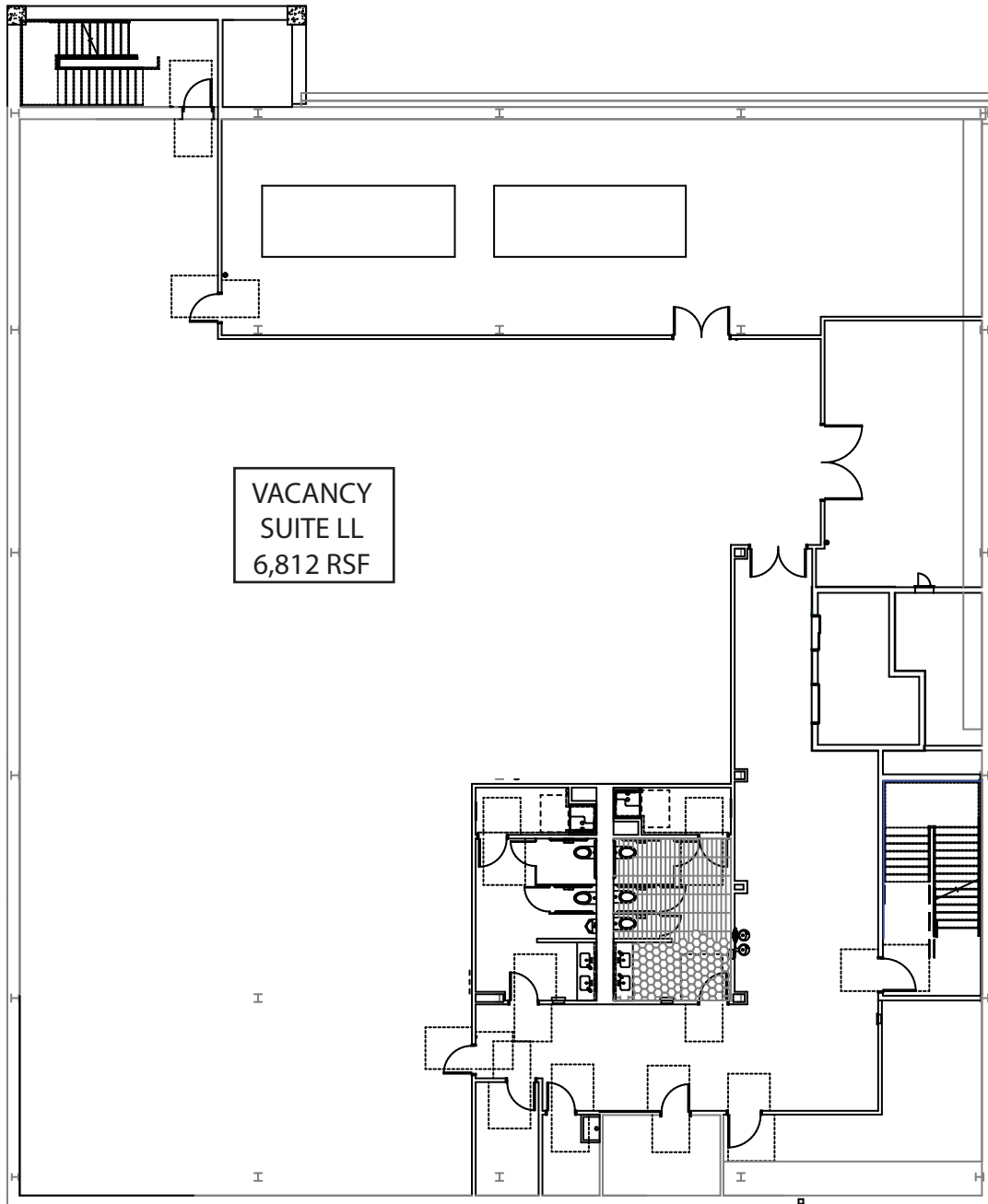
# FOR LEASE

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## LOWER LEVEL



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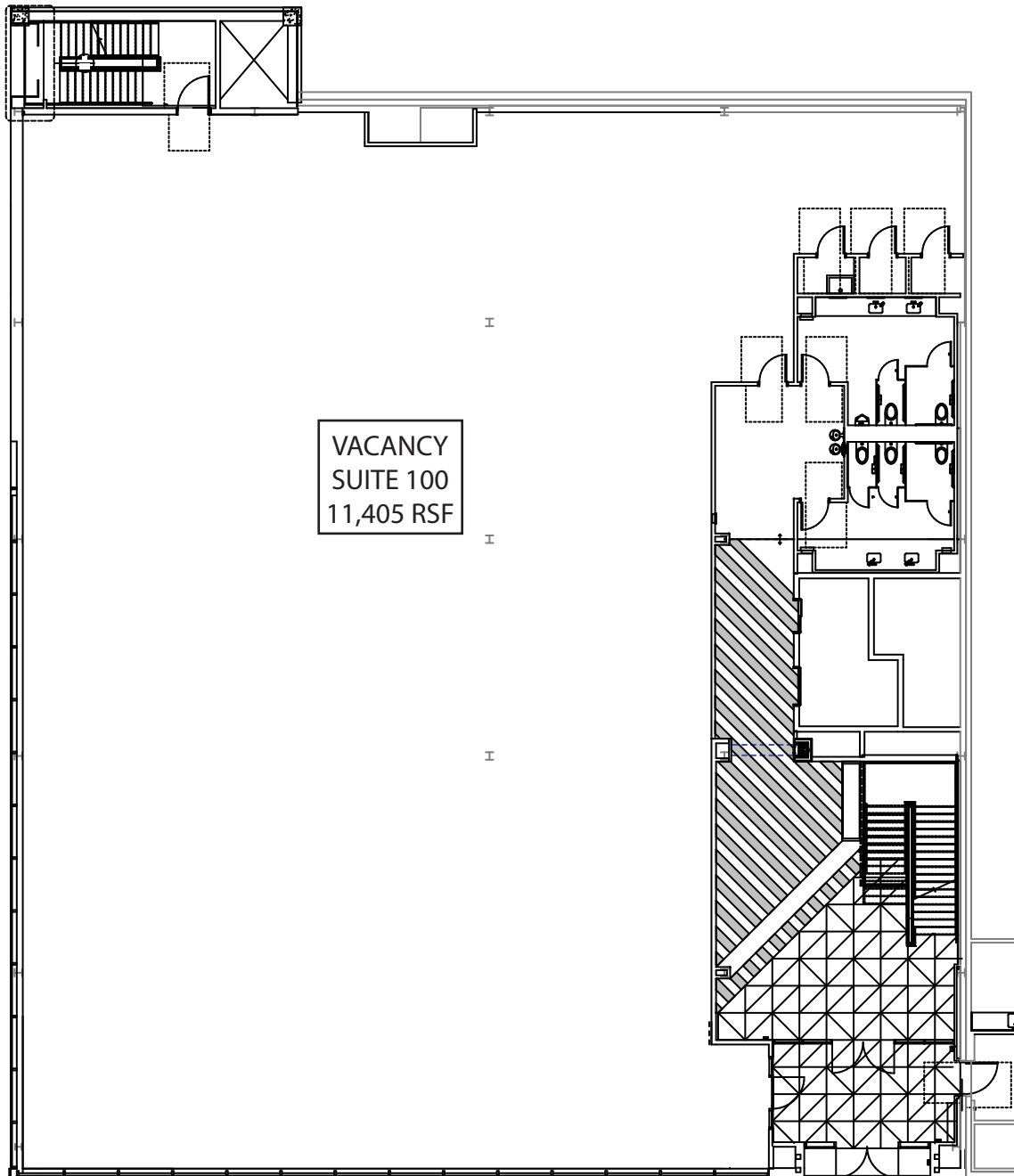
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## FIRST FLOOR



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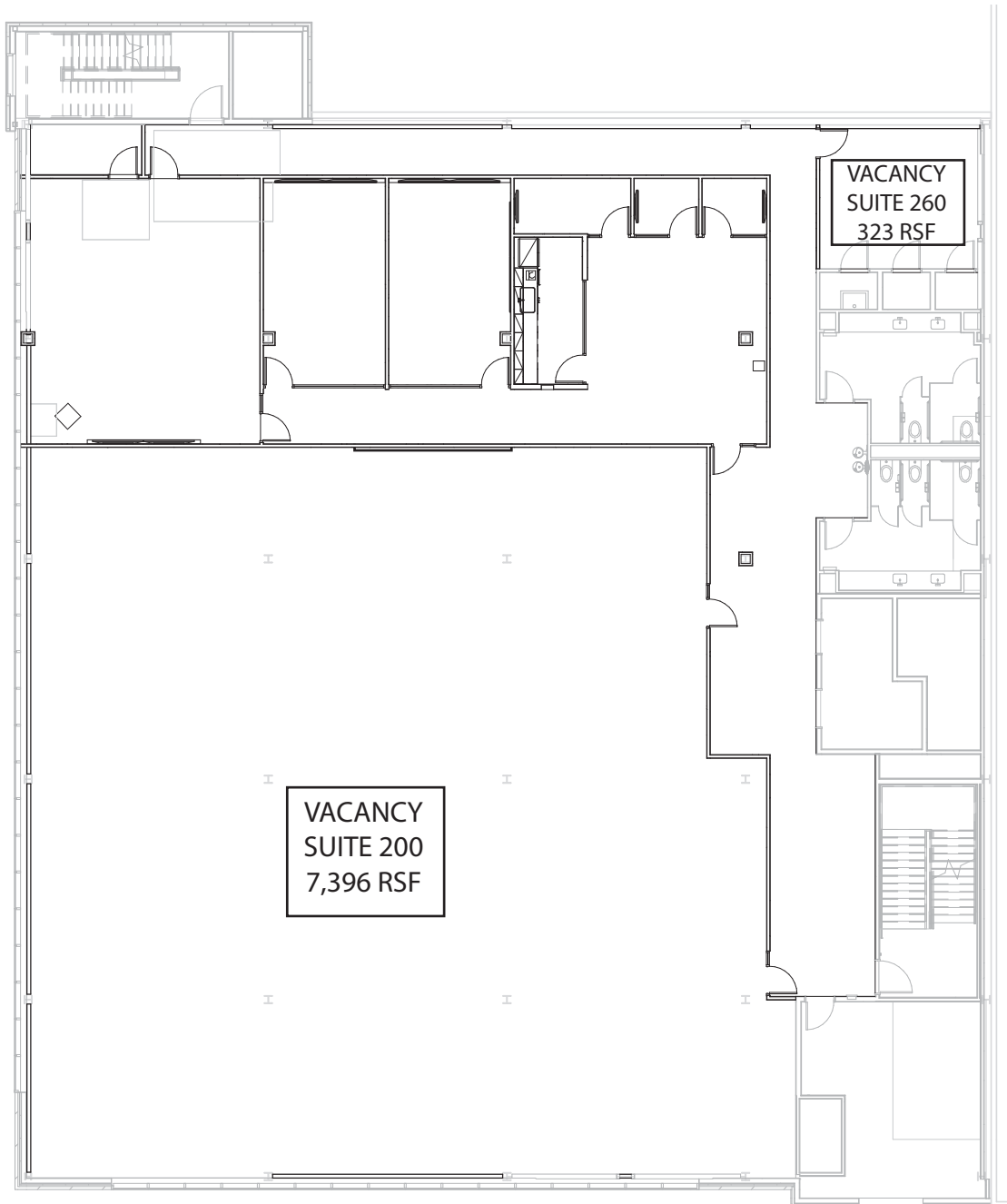
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## SECOND FLOOR



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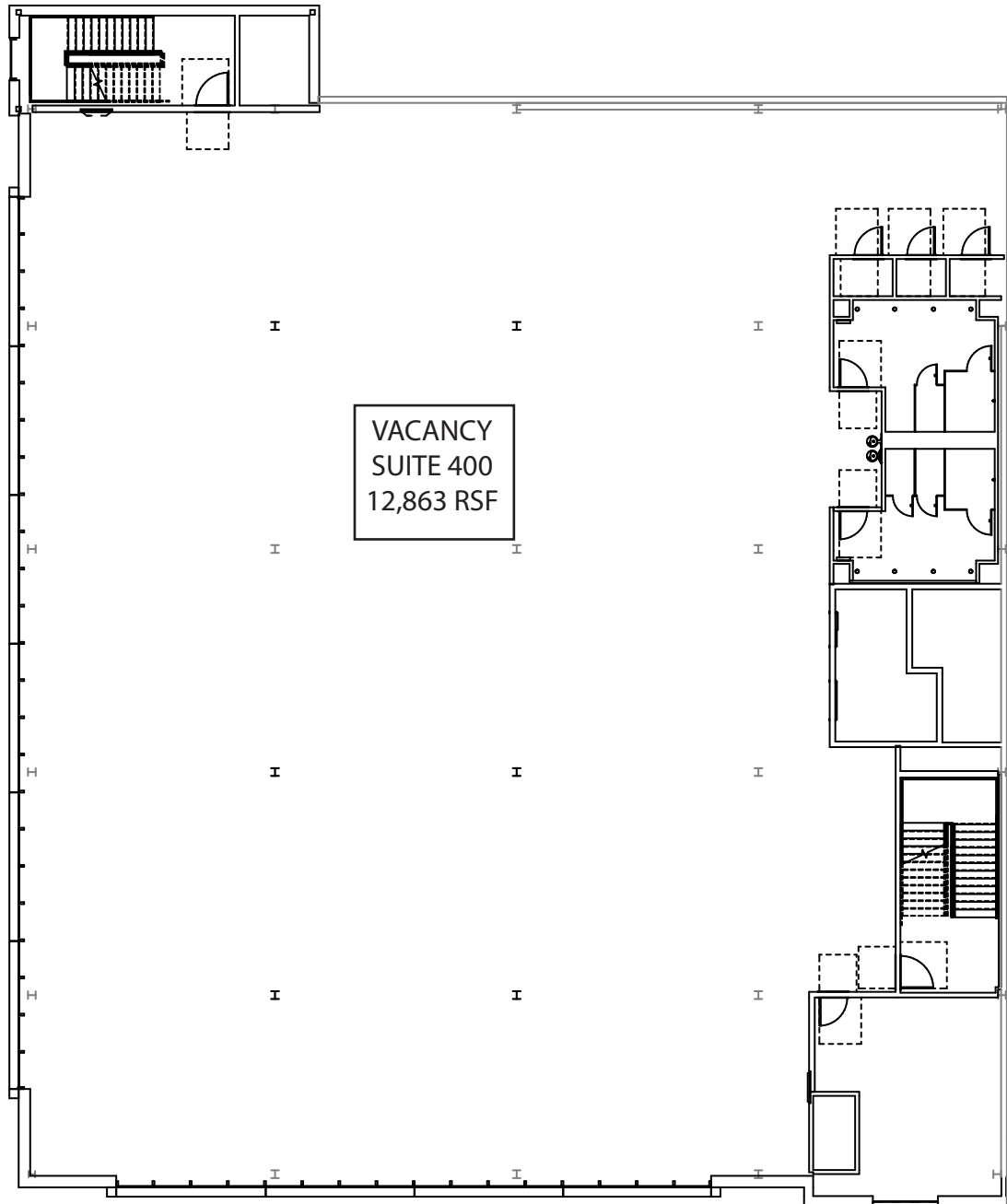
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## FOURTH FLOOR



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## Downtown Saint Paul

### Metro Transit

2 blocks from the 94 Express stops along with other major bus lines.

Less than 20 minutes from Downtown Minneapolis on the 94 Express.

3 blocks from Green Line Central Station with skyway access.

### Parking

Over 25 parking ramps and lots with 10,194 total parking spaces in the area.

3,442 parking spaces within a 1 block radius.

8,551 parking spaces within a 3 block radius.

### Commercial Building Occupancy

Surrounding blocks include 2 office towers, a 900 stall parking ramp, and a 250 room hotel.

Surrounding office buildings are occupied by approximately 6,300 tenants.

### Residential Units

Over 55 residential structures with approx. 6,000 total units in the area.

### Amenities

Xcel Energy Center- Over 150 sporting and entertainment events bringing in 1.7 million visitors each year.

CHS Field- Over 100 sporting and entertainments events which invite 400,000 visitors each year.

Farmers Market- A 150 year Saint Paul tradition, open April through November.

Downtown Events- Winter Carnival, Marathons, Movies in the Park, Music in Mears, Irish Fair, Saint Paul Art Crawl, St. Patrick's Day Parade.

10 hotels with 2,100 rooms

15 different parks in the downtown area including Rice Park and Mears Park.

11 theaters and museums including the Science Museum of Minnesota and the Ordway Theater.

Over 100 restaurants ranging from fast food to fine dining.

Capital City Bikeway- Off-street bike path along Jackson Street.

Intricate skyway system spanning from Mears Park to the Xcel Energy Center.

