

CLASS.

CONVENIENCE.

AMENITIES.

VIEWS.

UBS Plaza



444 Cedar Street
St. Paul, Minnesota





REPUTATIONS RELATIONSHIPS RESULTS REPUTATIONS RELATIONSHIPS



AMENITIES

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Fitness Center. A recently completed fitness center is available to all tenants free of charge.



Conference and Training Center. UBS Plaza has two conference rooms with floor to ceiling windows that provide natural light and city views.



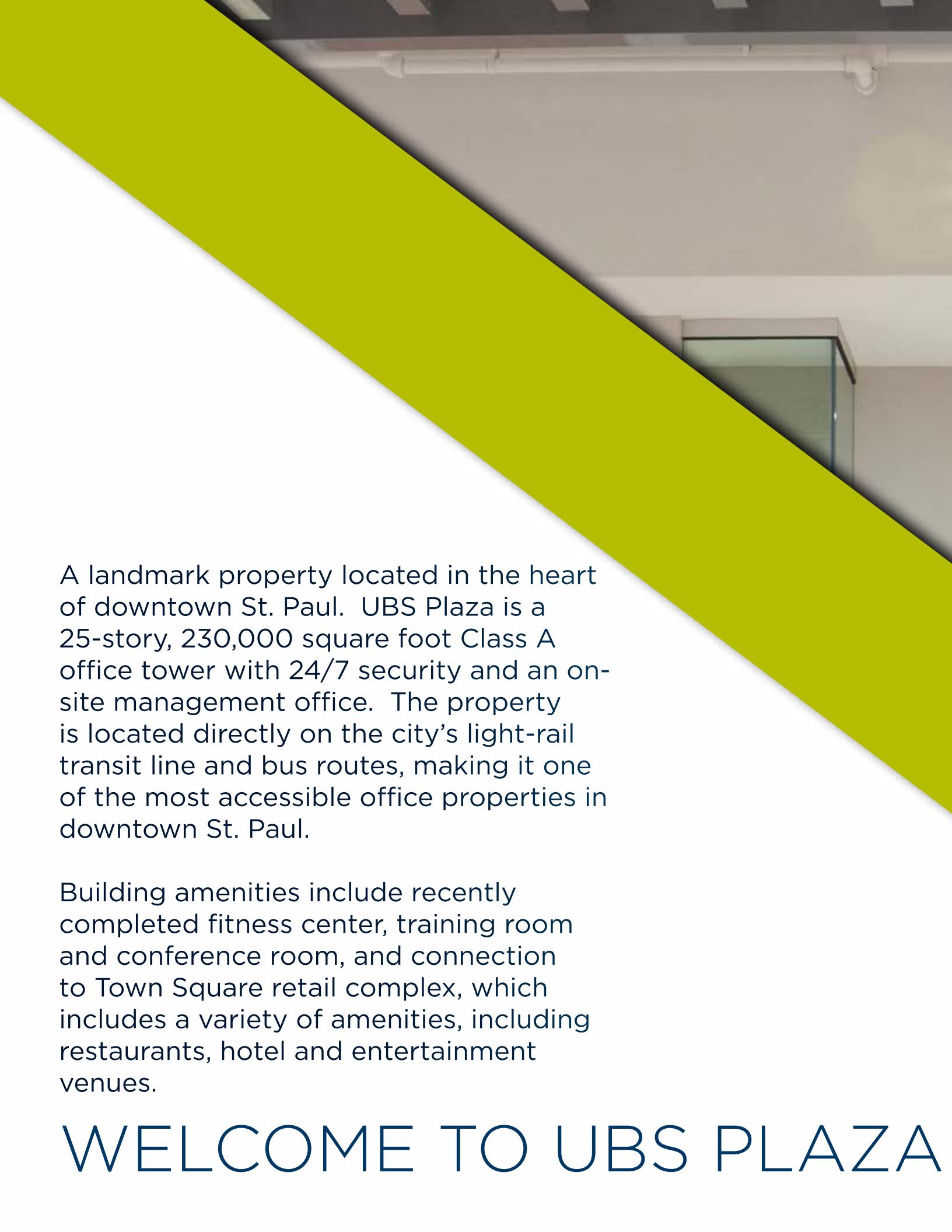
Area Transit. Green Line Light Rail Transit runs adjacent to UBS Plaza and Metro Transit offers a network of bus routes for easy travel around St. Paul and throughout the Twin Cities



Skyway Connection. Skyway connection access in the heart of St. Paul's Central Business District.



Parking. Secure on site parking.



A landmark property located in the heart of downtown St. Paul. UBS Plaza is a 25-story, 230,000 square foot Class A office tower with 24/7 security and an on-site management office. The property is located directly on the city's light-rail transit line and bus routes, making it one of the most accessible office properties in downtown St. Paul.

Building amenities include recently completed fitness center, training room and conference room, and connection to Town Square retail complex, which includes a variety of amenities, including restaurants, hotel and entertainment venues.

WELCOME TO UBS PLAZA



PROPERTY FEATURES

| | |
|---------------------|--|
| Floors | 25 stories |
| Total Rentable Area | 229,652 RSF |
| Average Floor Size | 12,393 RSF (floors 5-12); 12,373 RSF (floors 13-23) |
| Year Built | 1980, with ongoing renovations |
| Net Rental Rate | \$11.00 - \$13.00 PSF |
| Tax & Op. Expense | \$13.79 PSF (2024 Est.) |
| Parking | Contract & hourly parking available in the attached Town Square parking ramp and over 2,000 covered spaces available within one-block radius |
| Building Hours | Monday - Friday: 6:00 a.m.- 6:00 p.m. |
| Security | 24 hour card access to suites & elevators, on-site security personnel |
| Elevators | Seven high-speed elevators, including 2 freight |
| Property Management | Full service professional property management staff on site |

AVAILABILITIES

| SUITE | SQ.FT. | CLICK FOR VIRTUAL TOUR |
|-------|--|------------------------------|
| 650 | 10,019 RSF | VIRTUAL TOUR |
| 700 | 11,889 RSF | VIRTUAL TOUR |
| 800 | 11,889 RSF | VIRTUAL TOUR |
| 1000 | 5,791 RSF | |
| 1005 | 1,268 RSF | VIRTUAL TOUR |
| 1016 | 592 RSF | VIRTUAL TOUR |
| 1100 | 4,098 RSF (avail. 10/1/2024) | |
| 1250 | 7,770 RSF | VIRTUAL TOUR |
| 1900 | 12,373 RSF | VIRTUAL TOUR |
| 2000 | 4,847 RSF (can be combined with Suite 2050) | VIRTUAL TOUR |
| 2050 | 1,717 RSF (can be combined with Suite 2000) | VIRTUAL TOUR |
| 2350 | 5,609 RSF | VIRTUAL TOUR |



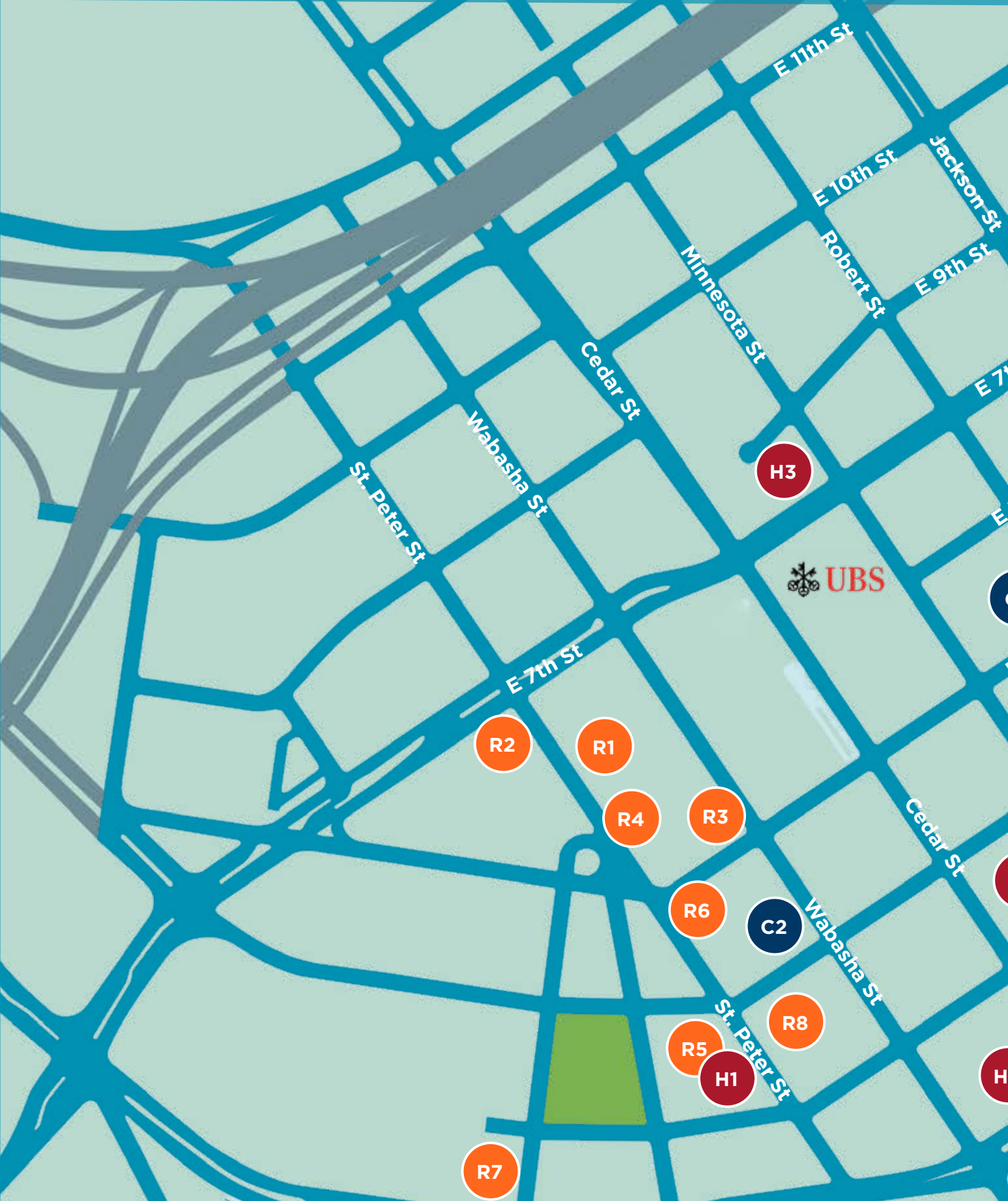


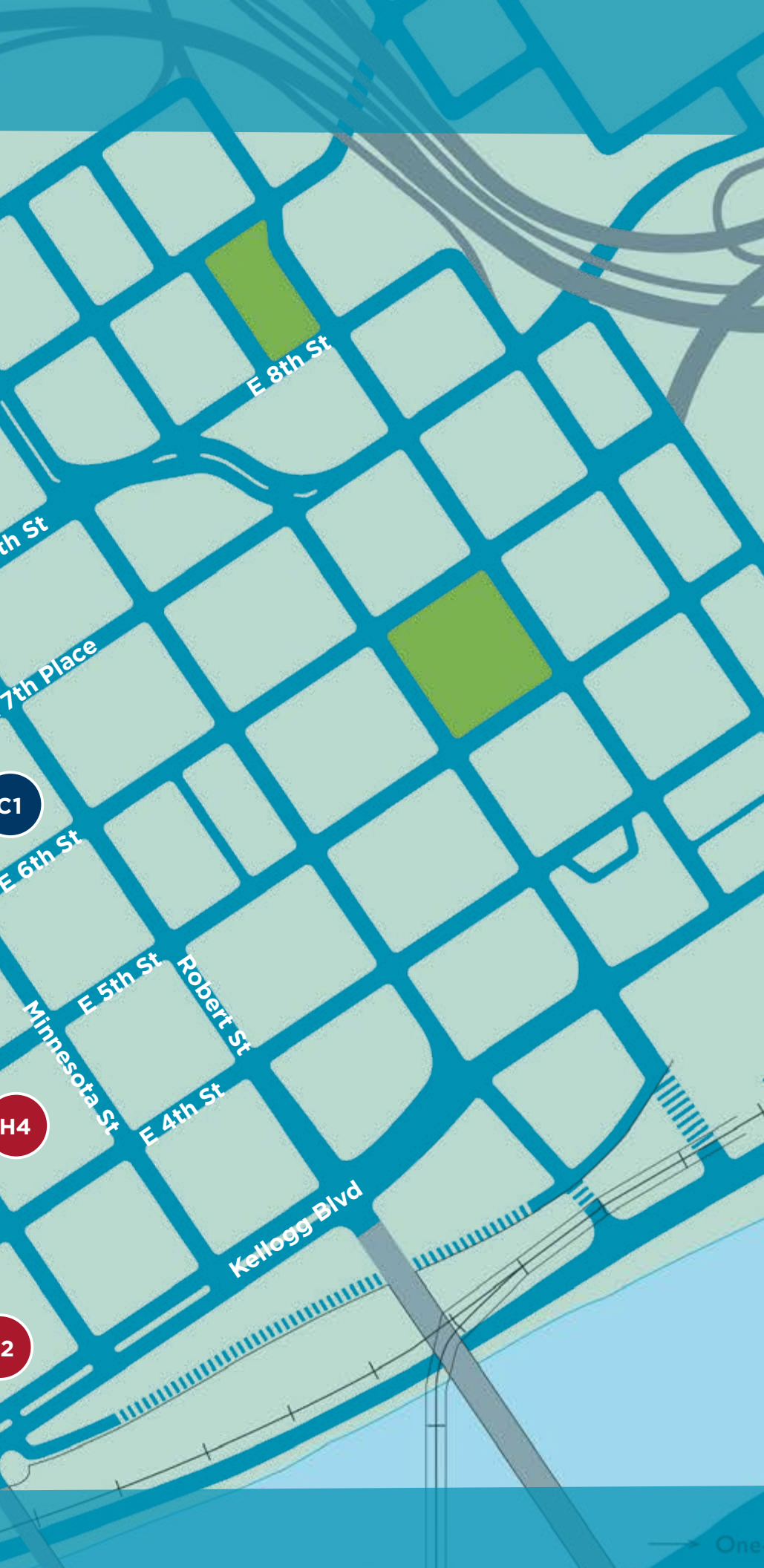








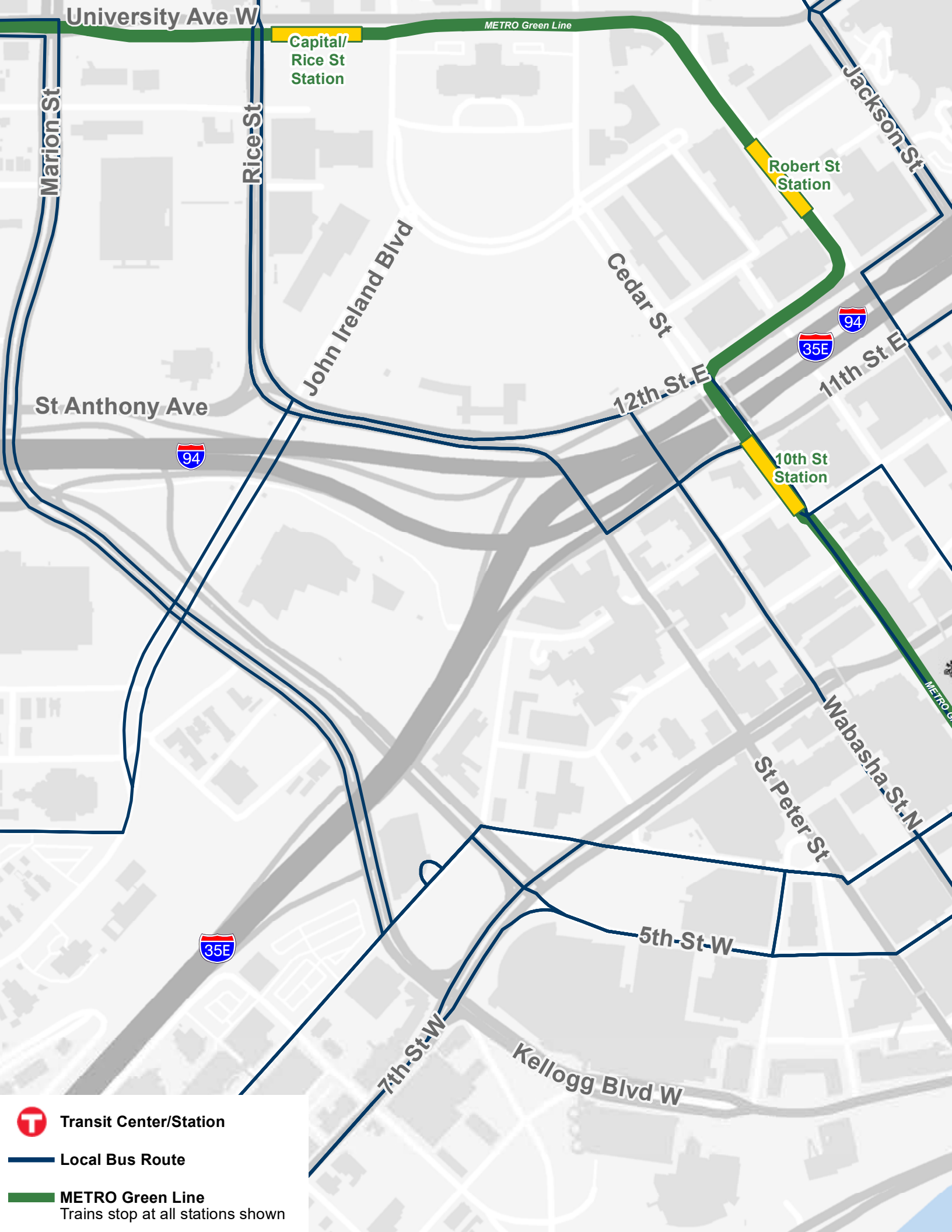




AMENITIES

- Restaurants**
 - R1 Original Coney Island
 - R2 Mickey's Diner
 - R3 Amsterdam Bar & Grill
 - R4 Meritage
 - R5 St. Paul Grill
 - R6 Kincaid's
 - R7 Herbie's on the Park
 - R8 Pazzaluna Urban Italian
- Hotels**
 - H1 St. Paul Hotel
 - H2 Intercontinental St. Paul Riverfront
 - H3 DoubleTree by Hilton
 - H4 Hotel 340
- Coffee Shops**
 - C1 Caribou Coffee
 - C2 Dunn Brothers Coffee

→ One-way Streets



-  Transit Center/Station
-  Local Bus Route
-  METRO Green Line
Trains stop at all stations shown

University Ave W

Marion St

Rice St

Capital/
Rice St
Station

METRO Green Line

John Ireland Blvd

St Anthony Ave



Cedar St

Robert St
Station



12th St E

11th St E

10th St
Station

Wabasha St N

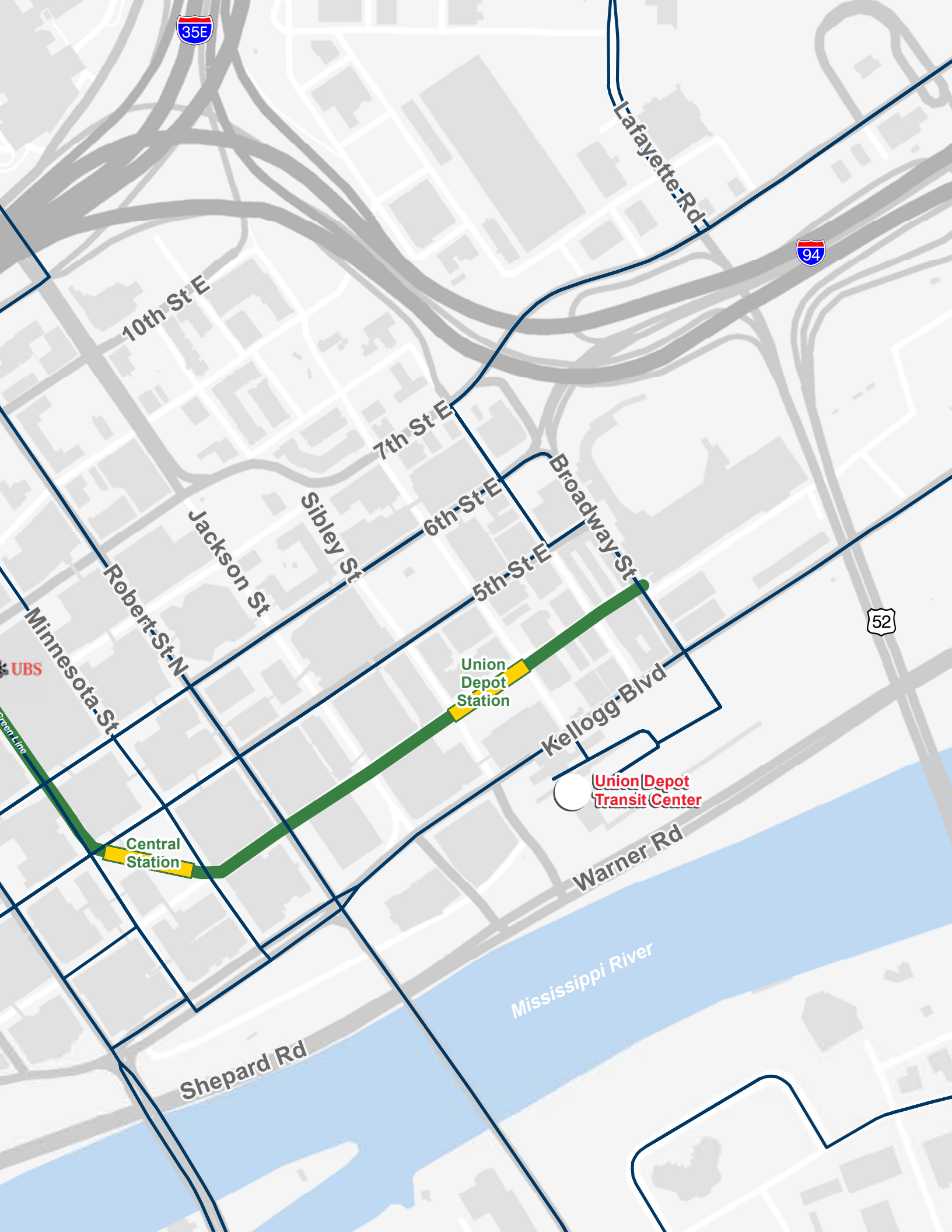
St Peter St

5th St W

Kellogg Blvd W

7th St W

METRO Green Line



10th St E

7th St E

6th St E

5th St E

Robert St N

Jackson St

Sibley St

Broadway St

Minnesota St

Union Depot Station

Union Depot Transit Center

Central Station

Kellogg Blvd

Warner Rd

Shepard Rd

Mississippi River

Lafayette Rd

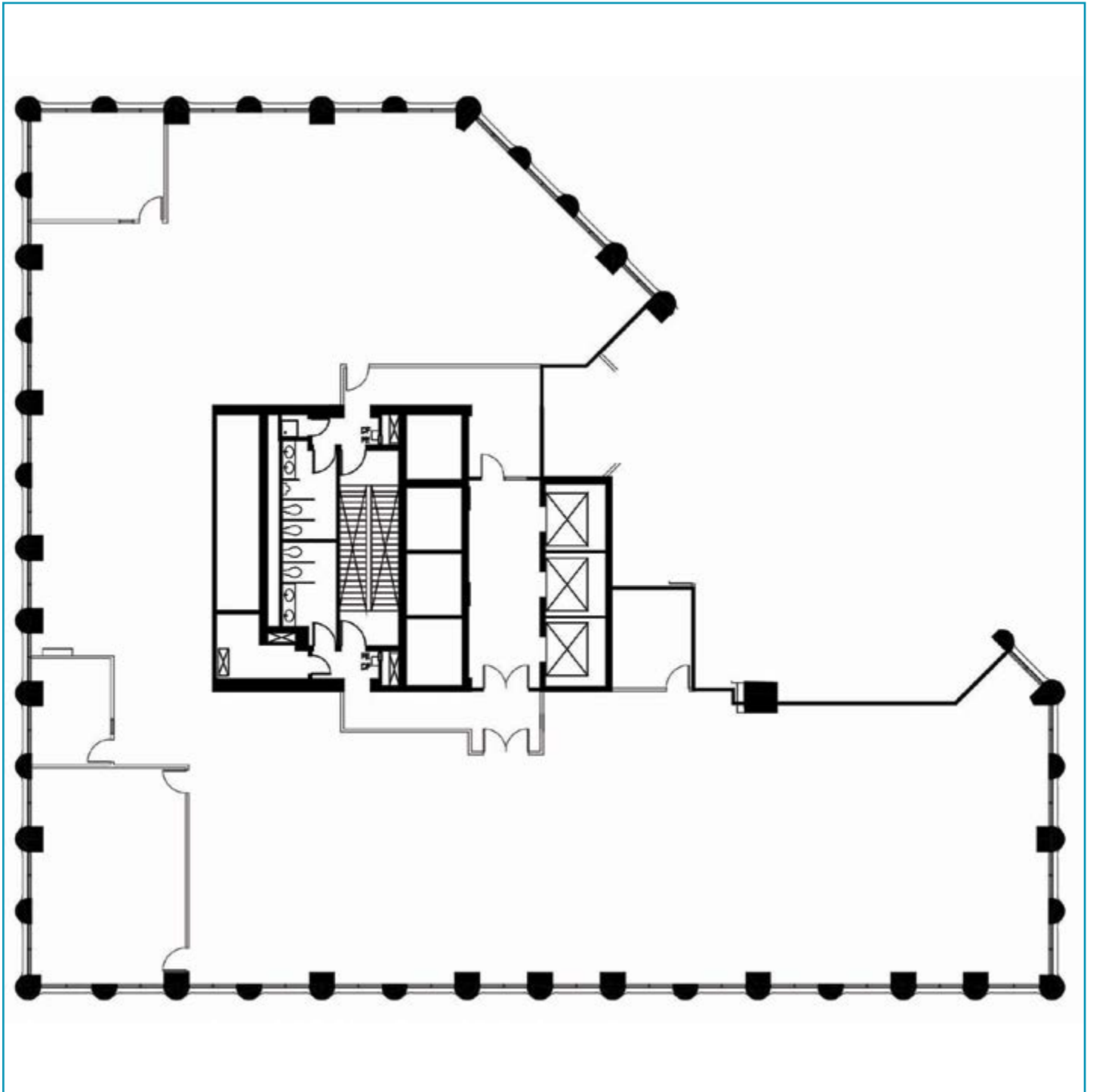
UBS

Green Line

FLOOR PLAN

SUITE 650 - 10,019 RSF

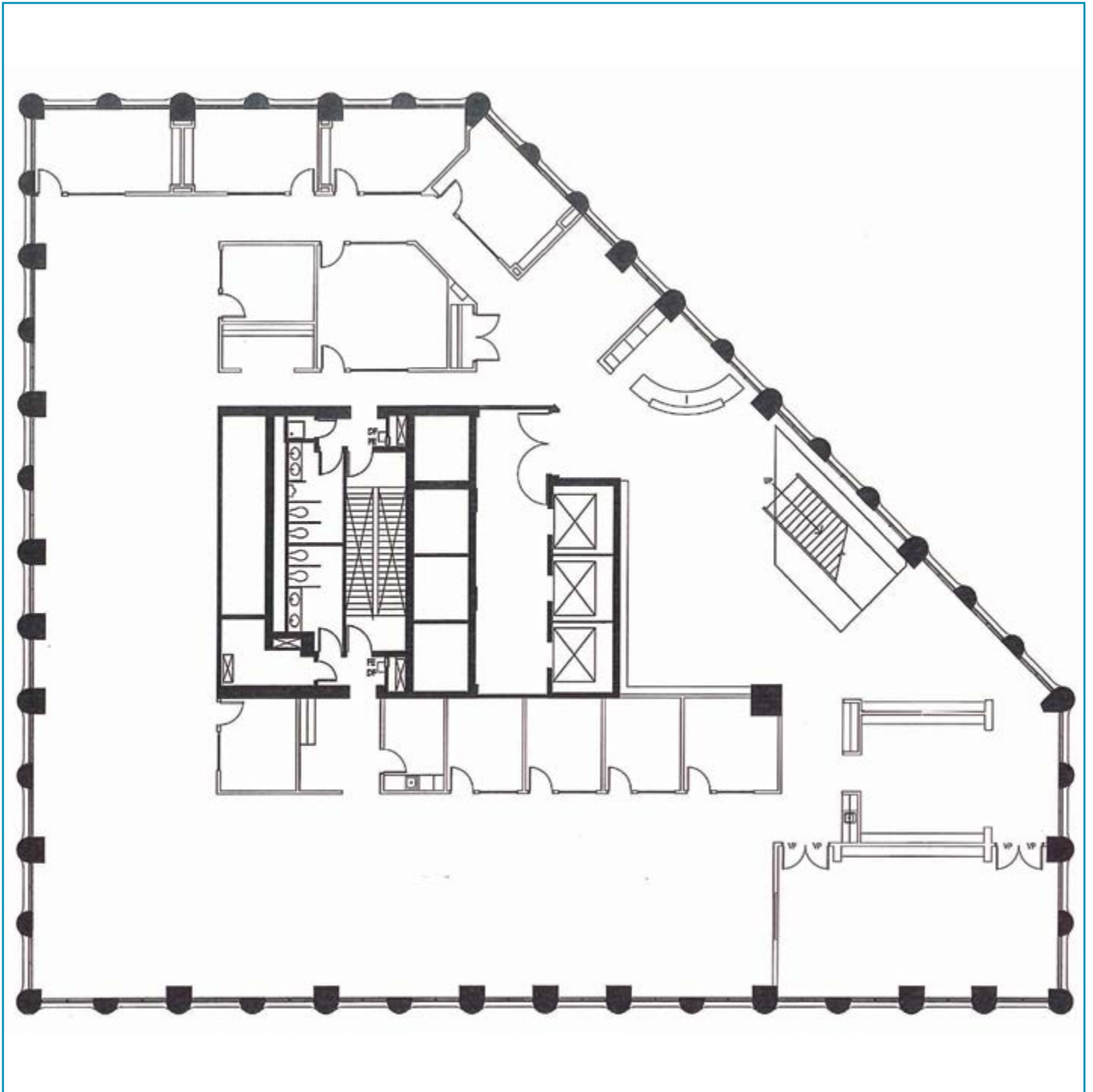
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FLOOR PLAN

SUITE 700 - 11,889 RSF

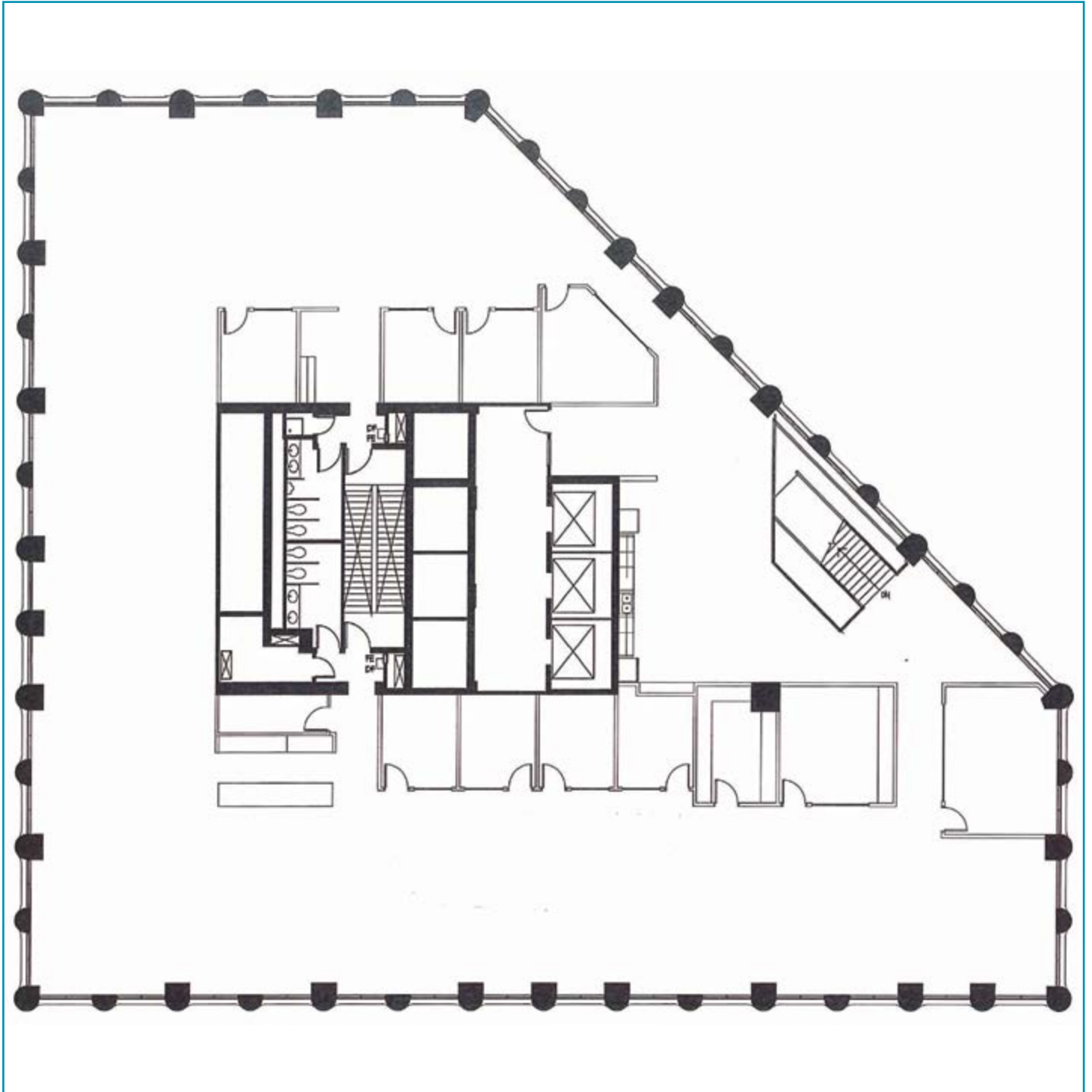
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FLOOR PLAN

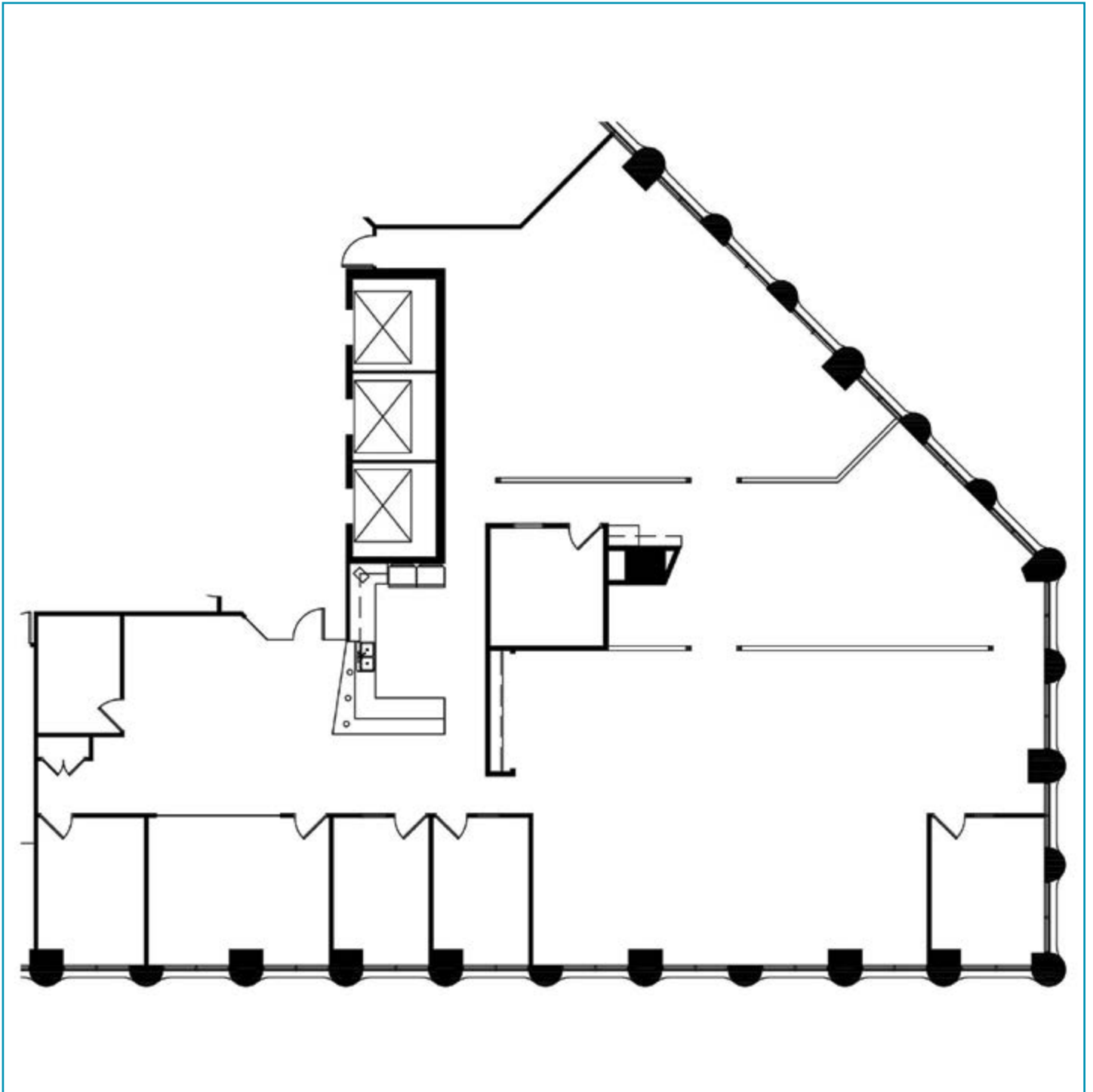
SUITE 800 - 11,889 RSF

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FLOOR PLAN

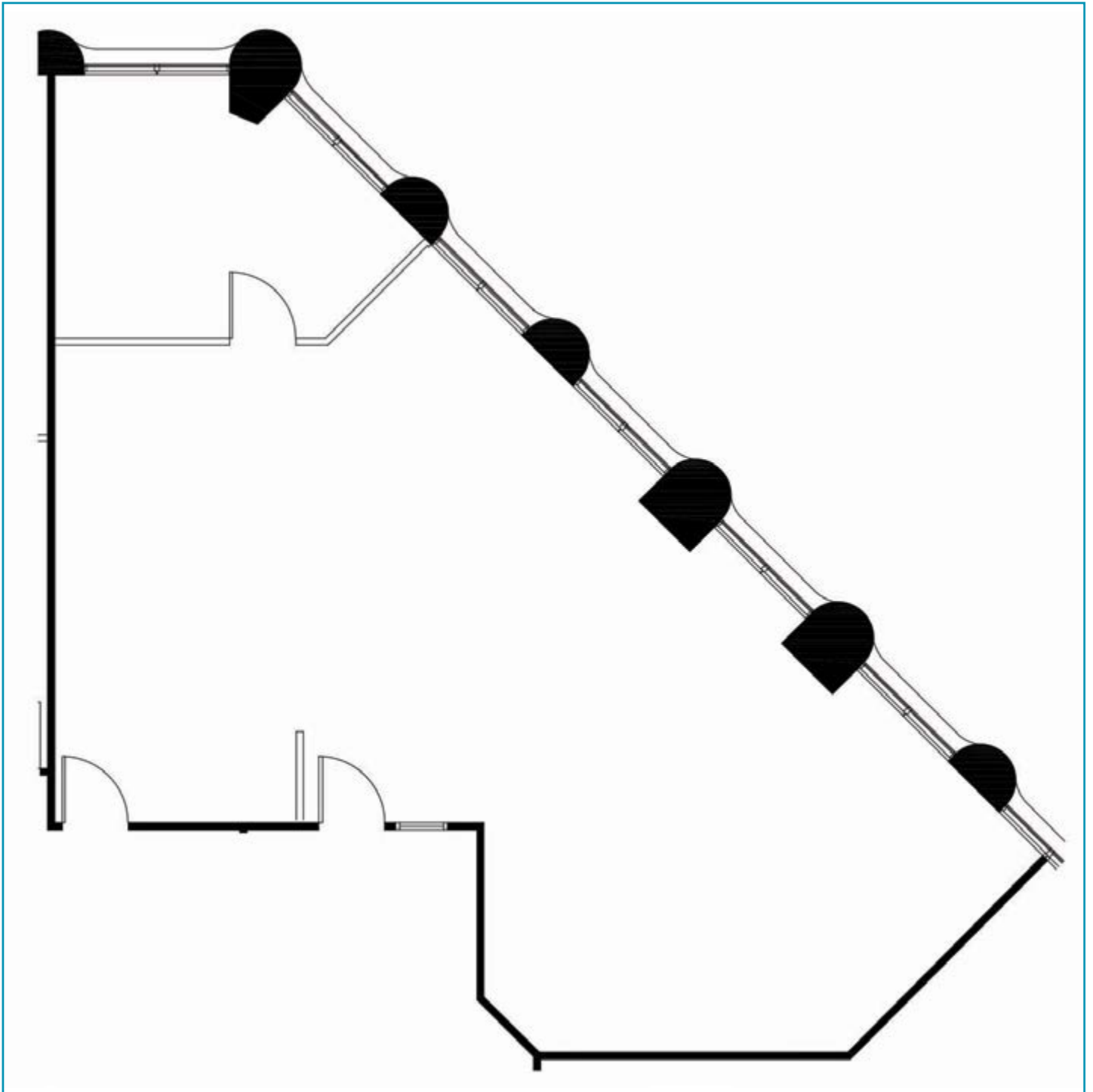
SUITE 1000 - 5,791 RSF



FLOOR PLAN

SUITE 1005 - 1,268 RSF

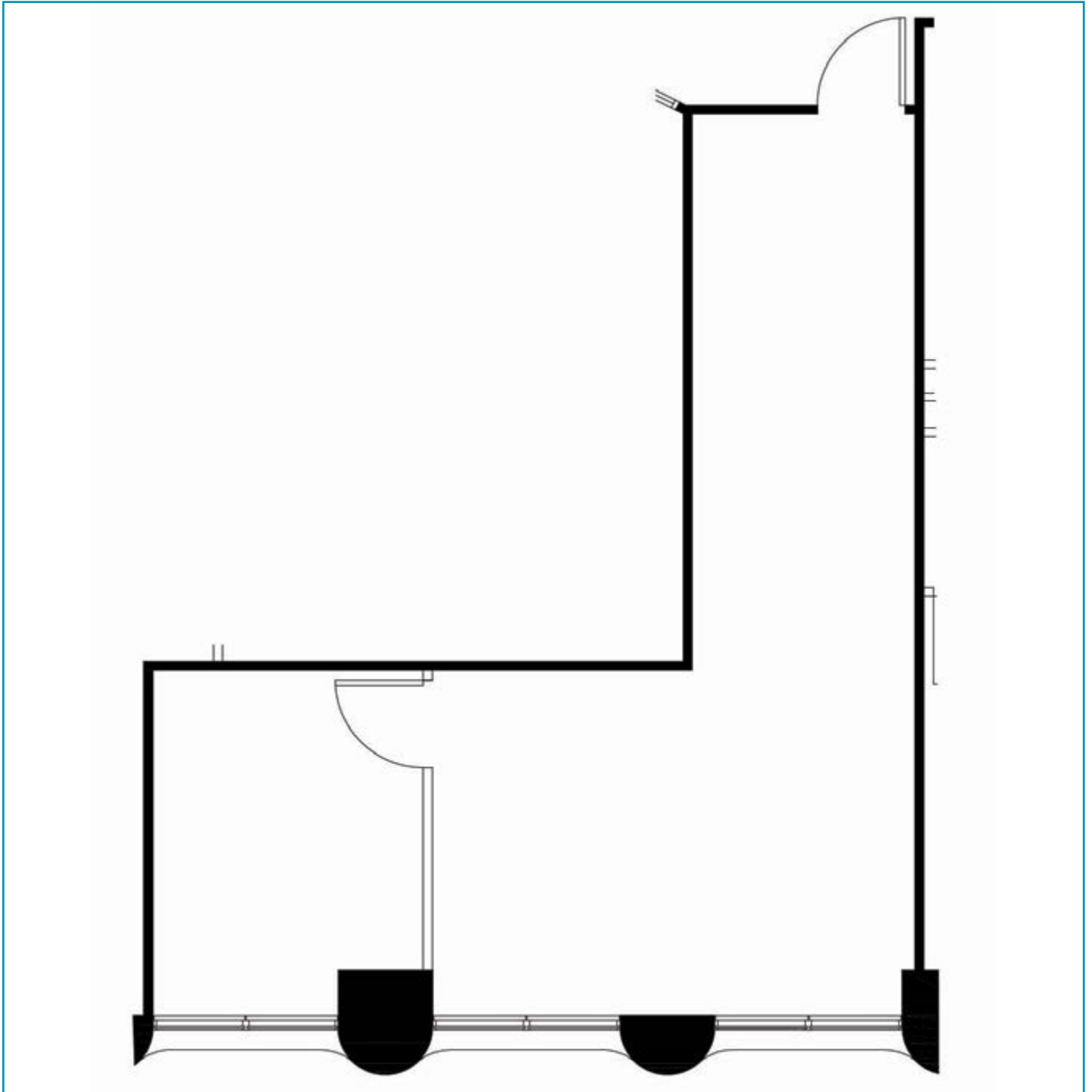
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FLOOR PLAN

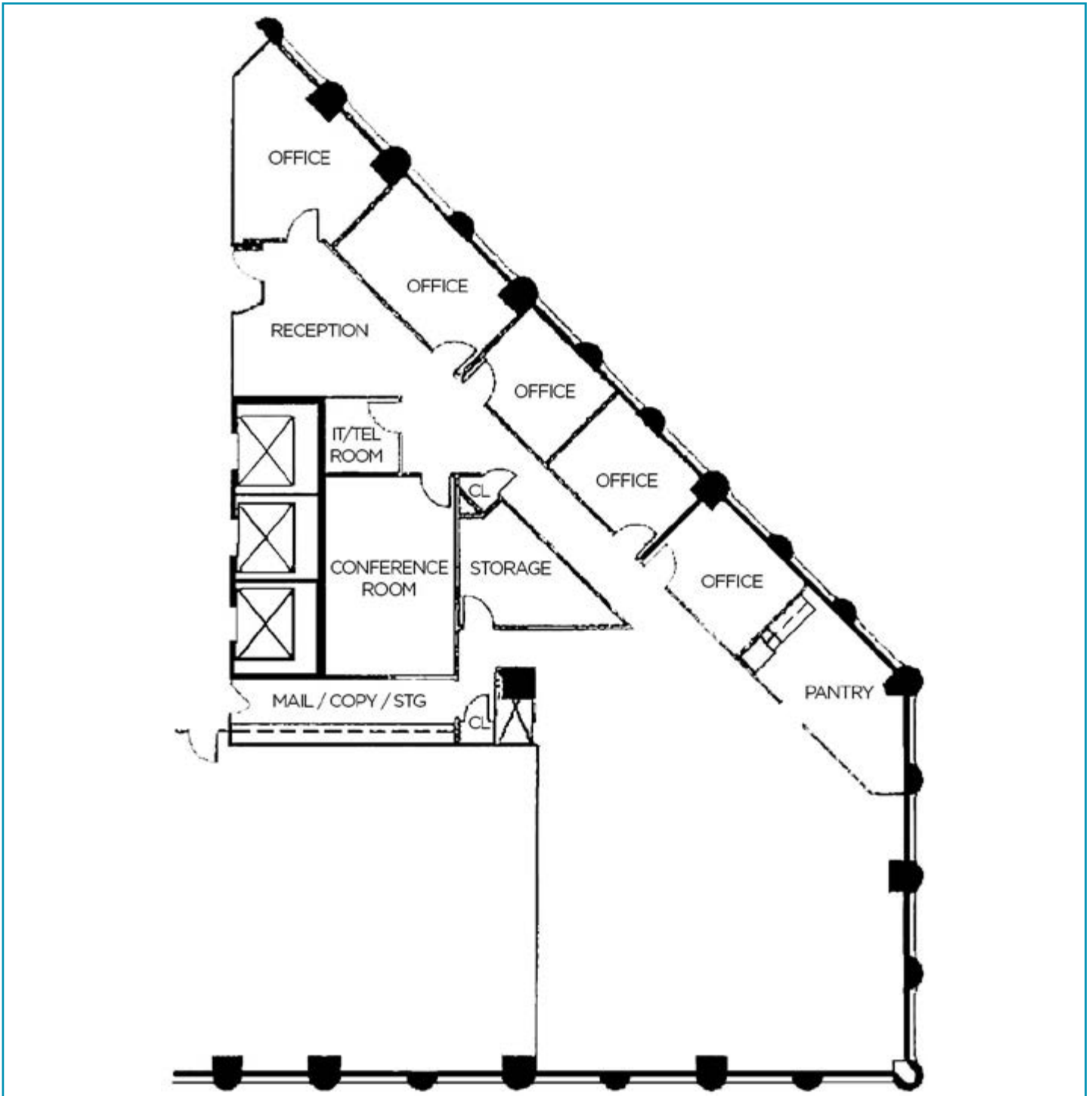
SUITE 1016 - 592 RSF

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FLOOR PLAN

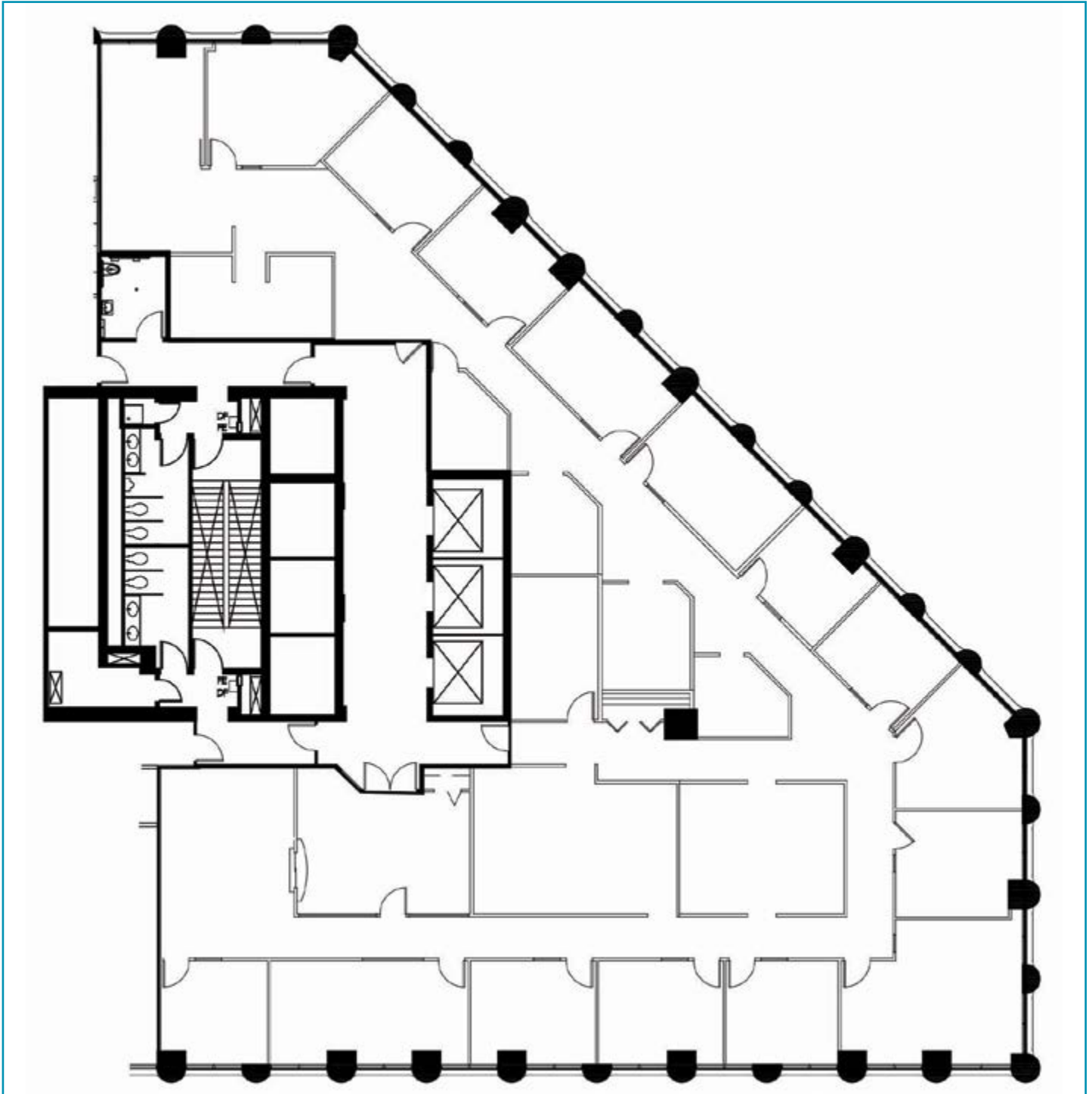
SUITE 1100 - 4,098 RSF (Avail. 10/1/2024)



FLOOR PLAN

SUITE 1250 - 7,770 RSF

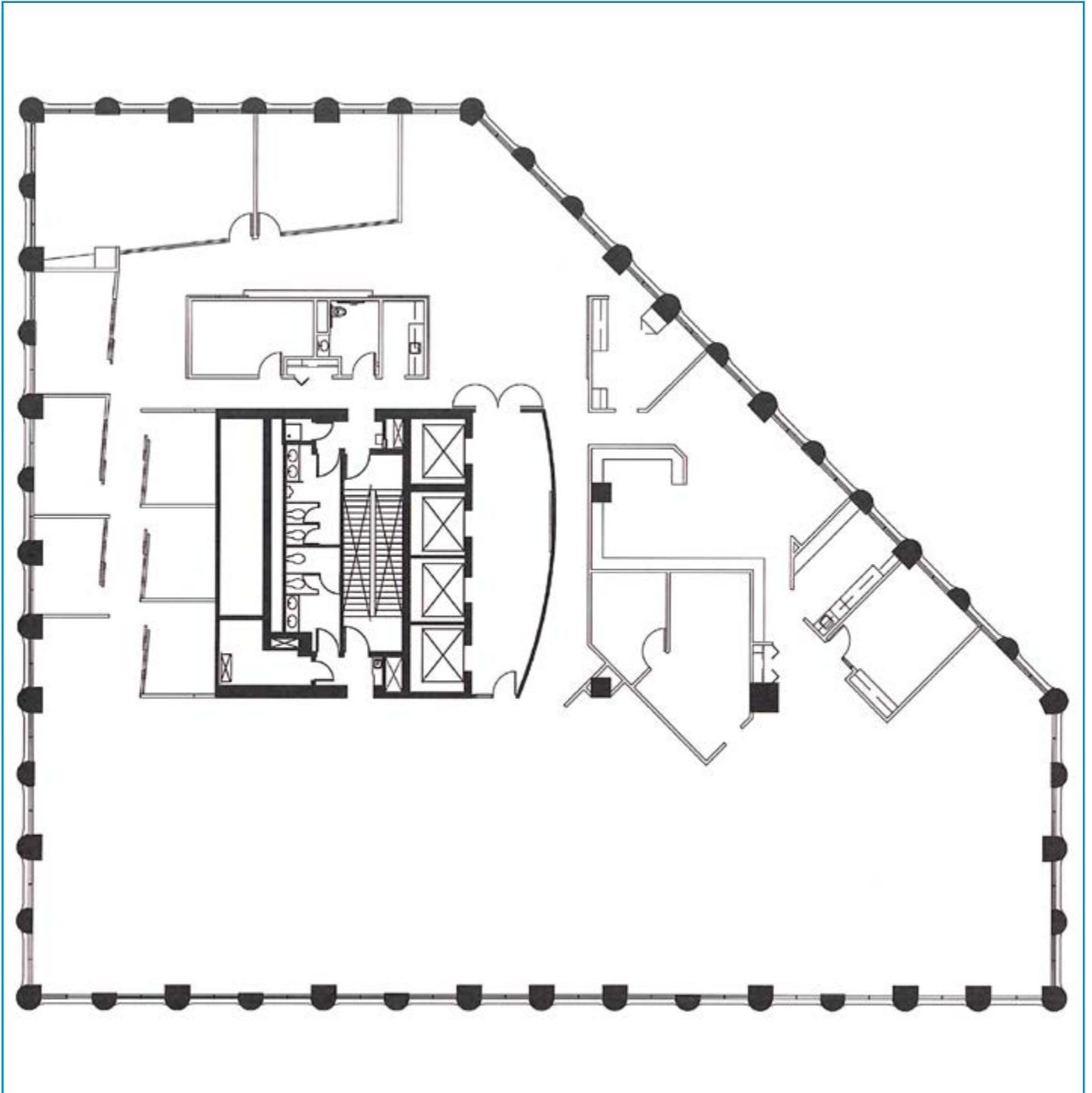
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FLOOR PLAN

SUITE 1900 - 12,373 RSF

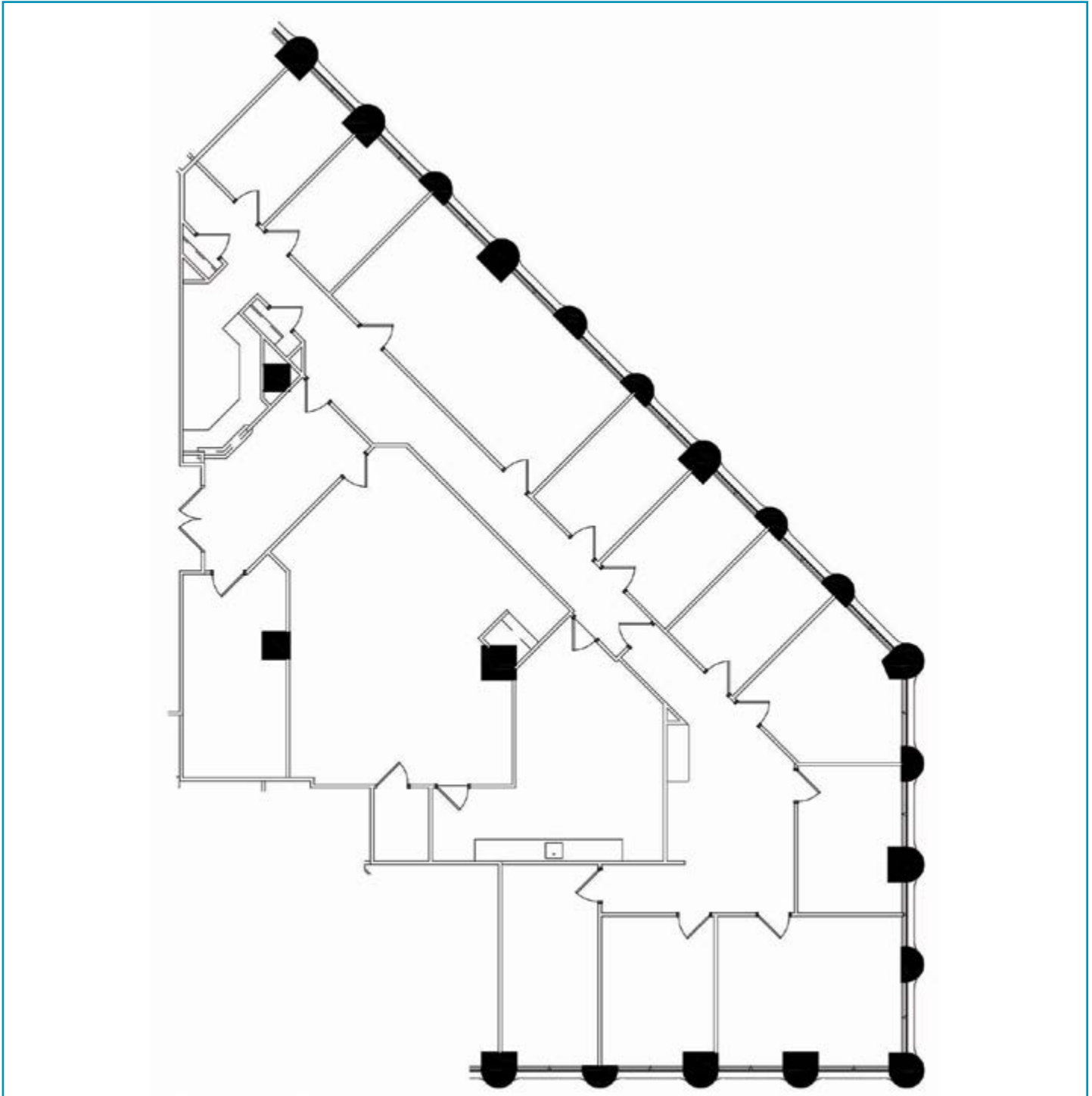
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FLOOR PLAN

SUITE 2000 - 4,847 RSF
(can be combined with Suite 2050)

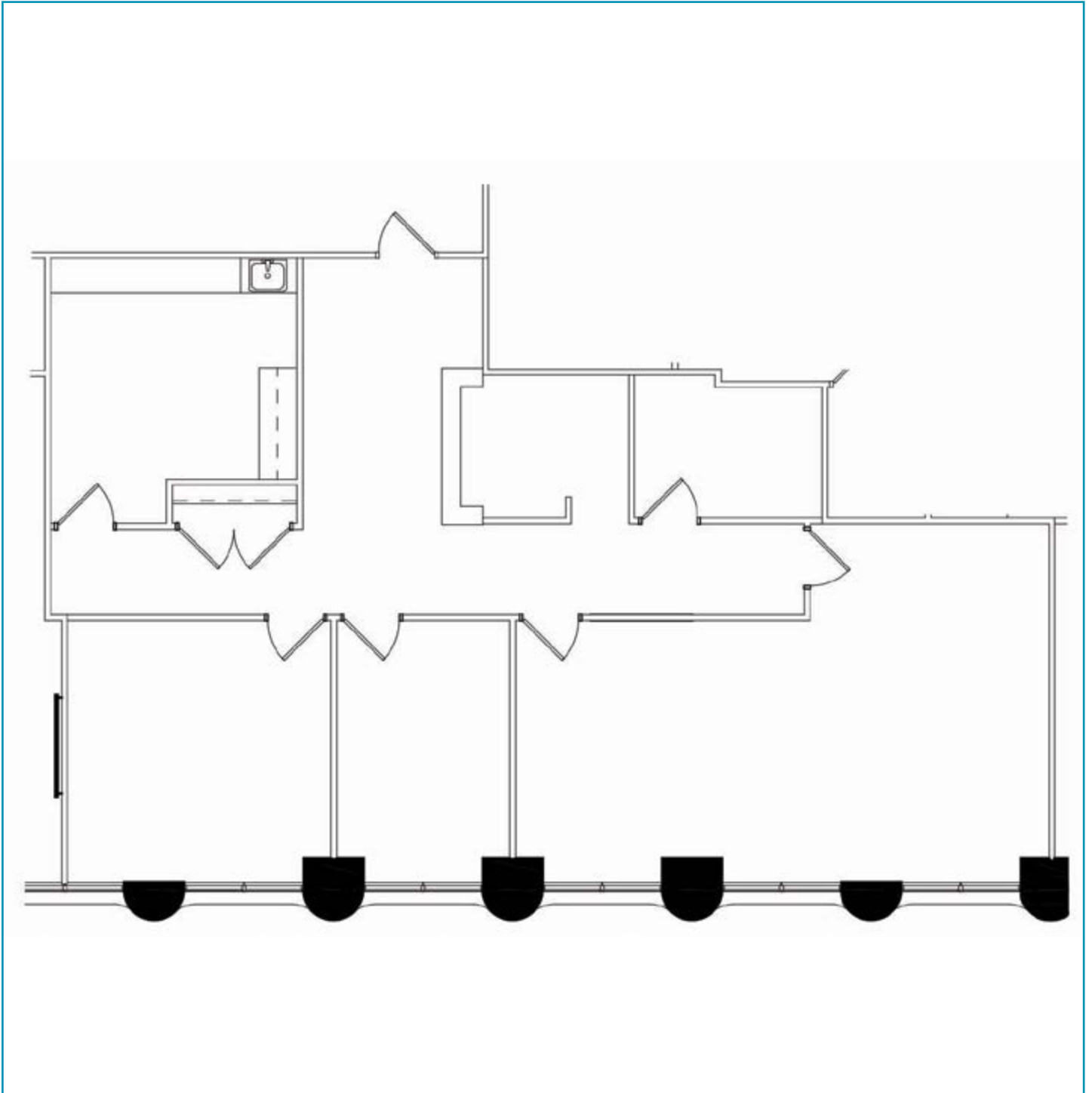
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FLOOR PLAN

SUITE 2050 - 1,717 RSF
(can be combined with Suite 2000)

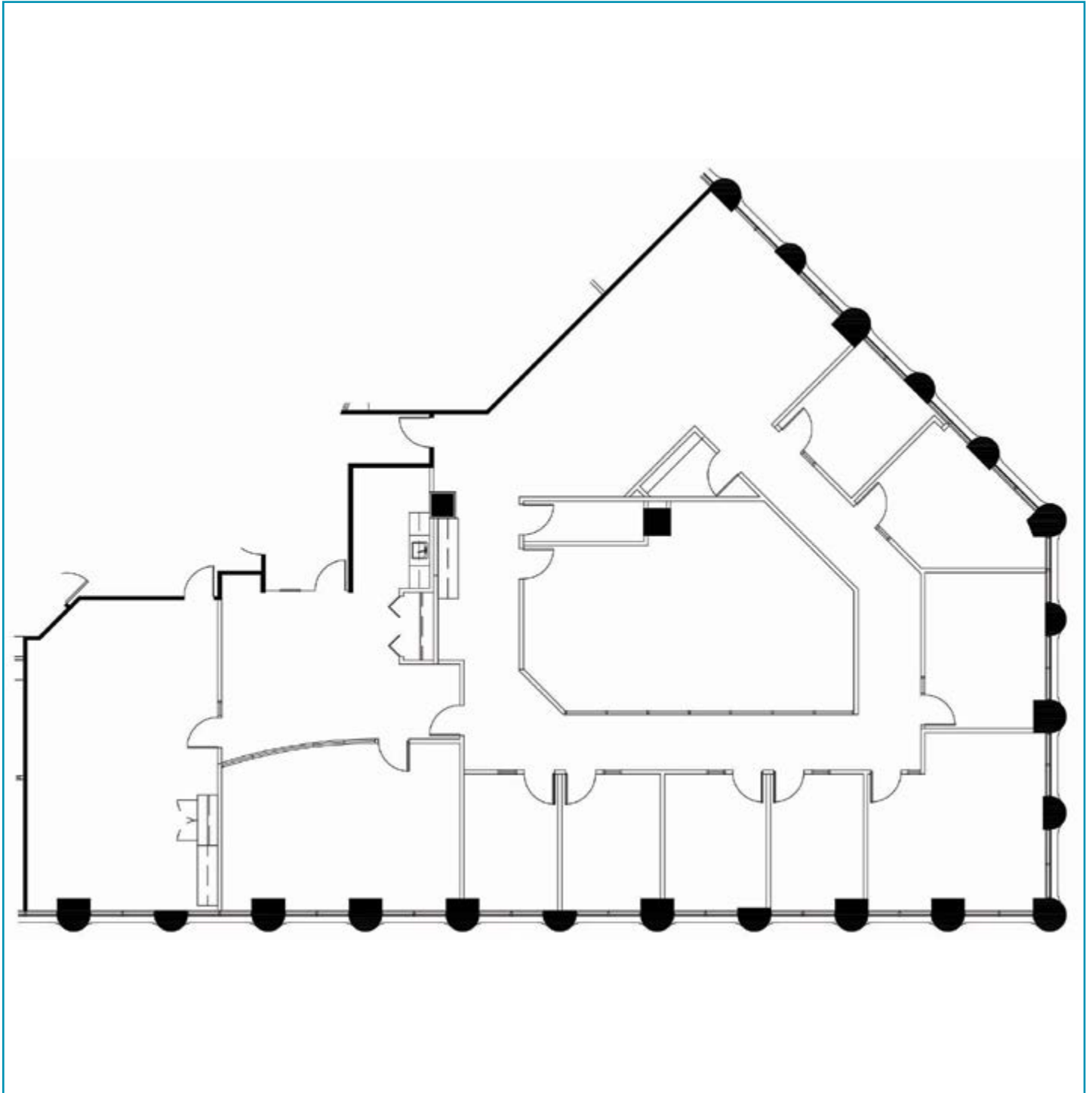
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FLOOR PLAN

SUITE 2350 - 5,609 RSF

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