



# BMO HARRIS BANK

522 Snelling Ave South | St. Paul, MN | 55116

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

**Keith A. Sturm, CCIM**  
[keith@upland.com](mailto:keith@upland.com)  
(612) 376-4488

**Deborah K. Vannelli, CCIM**  
[deb@upland.com](mailto:deb@upland.com)  
(612) 376-4475

**Amanda C. Leathers**  
[amanda@upland.com](mailto:amanda@upland.com)  
(612) 436-0045

<b>INVESTMENT SUMMARY</b>		<b>LEASE INFORMATION</b>		<b>PROPERTY OVERVIEW</b>		
PRICE	\$3,371,872	LEASE TYPE	Ground	<b>Strong Corporate Tenant:</b> BMO, headquartered in Chicago, operates over 1,000 U.S. branches and 40,000+ ATMs nationwide. S&P Rated A+ with Revenues exceeding \$31 Billion. Recently recognized by <i>Fast Company</i> as one of the World's Most Innovative Companies of 2024.		
CAP	7.50%	LEASE TERM REMAINING	4.5 Years	<b>Legacy Asset Advantage:</b> BMO Bank is a rare legacy asset featuring a large lot and <b>grandfathered drive-thru facility</b> , providing significant competitive advantages in St. Paul's restrictive zoning environment.		
NOI	\$252,887.04	RENT COMMENCEMENT	03/10/2010	<b>Premier Location:</b> Strategically positioned in Highland Park, one of St. Paul's most desirable neighborhoods—ranked #2 Best Neighborhood to Raise a Family in St. Paul by Niche.		
RENT/SF	\$48.43	LEASE EXPIRATION	02/28/2030	<b>Education Hub:</b> Located within blocks of prestigious higher educational institutions including St. Catherine University, University of St. Thomas, and Macalester College.		
RENT ADJUSTMENTS		RENEWAL OPTIONS	Four 5-Year	<b>Strong Demographics:</b> Serves a robust 5-mile population of 369,878 residents with an affluent average household income of \$155,521 within a 1-mile radius.		
YEARS 16-20:	\$252,887.04	LEASE NOTES:	<b>High-Traffic Corridors:</b> Prime exposure on two major arterials—Highway 51 (20,975 vehicles per day) and Randolph Avenue (11,100 vehicles per day).			
OPTION 1:	\$283,233.48					
OPTION 2:	\$317,221.49					
OPTION 3:	\$355,288.06					
OPTION 4:	\$397,922.62					
<b>PROPERTY INFORMATION</b>		<b>DEMOGRAPHIC INFORMATION</b>				
ADDRESS	522 Snelling Ave South St. Paul, MN 55116	2025 POPULATION	1-MILE RADIUS	3-MILE RADIUS		
BUILDING SIZE	5,222 SQ.FT.	2030 POPULATION	21,925	151,967		
LOT SIZE	0.79 Acres	2025 MEDIAN HOUSEHOLD INCOME	\$111,016	\$85,814		
COUNTY	Ramsey	2025 AVERAGE HOUSEHOLD INCOME	\$155,521	\$122,833		
YEAR BUILT	2009	All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.				

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

<b>PROPERTY</b>	BMO Harris Bank, N.A.
<b>TENANT</b>	BMO Harris Bank, N.A. successor by merger to M&I Marshall & Ilsley Bank
<b>REVENUES</b>	\$31.2 Billion
<b>NET WORTH</b>	\$77 Million
<b>S&amp;P RATING</b>	A+
<b>WEBSITE</b>	<a href="https://www.bmo.com/">https://www.bmo.com/</a>



**Based in Chicago, Illinois, BMO currently has over 1,000 branches in the United States and 40,000+ ATMs. *Fast Company* recently named BMO one of the World's Most Innovative Companies of 2024.**

BMO is a leading North American bank driven by a single purpose: to Boldly Grow the Good *in business and life*. Their Purpose informs their strategy, drives ambition, and reinforces their commitments to progress: for a thriving economy, a sustainable future and an inclusive society.

As the 8th largest bank in North America by assets, BMO provides personal and commercial banking, global markets and investment banking services to 13 million customers. BMO Harris Bank offers a variety of personal and business banking services including checking and savings accounts, mortgages, credit cards, and loans.

BMO's long-standing reputation for financial strength is complemented by its forward-looking strategy centered on innovation, disciplined risk management, and sustainable growth. The bank is deeply committed to advancing economic progress through initiatives in sustainable finance, digital transformation, and inclusive community investment. Supported by a resilient balance sheet and strong credit profile, BMO continues to deliver consistent performance while creating long-term value for its shareholders, clients, and stakeholders.

BMO Harris Bank is located in the Highland Park neighborhood of St. Paul, MN. Highland Park is St. Paul's little slice of small town within a big city, and lies along the Mississippi River between Minneapolis and St. Paul. This property is located on Highway 51 where traffic counts average 20,975 vehicles per day and 12,100 vehicles per day on Randolph Ave.

Highland Park, located in the southwest corner of St. Paul, is home to several amenities including the Highland National Golf Course (18 holes), Highland Bridge, Hidden Falls Regional Park, and much more. This family-friendly neighborhood also offers a variety of restaurants, coffee shops, bars, parks, and bike paths for all ages. Highland Bridge, located approximately 3 miles from this property, is an ongoing development project creating 3,800 housing units, 150,000 SF of retail space, 55+ acres of parks, recreation fields, open spaces, and waterways, 265,000 SF of office space, and 14,500 construction jobs.

Located within 2 miles of this property are 4 college universities, University of St. Thomas, St. Catherine University, Concordia University, and Macalester College. The University of St. Thomas currently enrolls approximately 9,000 students, while St. Catherine University enrolls 2,915 + students, Macalester College enrolls 2,175+ students and Concordia University enrolls 5,500+ students.

St. Paul, the capital of Minnesota, is known as the Historic River City and flows deep with tradition and culture. As of 2023, the population of St. Paul is 319,465 and is the 2nd largest city in Minnesota and 64th largest city in the United States. St. Paul is home to a wide variety of events and activities, restaurants, bars, breweries, and much more including Xcel Energy Center and Allianz Field. Formerly Xcel Energy Center, The Grand Casino Arena is a multi-purpose sports and entertainment facility and is regarded as one of the finest arenas in the world. Home to the NHL Minnesota Wild, the Center hosts more than 150 sporting, concert, and entertainment events and approximately 1.7 million visitors each year.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

**NET LEASED DISCLAIMER**

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'**

**CONFIDENTIALITY AND DISCLAIMER:** The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.