

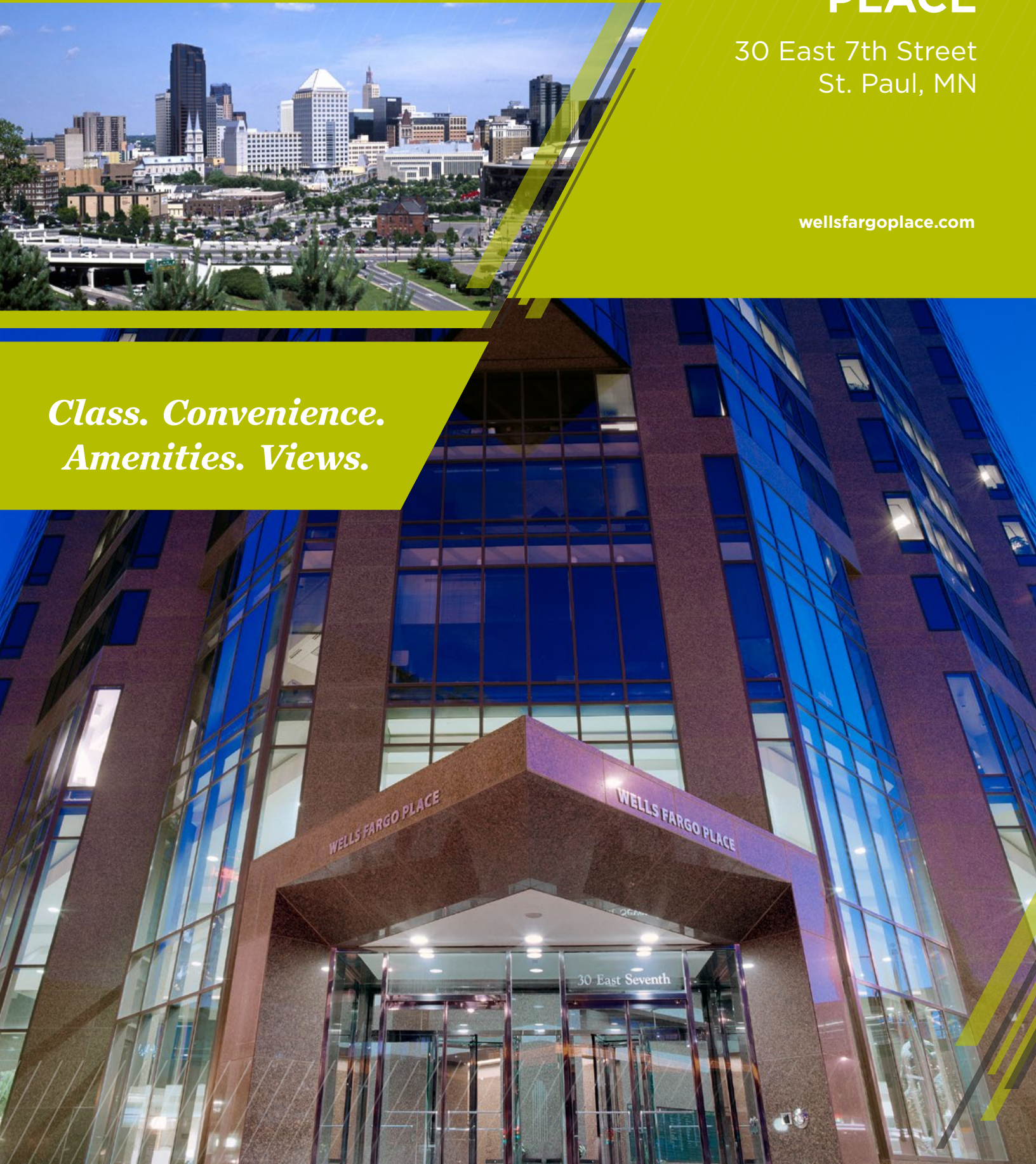


# WELLS FARGO PLACE

30 East 7th Street  
St. Paul, MN

[wellsfargoplace.com](http://wellsfargoplace.com)

*Class. Convenience.  
Amenities. Views.*





# ST. PAUL'S PREMIER ADDRESS

## Property Highlights

- Kingsley Associates Excellence Award
- Designated as a BOMA 360 Performance Building by BOMA International.
- Outstanding, well respected ownership
- Excellent location in the St. Paul CBD
- Panoramic 360-degree views
- First class tenant roster
- Strong on-site management and security
- Fitness Center and state-of-the-art conference center with a training room and two board rooms
- Micromarket (self-serve convenience store)
- At the heart of the skyway system with five connection points in all directions
- Highest pedestrian foot traffic count in downtown St. Paul
- Light rail and bus access
- Numerous nearby parking options
- Tenant lounge



**Kingsley Associates Excellence Award.** Our tenants are always top of mind.



**Performance Building.** Designated as a BOMA 360 Performance Building by BOMA International.



**Air Purification System.** January 2021 installation of Bipolar Ionization Technology HVAC and air purification system.

- 10 minutes - 84.2% of viruses will be inactivated
- 30 minutes - 99.4% of viruses will be inactivated



**Underground Parking.** Underground parking with valet on-site. Landlord controls an additional 540 stalls in the skyway connected adjacent ramp.



**Nearby Amenities.** On-site Micromarket (grab-and-go) as well as many conveniently located restaurants throughout the skyway.







## BUILDING INFORMATION

<b>Address</b>	30 East 7th Street, St. Paul, MN 55101
<b>Floors</b>	37
<b>Total Rentable Area</b>	634,895 RSF
<b>Average Floor Size</b>	Tower Floor Plate: 14,500 RSF
<b>Year Built</b>	1987 with ongoing renovations
<b>Net Rental Rates</b>	Tower: \$17.00 - \$18.00 PSF Atrium: \$14.00 - \$15.00 PSF
<b>Tax &amp; Op. Expense</b>	\$16.20 PSF
<b>Parking</b>	Underground parking with valet. Both reserved and non-reserved stalls. Contracted parking in ramp adjacent to the property. Visitor parking is also available.
<b>Building Hours</b>	Monday - Friday: 7:00 a.m.- 6:00 p.m. Saturday: 9:00 a.m. - 1:00 p.m. Sunday: Closed Tenant access is 24/7
<b>Security</b>	On-site 24/7 security
<b>Elevators</b>	2 elevator banks located off of 7th street entrance and one in Atrium.
<b>Property Management</b>	Full service professional property management & engineering staff on site.





## AVAILABILITIES

Suite 150	15,632 RSF
Suite 220	4,337 RSF
Suite 225	7,127 RSF*
Suite 285	479 RSF
Suite 300	31,290 RSF*
Suite 325	1,094 RSF
Suite 340	20,846 RSF*
Suite 825	4,983 RSF
Suite 1890	4,814 RSF
Suite 2350	7,148 RSF
Suite 3125	2,969 RSF
Suite 3350	4,648 RSF
Suite 3510	4,204 RSF**
Suite 3550	1,963 RSF**
Suite 3590	3,126 RSF

\*Contiguous

Please click on Suite # for Floor Plan

37												
36												
35	Suite 3510 4,204 SF	Suite 3590 3,126 SF		Suite 3550 1,963 SF								
34												
33				Suite 3350 4,648 SF								
32												
31		Suite 3125 2,969 SF										
30												
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23	Suite 2350 7,148 SF											
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3	Suite 300 31,290 SF		Suite 340 20,846 SF		Suite 325 1,094 SF							3
2		Suite 220 4,337 SF	Suite 225 7,127 SF			Suite 285 479 SF						2
1			Suite 150 15,632 SF									1

**Vacant**   **Leased**

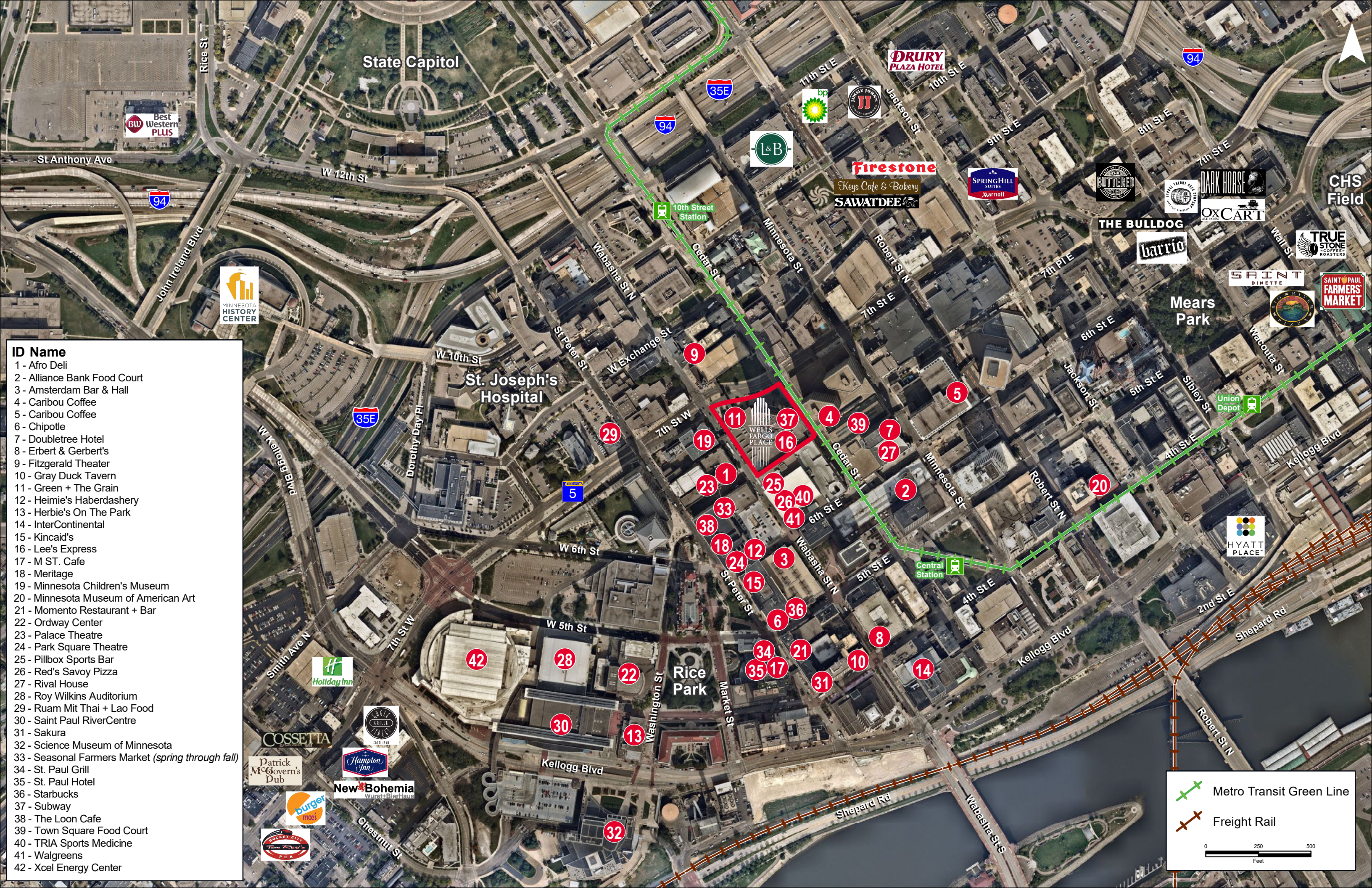












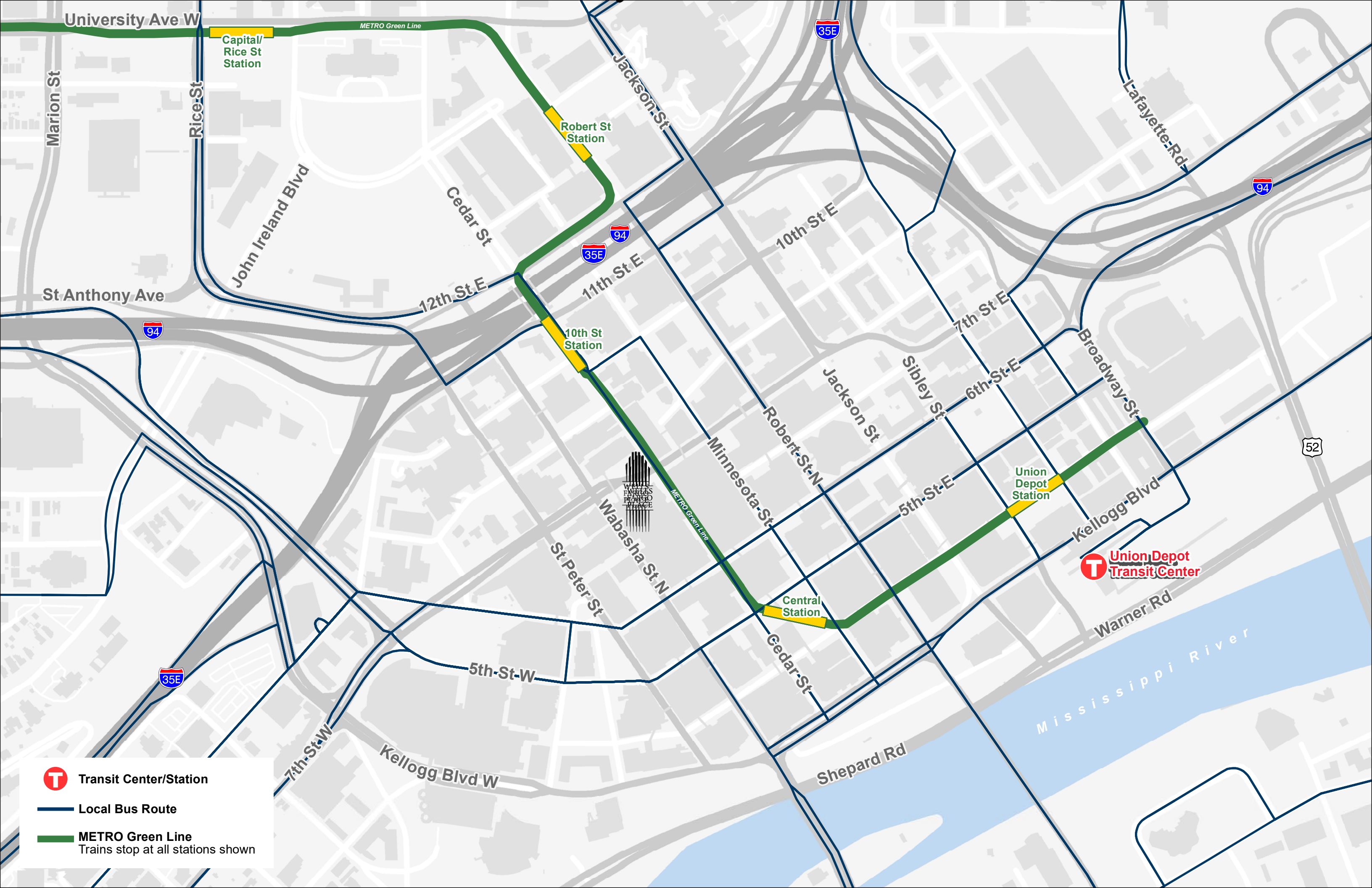





- ID Name**
- 1 - Afro Deli
  - 2 - Alliance Bank Food Court
  - 3 - Amsterdam Bar & Hall
  - 4 - Caribou Coffee
  - 5 - Caribou Coffee
  - 6 - Chipotle
  - 7 - Doubletree Hotel
  - 8 - Erbert & Gerbert's
  - 9 - Fitzgerald Theater
  - 10 - Gray Duck Tavern
  - 11 - Green + The Grain
  - 12 - Heimie's Haberdashery
  - 13 - Herbie's On The Park
  - 14 - InterContinental
  - 15 - Kincaid's
  - 16 - Lee's Express
  - 17 - M ST. Cafe
  - 18 - Meritage
  - 19 - Minnesota Children's Museum
  - 20 - Minnesota Museum of American Art
  - 21 - Momento Restaurant + Bar
  - 22 - Ordway Center
  - 23 - Palace Theatre
  - 24 - Park Square Theatre
  - 25 - Pillbox Sports Bar
  - 26 - Red's Savoy Pizza
  - 27 - Rival House
  - 28 - Roy Wilkins Auditorium
  - 29 - Ruam Mit Thai + Lao Food
  - 30 - Saint Paul RiverCentre
  - 31 - Sakura
  - 32 - Science Museum of Minnesota
  - 33 - Seasonal Farmers Market (spring through fall)
  - 34 - St. Paul Grill
  - 35 - St. Paul Hotel
  - 36 - Starbucks
  - 37 - Subway
  - 38 - The Loon Cafe
  - 39 - Town Square Food Court
  - 40 - TRIA Sports Medicine
  - 41 - Walgreens
  - 42 - Xcel Energy Center

 Metro Transit Green Line  
 Freight Rail

0      250      500  
 Feet





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





For more information, please contact:

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