

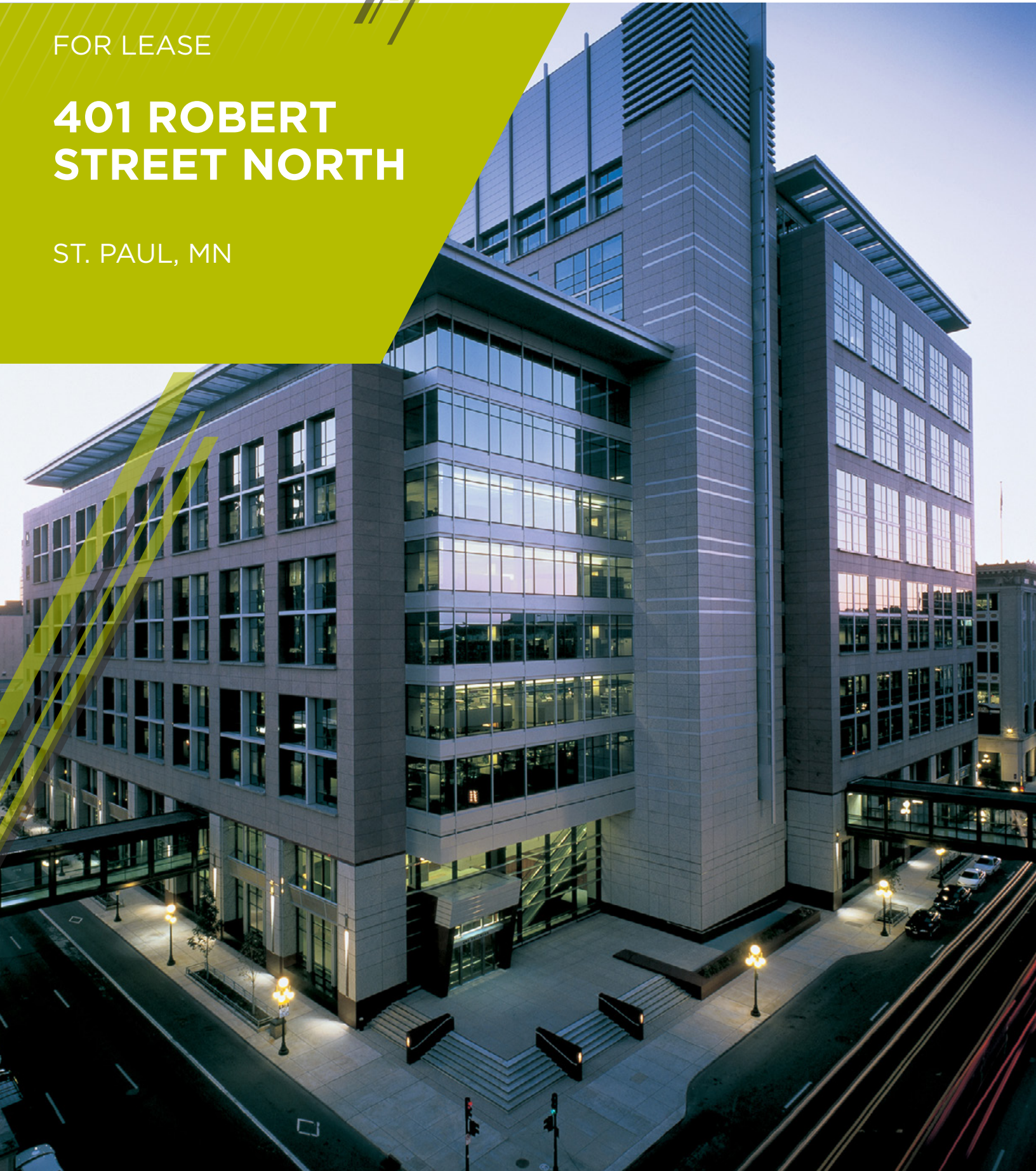


Class A Office Building  
for Lease

FOR LEASE

# 401 ROBERT STREET NORTH

ST. PAUL, MN





## PROPERTY HIGHLIGHTS

- Class A, 13-story, 635,000 gross square foot office building
- Built in 2001
- 940 stall underground secured parking ramp
- Skyway connected in all four directions
- Located on bus line
- On-site 24 hour security
- Closed circuit cameras in all public areas of building and parking ramp
- Amenities: On-site childcare (New Horizon), cafeteria with catering, lockers and showers, bike racks, close to retail, restaurants and the YMCA
- Base Rent: Negotiable
- 2023 Estimated Tax/Operating Expense: \$11.49 psf

## PROPERTY INFORMATION

### MECHANICAL SYSTEMS

- HVAC Systems:
  - Office Area – Cooling and heating for the building is provided by district energy chilled and hot water, delivered through fan powered variable air volume (VAV) boxes.
  - Retail Area – Separate metered fan, coil boxes with heating and cooling coils
- Energy Management System:
  - State-of-the-art direct digital control (DDC) system
- After Hours Operation:
  - Yes
- Fire Protection Sprinkler System:
  - Fully sprinklered with semi-recessed heads

### ELECTRICAL SYSTEM

- System Distribution:
  - 120/277/480. 4 watts per square foot
- Emergency Generator:
  - Provides power for emergency lighting

- Ultrasonic Humidifiers:
  - Office floors fully humidified
- Floor:
  - Concrete
- Wall:
  - Perimeter/core walls sheetrocked and ready for finish
- Ceilings:
  - 2' x 2' suspended grid system and ceiling tile ready to be installed
- Light Fixtures:
  - 2' x 4' Optimax fixtures ready to be installed
  - Electronic ballast with T-8 tubes
- Doors, Frames and Hardware:
  - Glass store fronts
- Fire and Life Safety Alarm System:
  - State-of-the-art fire safety alarm system
- Electrical Panels:
  - Each retail suite separately metered

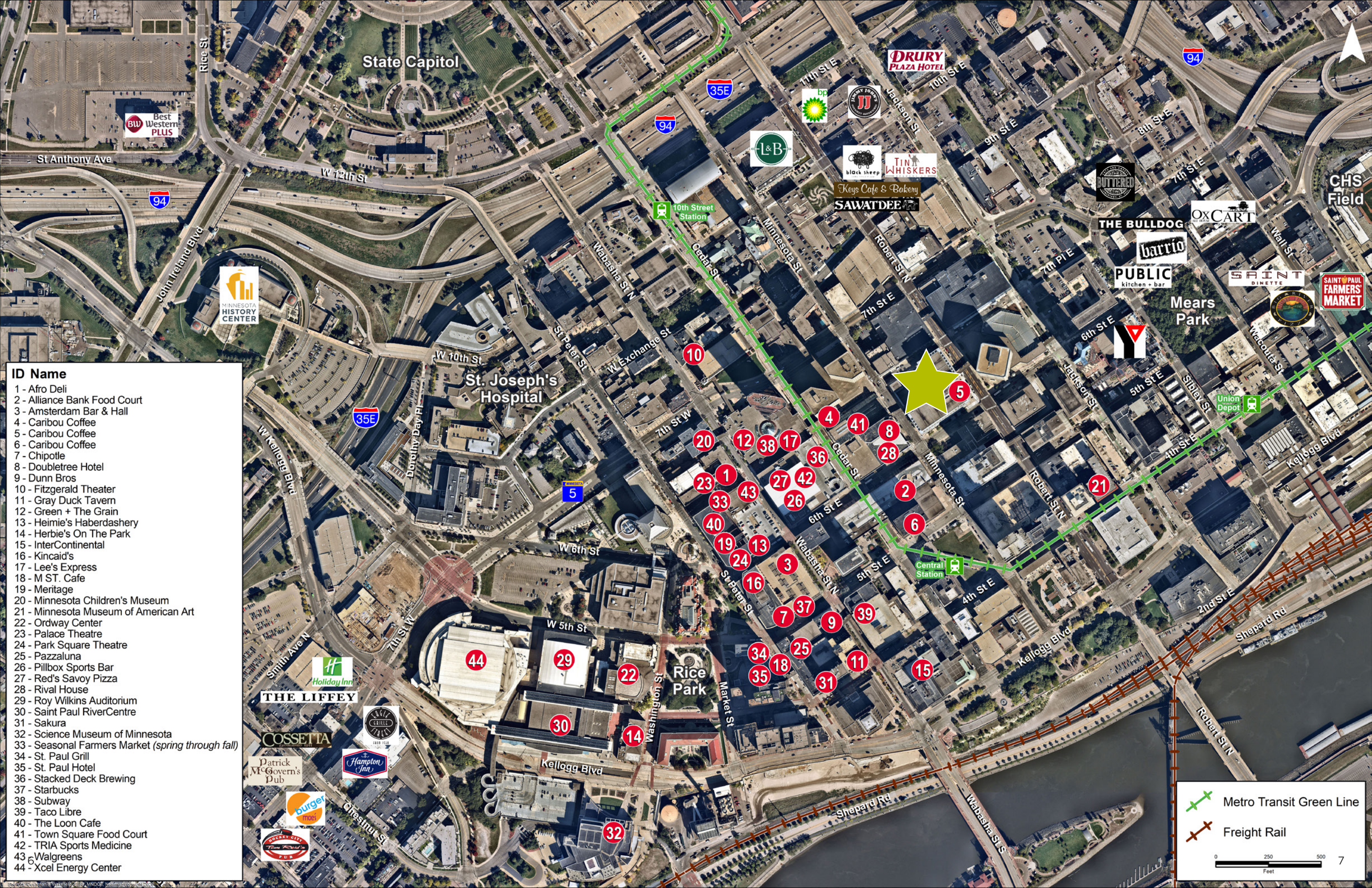


## CAMPUS AMENITIES - 400 & 401 BUILDINGS

- Professionally maintained building with on-site maintenance staff
  - Property manager available to assist with tenant buildouts and construction management
  - 400 Building: Recent elevator modernization for fast, efficient elevator service
- On-site 24 hour security, 7 days per week. CCTV in all public areas
- New Horizon on-site daycare center
- 400 Building cafeteria with both indoor and outdoor seating
- Workout room with showers and lockers
- Free use of bicycle racks
- Free on-site motorcycle parking
- 1400 parking spots in connected parking ramps, both heated and unheated options
- Skyway connected in all four directions
- Conveniently located on bus line
- Close to YMCA via skyway connection
- Outside sign banners available (401 Building only)
- Convenience stores located in both buildings
- Seating area located on the skyway of the 401 Building

## Skyway Level Availabilities

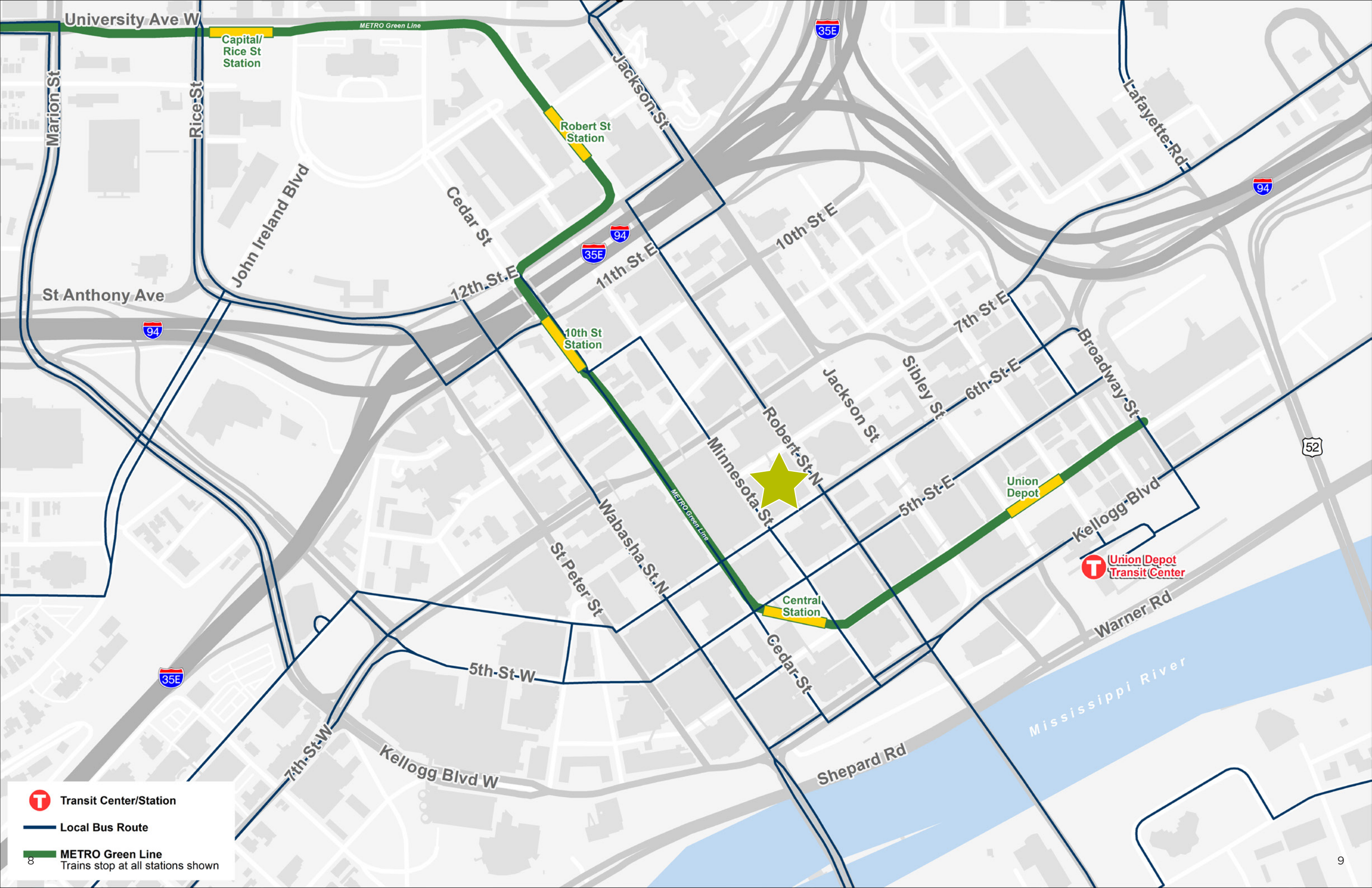




- ID Name**
- 1 - Afro Deli
  - 2 - Alliance Bank Food Court
  - 3 - Amsterdam Bar & Hall
  - 4 - Caribou Coffee
  - 5 - Caribou Coffee
  - 6 - Caribou Coffee
  - 7 - Chipotle
  - 8 - Doubletree Hotel
  - 9 - Dunn Bros
  - 10 - Fitzgerald Theater
  - 11 - Gray Duck Tavern
  - 12 - Green + The Grain
  - 13 - Heimie's Haberdashery
  - 14 - Herbie's On The Park
  - 15 - InterContinental
  - 16 - Kincaid's
  - 17 - Lee's Express
  - 18 - M ST. Cafe
  - 19 - Meritage
  - 20 - Minnesota Children's Museum
  - 21 - Minnesota Museum of American Art
  - 22 - Ordway Center
  - 23 - Palace Theatre
  - 24 - Park Square Theatre
  - 25 - Pazzaluna
  - 26 - Pillbox Sports Bar
  - 27 - Red's Savoy Pizza
  - 28 - Rival House
  - 29 - Roy Wilkins Auditorium
  - 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 - Stacked Deck Brewing
  - 37 - Starbucks
  - 38 - Subway
  - 39 - Taco Libre
  - 40 - The Loon Cafe
  - 41 - Town Square Food Court
  - 42 - TRIA Sports Medicine
  - 43 - Walgreens
  - 44 - Xcel Energy Center

 Metro Transit Green Line  
 Freight Rail

0      250      500      7  
 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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