

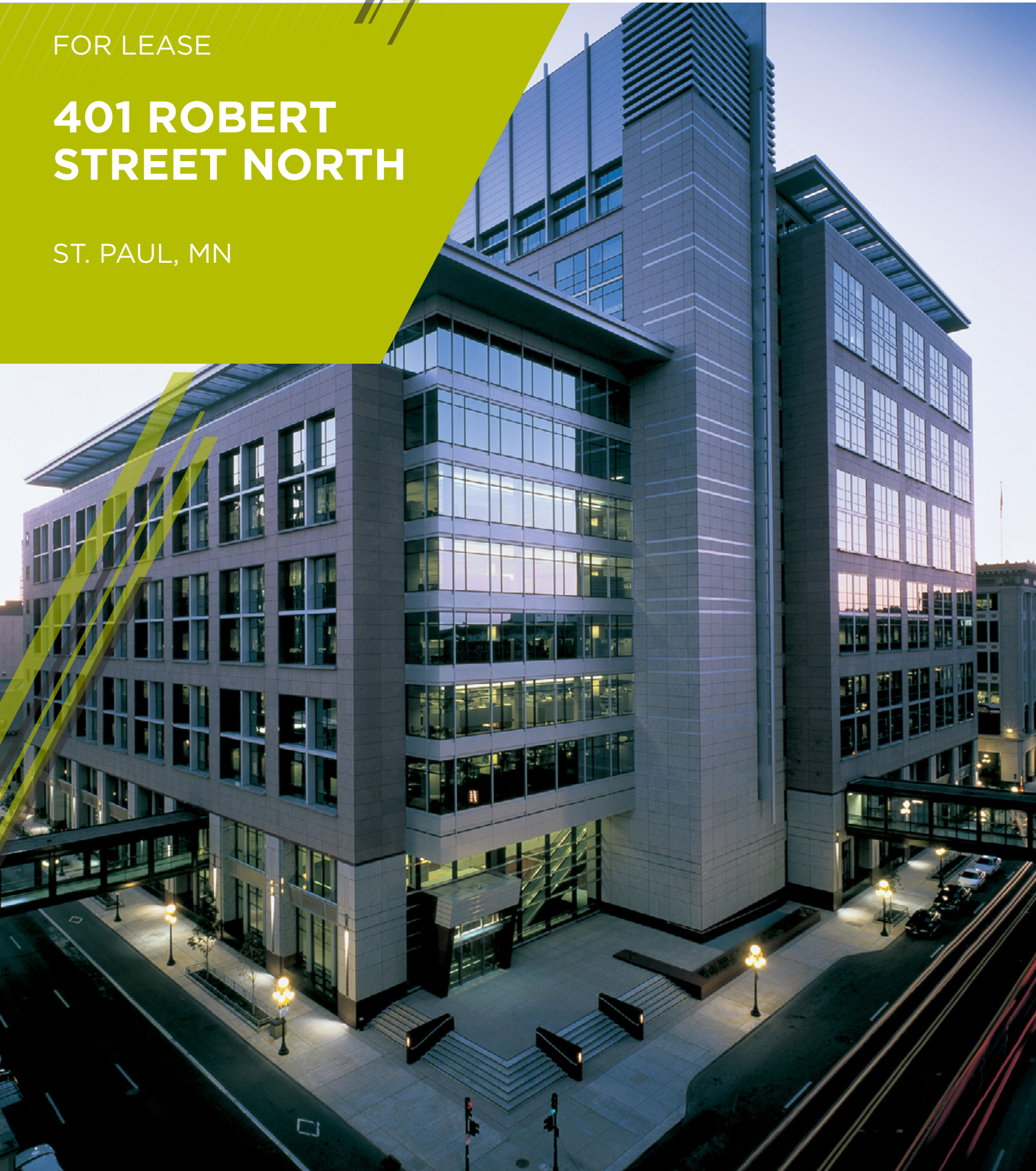


Class A Office Building
for Lease

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

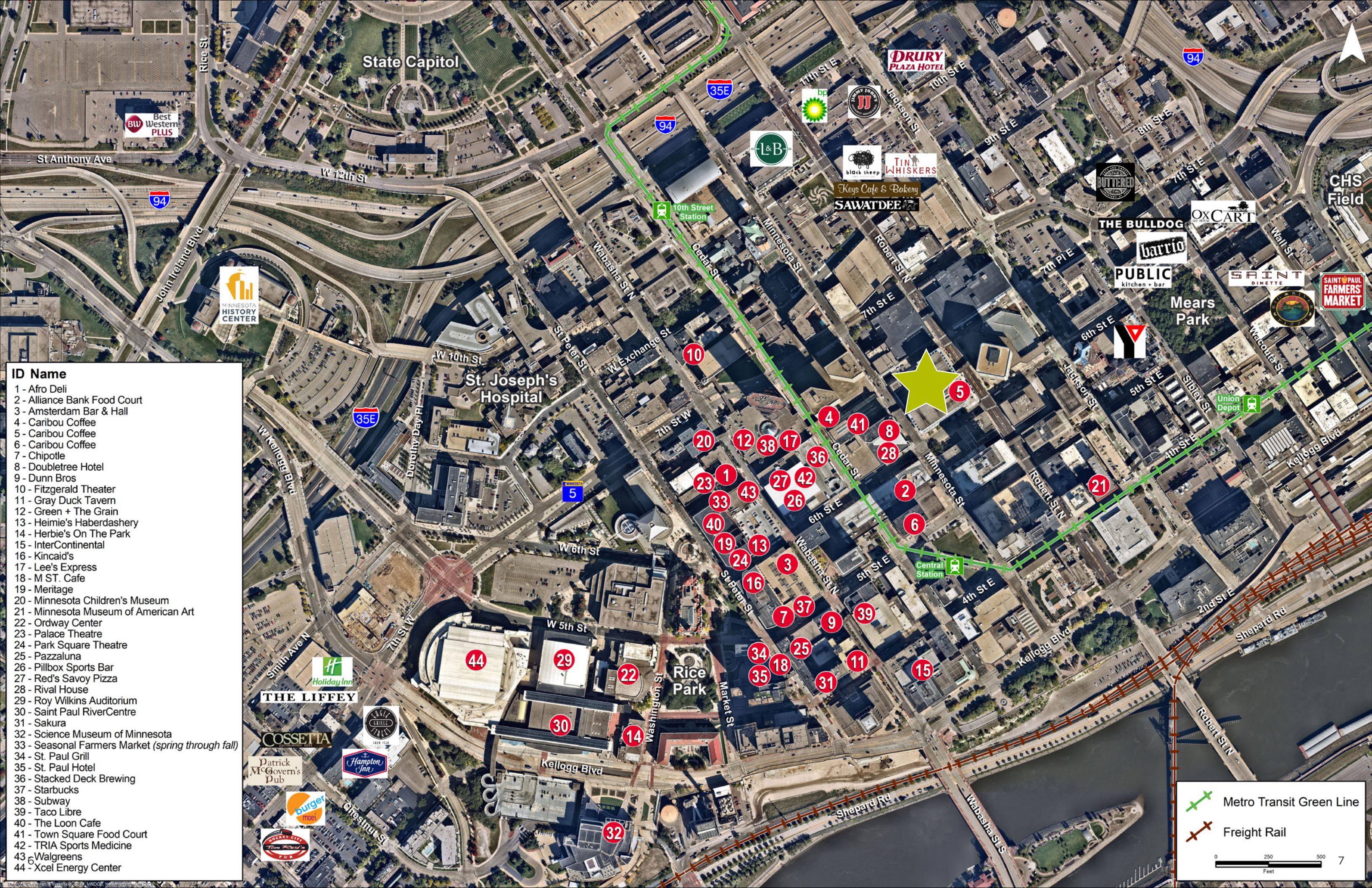


CAMPUS AMENITIES - 400 & 401 BUILDINGS

- 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

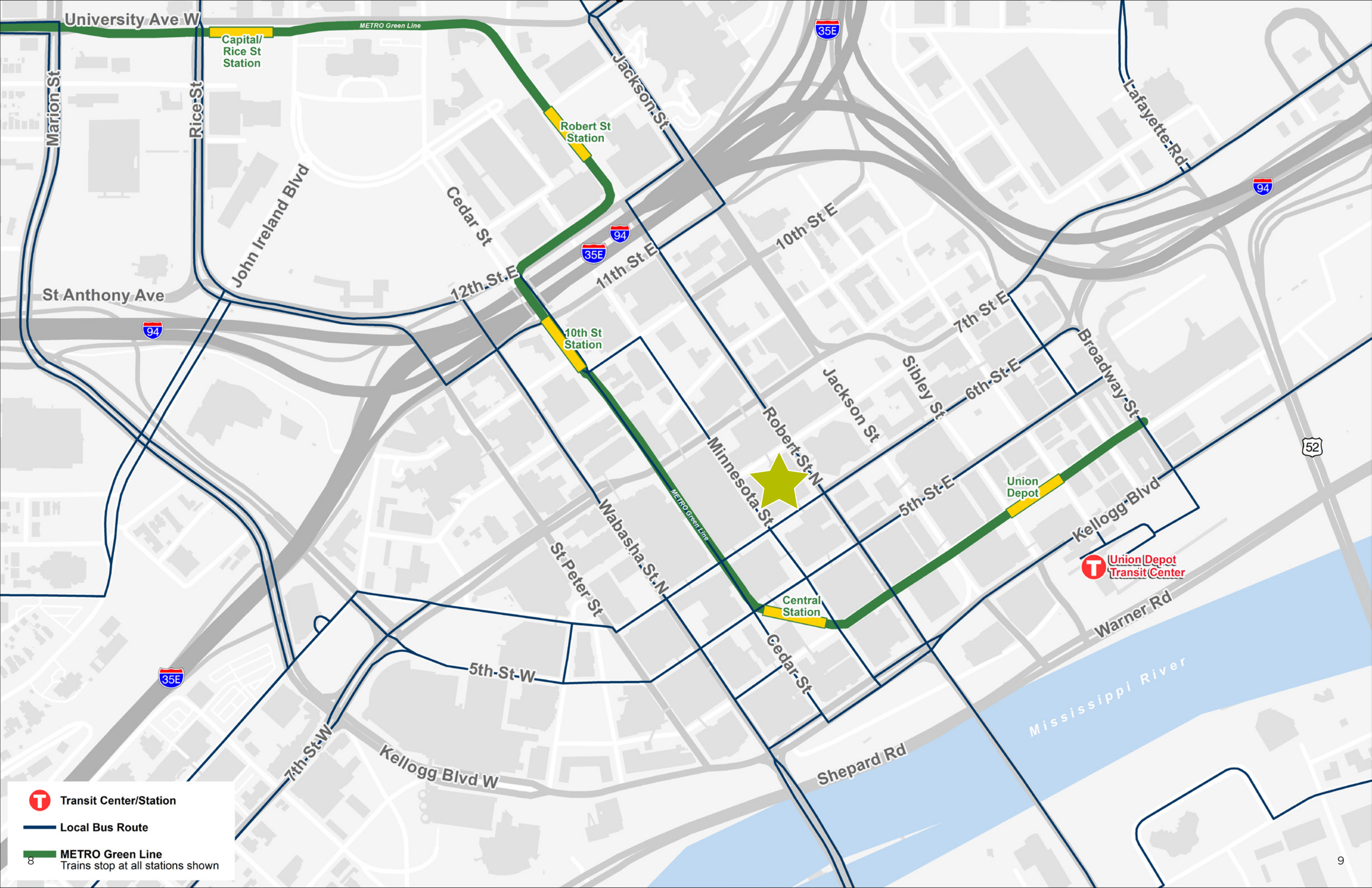




- ID Name**
- 1 - Afro Deli
 - 2 - Alliance Bank Food Court
 - 3 - Amsterdam Bar & Hall
 - 4 - Caribou Coffee
 - 5 - Caribou Coffee
 - 6 - Caribou Coffee
 - 7 - Chipotle
 - 8 - Doubletree Hotel
 - 9 - Dunn Bros
 - 10 - Fitzgerald Theater
 - 11 - Gray Duck Tavern
 - 12 - Green + The Grain
 - 13 - Heimie's 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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