



**WELLINGTON**  
MANAGEMENT

*13,500 SF of office/industrial space available for lease!*

## Randolph Square

335 Randolph Avenue  
St. Paul, MN 55102

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# Beautiful office space on the Mighty Miss

Wellington Management is pleased to present Randolph Square, the fourth building within River Bend Business Park on the Mississippi's east bank. The 22-acre office/industrial park is situated between Shepard Road and the Mississippi River at Randolph Avenue, just blocks from the revitalized West 7th Street Business District and within 5 minutes of downtown.

Randolph Square has been designed to deliver an inspiring work environment that meets the State's unique needs and supports the recruitment and retention of valued employees. The 82,000 SF office building offers striking views of the Mississippi River valley, along with lifestyle amenities like a café, fitness facility, bicycle access and rooftop deck. The Minnesota Regulatory Licensing Board anchors the building with 64,000 SF of space, with about 13,500 SF of leasable space remaining.

In partnership with the St. Paul Port Authority, Wellington began developing River Bend in 2005 and will continue to manage buildings 1-3 (180,000 SF), which are fully occupied and jointly owned.

## PROPERTY HIGHLIGHTS

- > Outdoor patio with designated food truck parking
- > Panoramic views of the river and large windows for generous natural light
- > Exterior bicycle parking and electric vehicle charging stations
- > Monument signage opportunity
- > Free surface parking





# Available Space



Suite 190 - 13,500 SF

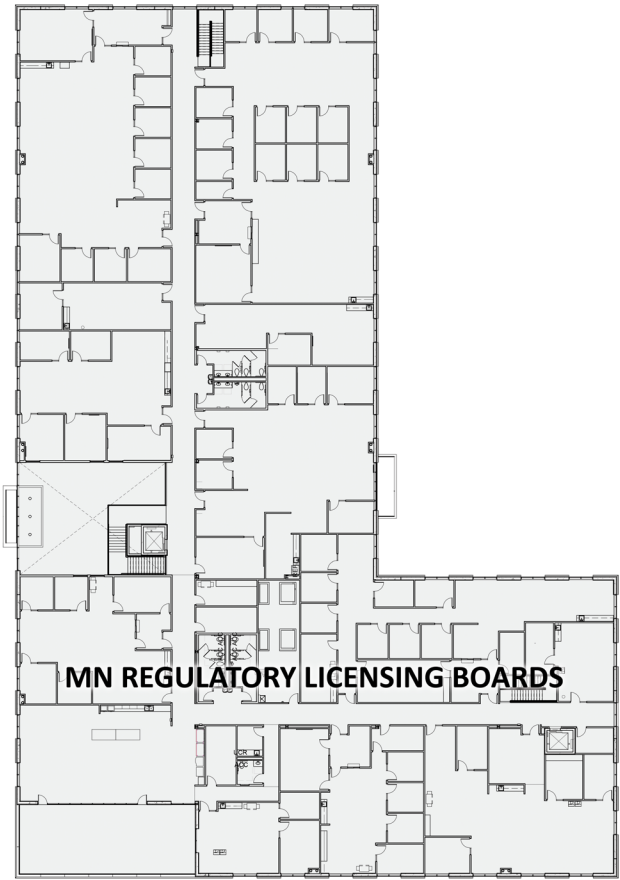
3D Tour [▶](#)



Suite 190 - Virtually staged

3D Tour [▶](#)

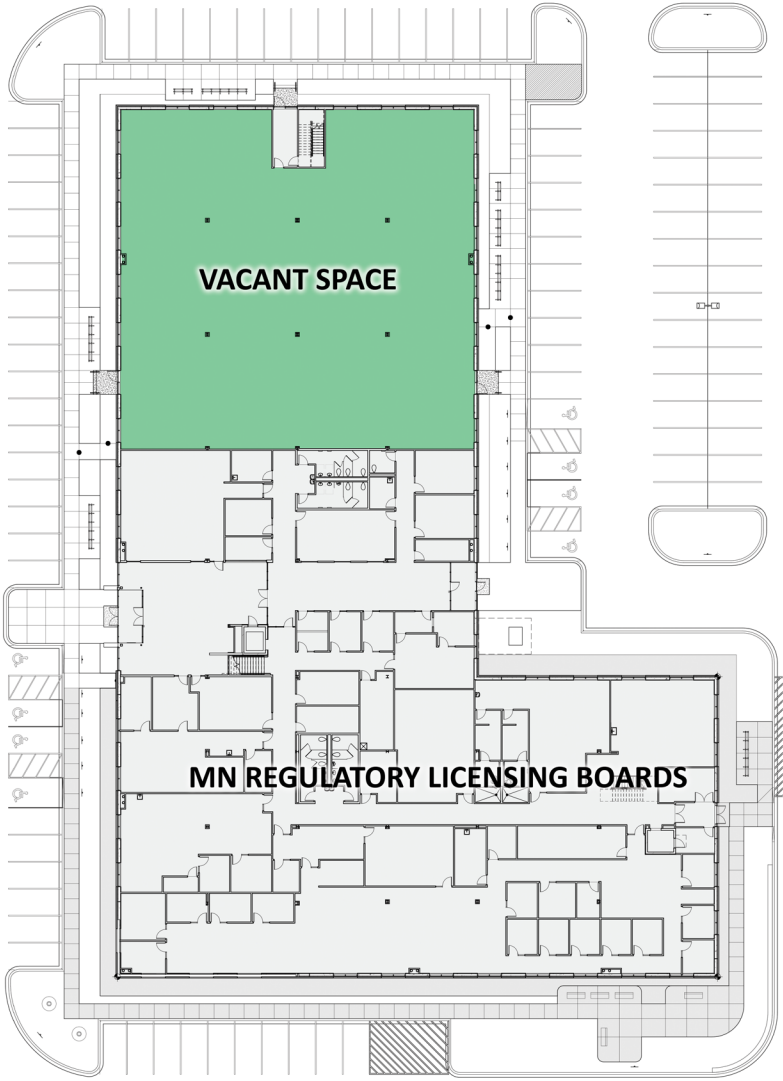
# Floor Plan



SECOND FLOOR PLAN  
1/16" = 1'-0"



NORTH



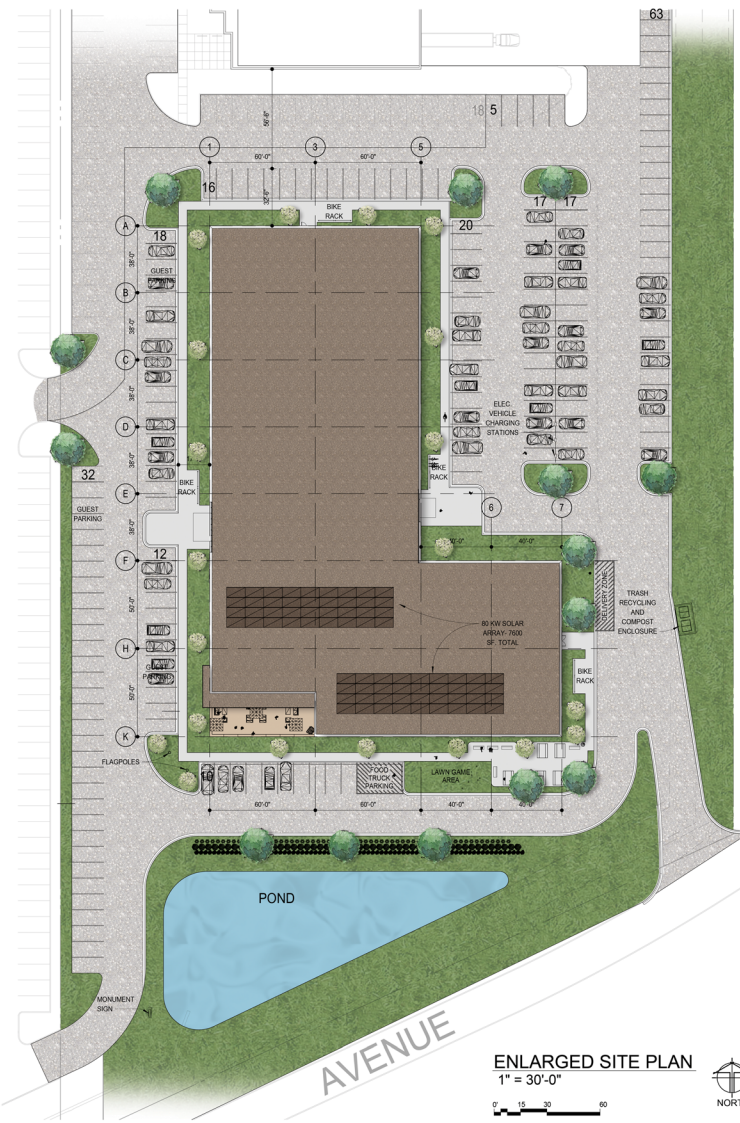
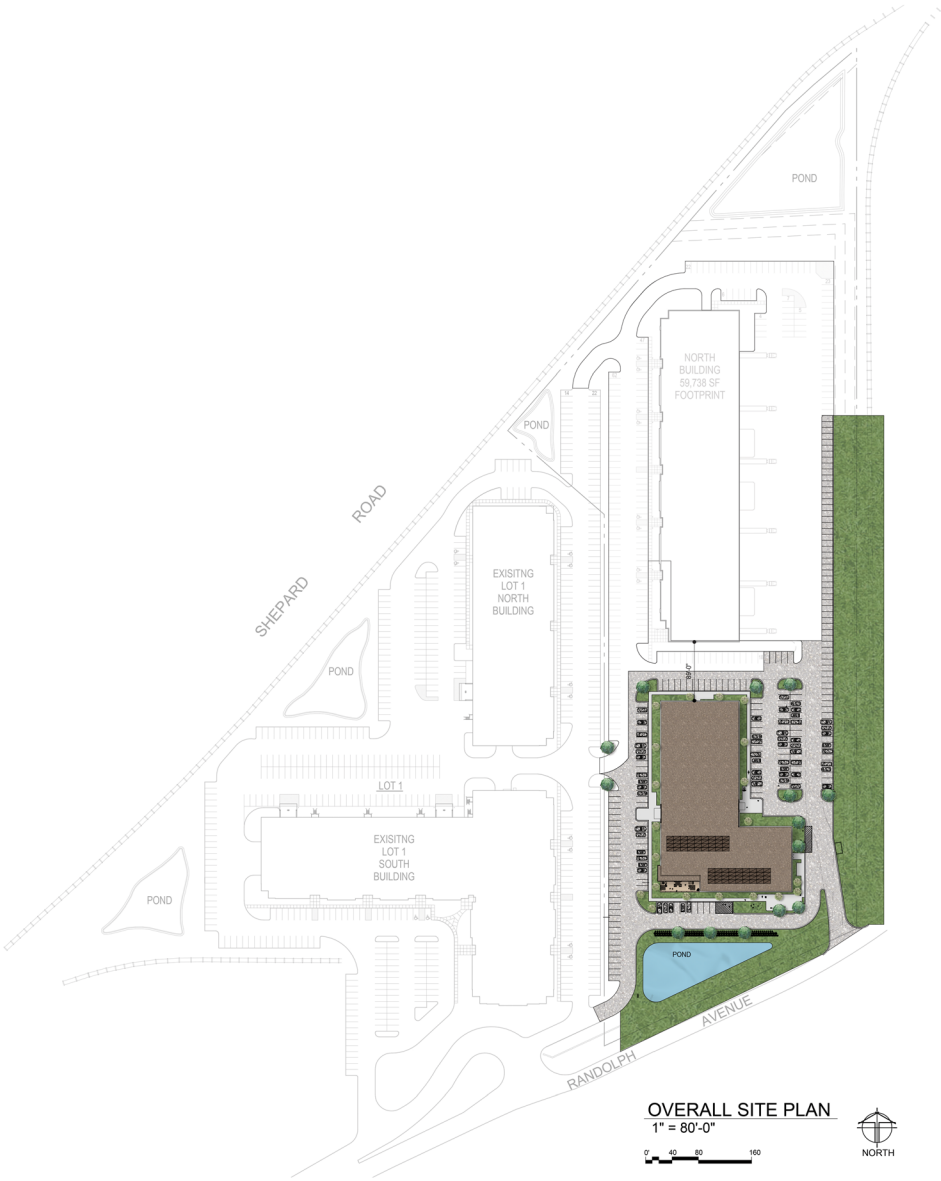
MAIN FLOOR PLAN  
1/16" = 1'-0"



NORTH



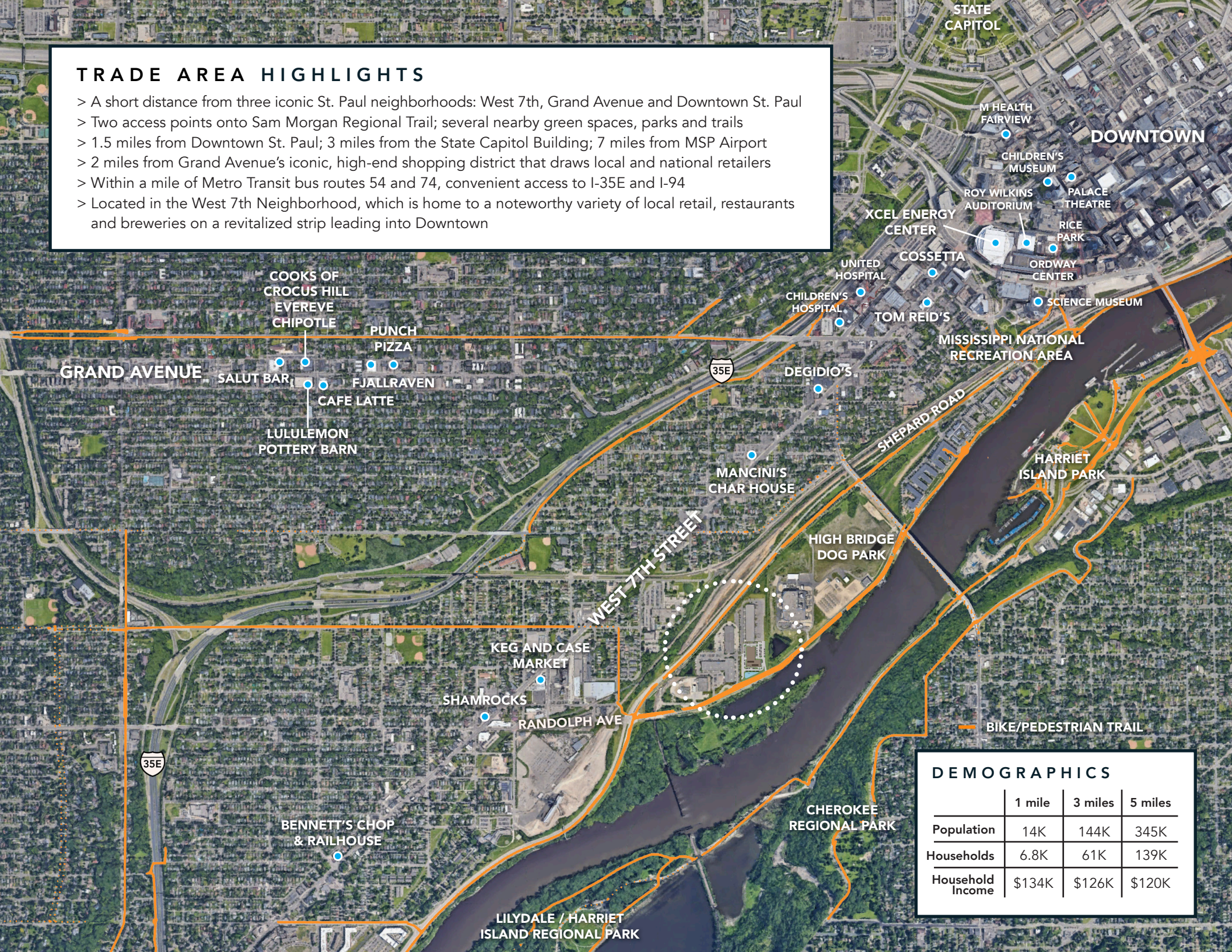
# Site Plan





## TRADE AREA HIGHLIGHTS

- > A short distance from three iconic St. Paul neighborhoods: West 7th, Grand Avenue and Downtown St. Paul
- > Two access points onto Sam Morgan Regional Trail; several nearby green spaces, parks and trails
- > 1.5 miles from Downtown St. Paul; 3 miles from the State Capitol Building; 7 miles from MSP Airport
- > 2 miles from Grand Avenue's iconic, high-end shopping district that draws local and national retailers
- > Within a mile of Metro Transit bus routes 54 and 74, convenient access to I-35E and I-94
- > Located in the West 7th Neighborhood, which is home to a noteworthy variety of local retail, restaurants and breweries on a revitalized strip leading into Downtown



## DEMOGRAPHICS

|                  | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| Population       | 14K    | 144K    | 345K    |
| Households       | 6.8K   | 61K     | 139K    |
| Household Income | \$134K | \$126K  | \$120K  |



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PROPERTY MANAGER  
LEASING AGENT

Kori De Jong

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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