

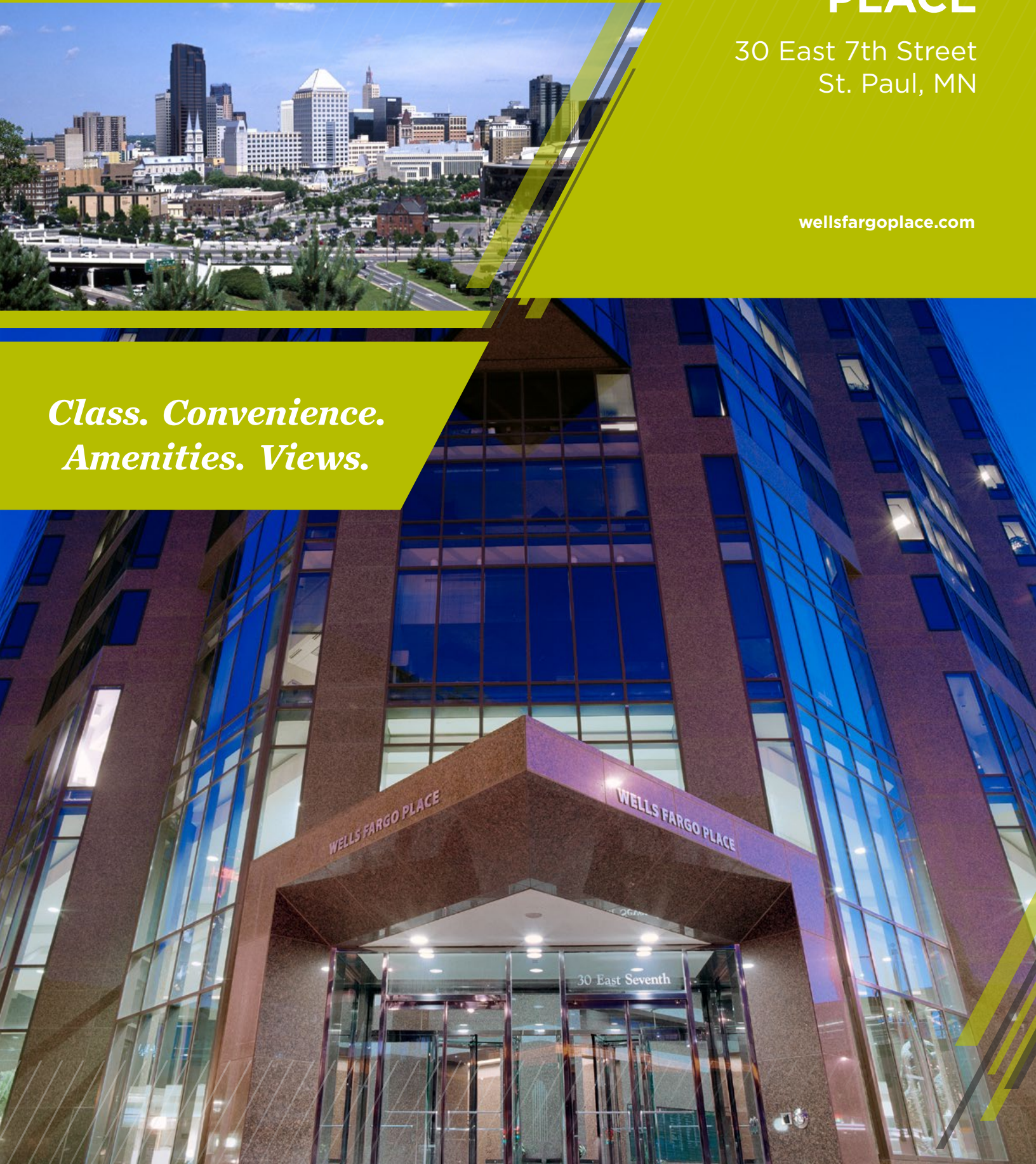


# WELLS FARGO PLACE

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: \$17.50 PSF Atrium: \$14.50 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

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

\*Contiguous

Please click on Suite # for Floor Plan

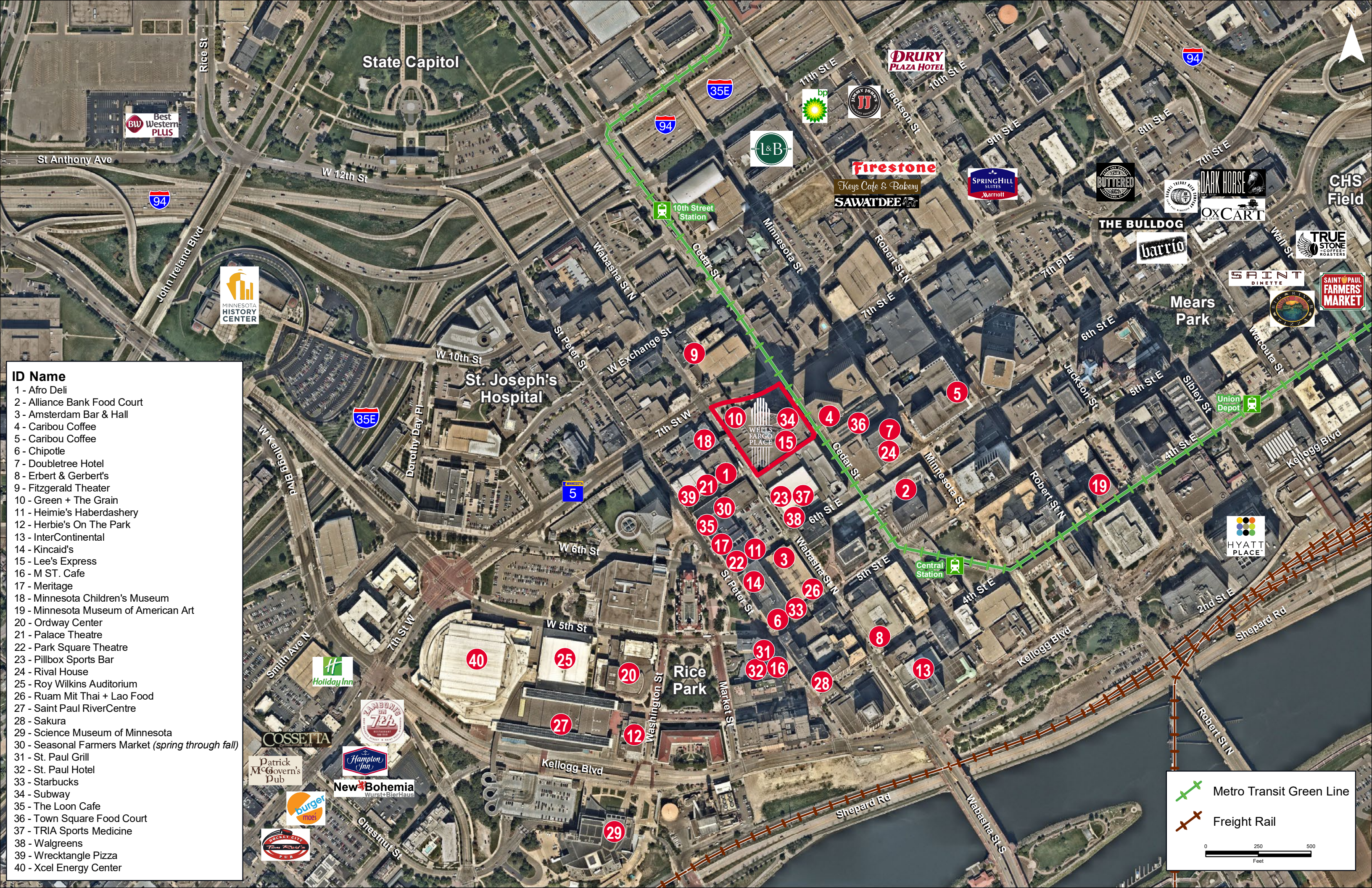
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36							
35	Suite 3510 4,204 SF	Suite 3590 3,126 SF		Suite 3550 1,963 SF			
34							
33				Suite 3350 4,648 SF			
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31		Suite 3125 2,969 SF					
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23	Suite 2350 7,148 SF						
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8				Suite 825 4,983 SF			
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4							
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**



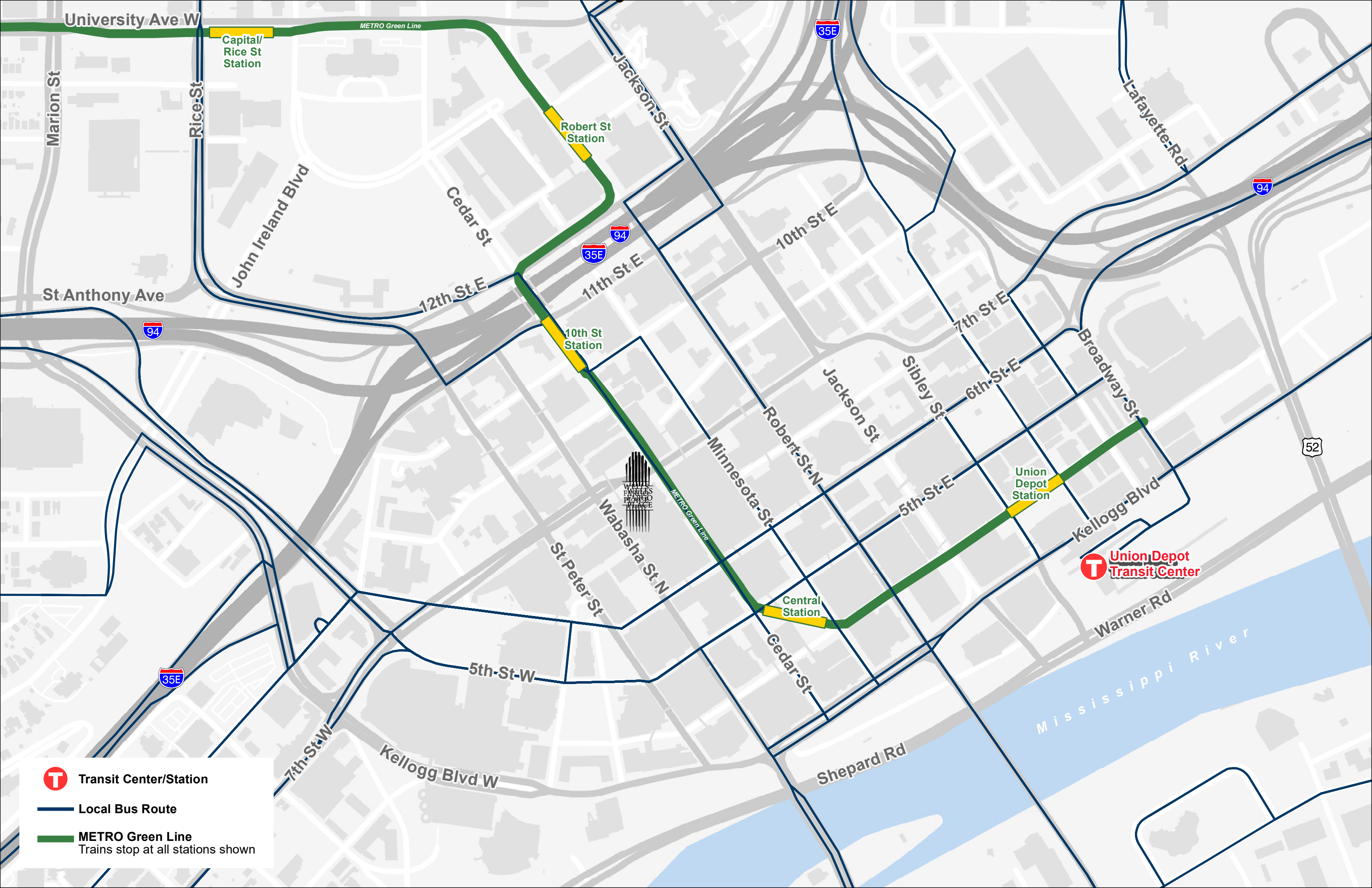







- ID Name**
- 1 - Afro Deli
  - 2 - Alliance Bank Food Court
  - 3 - Amsterdam Bar & Hall
  - 4 - Caribou Coffee
  - 5 - Caribou Coffee
  - 6 - Chipotle
  - 7 - Doubletree Hotel
  - 8 - Erbert & Gerbert's
  - 9 - Fitzgerald Theater
  - 10 - Green + The Grain
  - 11 - Heemie's Haberdashery
  - 12 - Herbie's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