



LAWSON COMMONS

380 St. Peter Street + Saint Paul, MN 55102



- ◆ Class A office space
- ◆ ENERGY STAR rating from the U.S. Environmental Protection Agency (EPA)
- ◆ LEED Gold: Existing Building - Operations and Maintenance by the U.S. Green Building Council
- ◆ On-site property management
- ◆ Up to 52,393 rsf available
- ◆ Easy building access from street and skyway connected
- ◆ Near I-94, I-35E and Shepard Road

FOR LEASE + www.lawsoncommons.com

JASON A. BUTTERFIELD

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FRAUENSHUH

COMMERCIAL REAL ESTATE

BRIAN A. FIELD

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380 St. Peter Street + Saint Paul, MN 55102

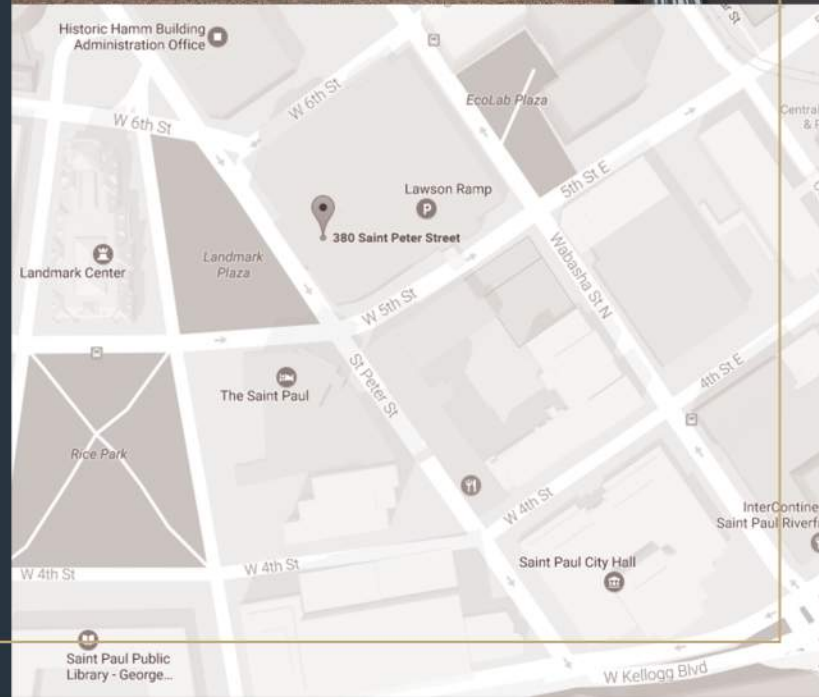
◆ BUILDING DETAILS

- Building size/Floors: 430,000 sq. ft./13 stories
- Net Rental Rate: \$15.50-\$16.50 per rsf
- 2019 Estimated Tax & Ops:
 - \$9.06 operating expense per rsf
 - \$4.86 tax expense per rsf
 - \$13.92 total per rsf
- Available Space:

Suite 1000	26,936 rsf
Suite 1050	7,554 rsf
Suite 1150	17,903 rsf
- * 52,393 rsf contiguous

◆ AMENITIES

- State of the art on-site energy management system capable of providing after hours tenant controlled HVAC
- Connected to 1,000 stall city owned and controlled parking ramp
- On-site Bremer Bank with ATM, Kincaids, Starbucks, and Chipotle
- Located across from Rice Park near fine restaurants, hotels, museums, and the State Capitol
- Fitness center with locker rooms and showers
- The building is open 24 hours a day, 7 days a week. On-site guard services are provided 24 hours a day
- Enclosed loading dock with capacity for semi trailer (16' high and 28' wide door entrance)
- One 800 KVA diesel back-up generator, which supports the Life Safety systems
- Concealed-head sprinkler system and strobes throughout all finished spaces supported by an addressable Notifier Fire Control Panel



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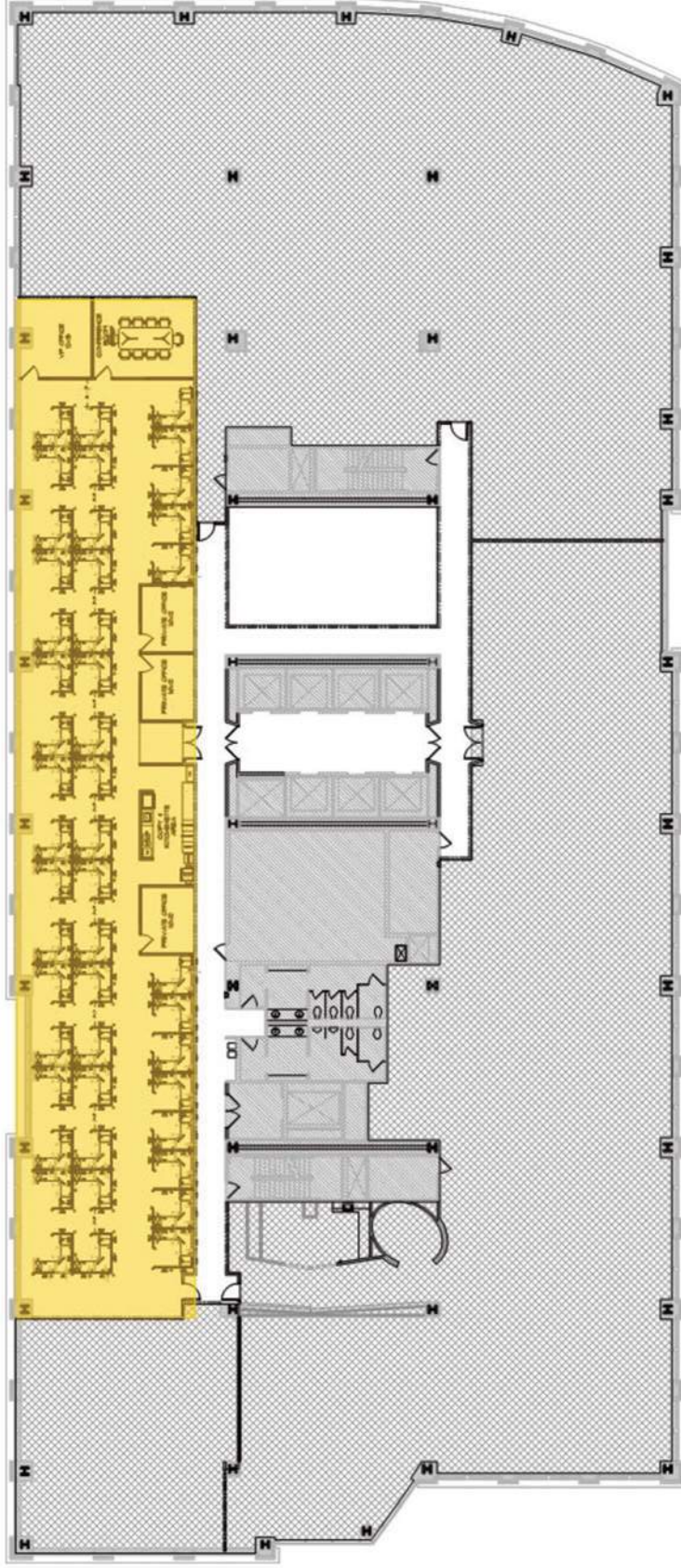
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7101 West 78th Street + Minneapolis, MN 55439

LAWSON COMMONS ♦ FOR LEASE ♦ SUITE 1050

380 St. Peter Street ♦ St. Paul, MN 55102 ♦ www.lawsoncommons.com

Suite 1050
7,454 RSF



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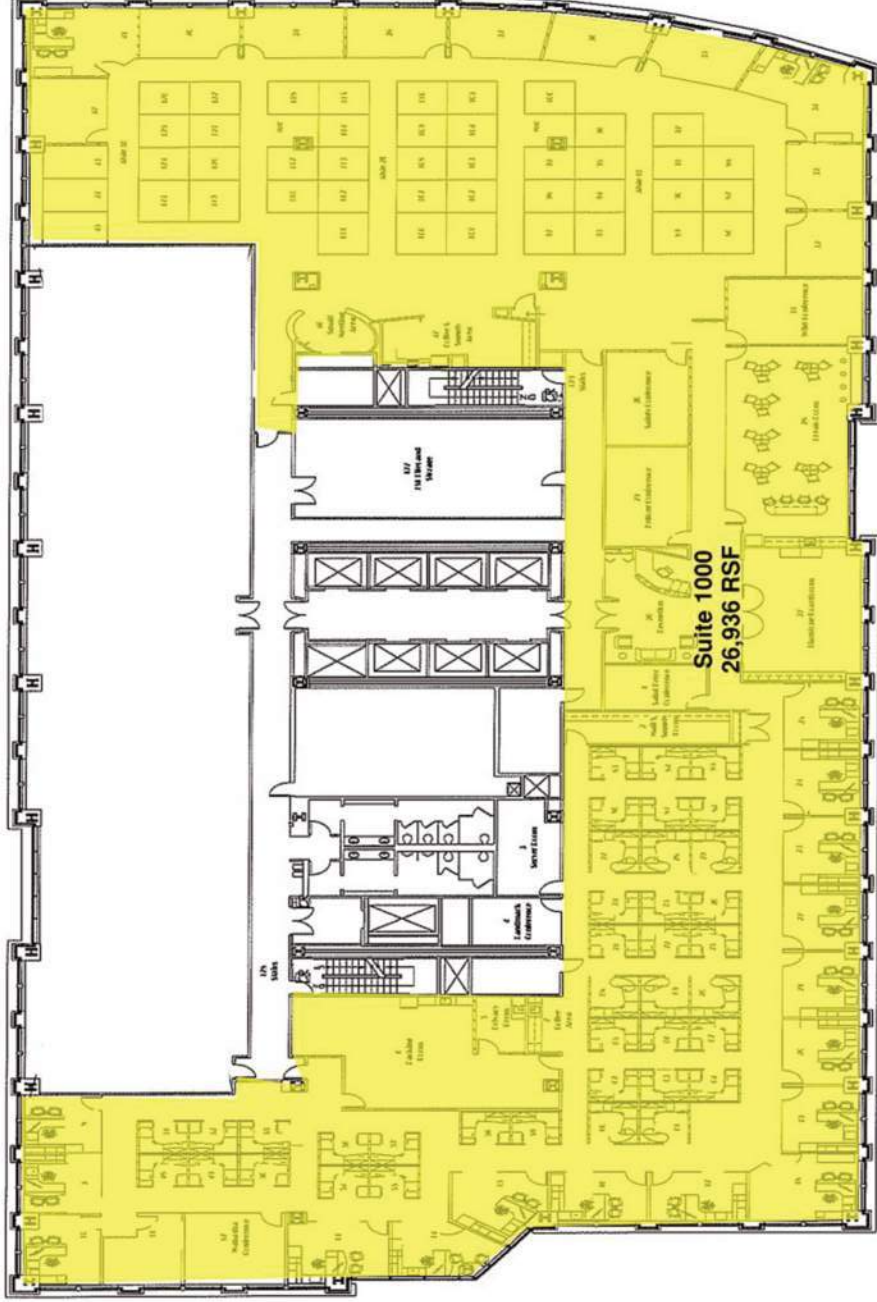
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LAWSON COMMONS ♦ FOR LEASE ♦ SUITE 1000

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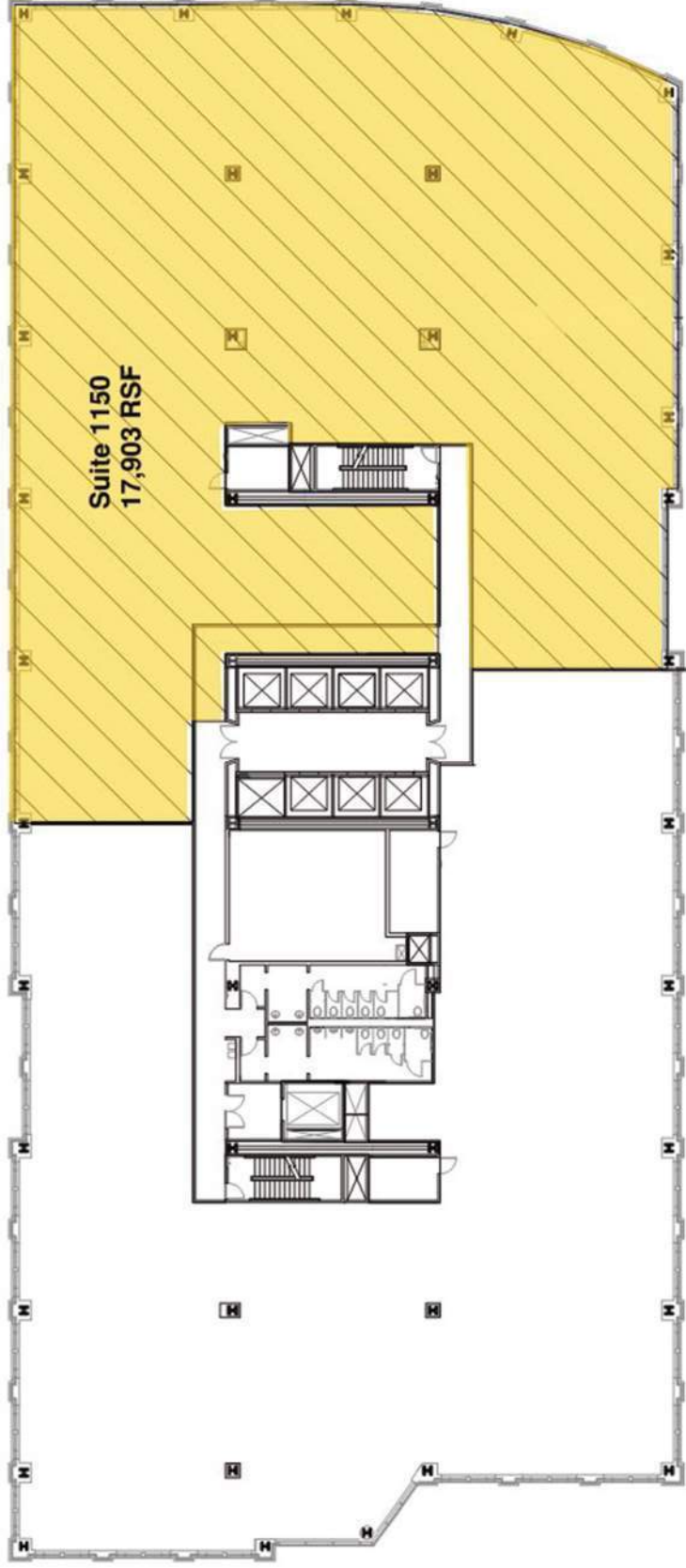
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