



## OFFERING SUMMARY

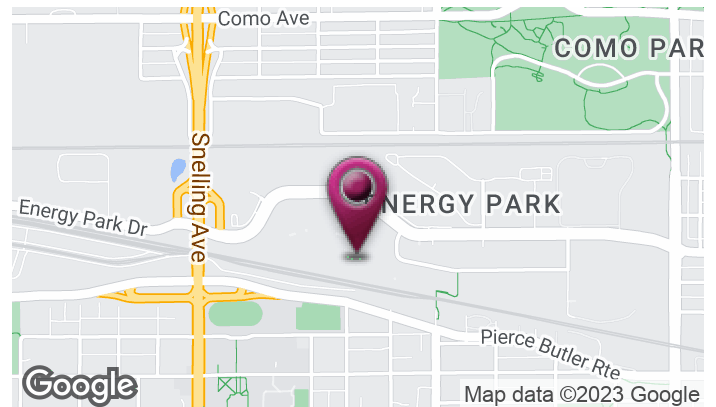
**Lease Rate:** \$18.00 SF/yr (Gross)

**Lot Size:** 7.41 Acres

**Year Built:** 1986

**Building Size:** 123,577 SF

**Zoning:** I-1



- Easy access to I-94 & Hwy 280
- Close to downtown St Paul & Minneapolis
- Served by Metro Transit bus service
- Building signage opportunities
- Common area conference room
- Great image

### JGM PROPERTIES

1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

For More Information Contact:

**ELI RUSSELL**

612.290.1037

elir@jgmproperties.com



## St Paul Office & Flex Space

1350-1380 ENERGY LANE, SAINT PAUL, MN 55108

FOR LEASE



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## PROPERTY OVERVIEW

Convenient location between Minneapolis and St. Paul. The unavailability of vacant land in the area reduces threat of new construction. Vacancy is very tight along nearby University Avenue. Energy Park Place consists of two, two-story Class B office buildings totaling 123,577 rentable square feet. The properties are located at 1350 and 1380 Energy Lane in the St. Paul Midway area, situated halfway between Minneapolis and St. Paul CBD's. Both properties were constructed in 1986 and are partially two story buildings with a two story atrium and elevators in the center of each building. The properties have mostly office finish (approximately 95%), but are also serviced with docks and drive-in doors (for those who need flex space).

## LOCATION OVERVIEW

This JGM Properties site in the Midway area offers convenient access to I-94 and Highway 280. Close to both Downtown Minneapolis & St Paul.

## PROPERTY HIGHLIGHTS

Easy access to I-94 & Hwy 280

Close to downtown St Paul & Minneapolis

Served by Metro Transit bus service

Building signage opportunities

Common area conference room

Great image

Custom build-outs available



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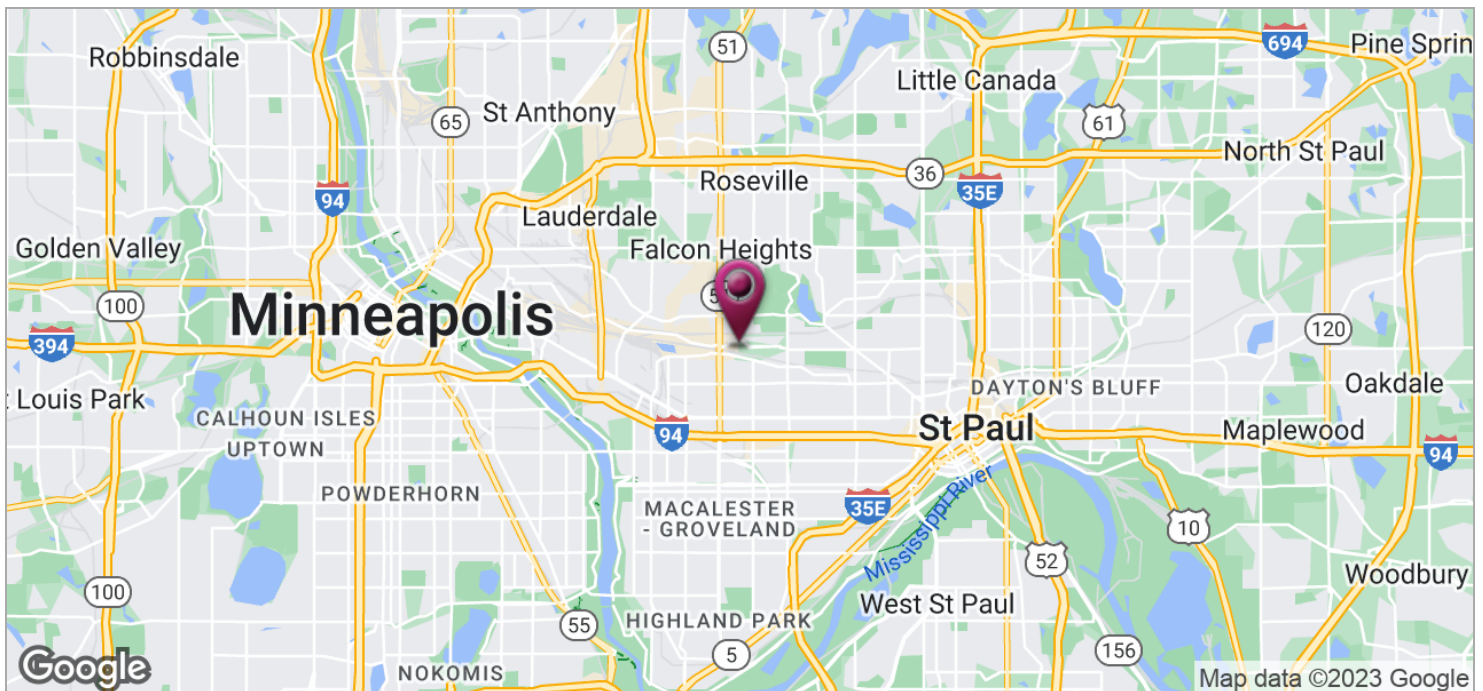
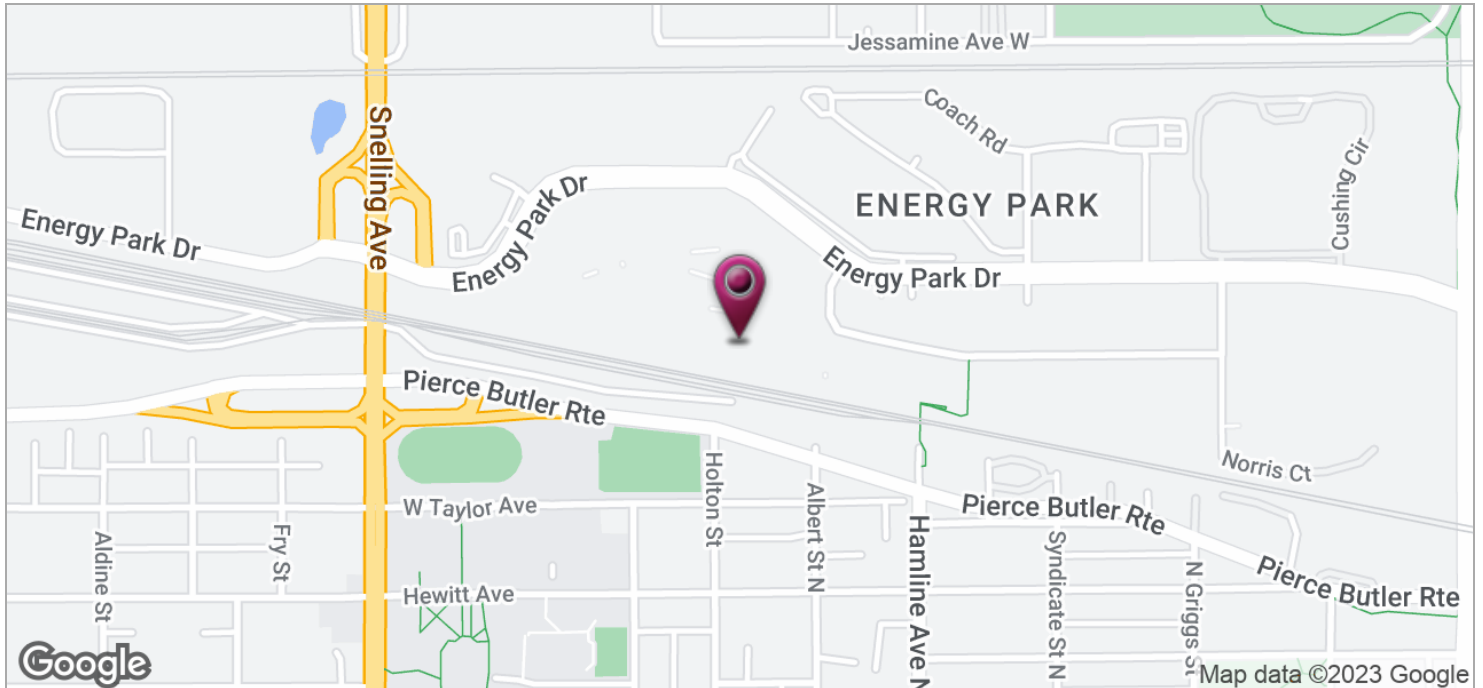
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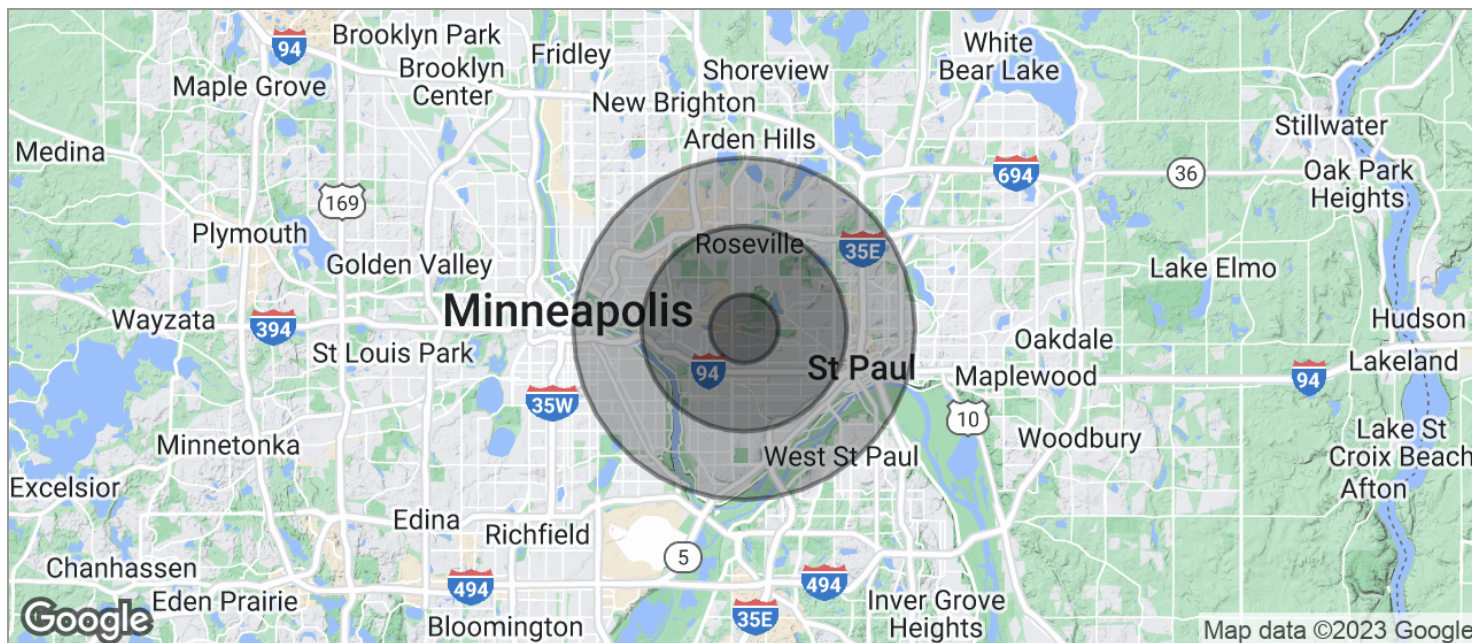
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**FOR LEASE**



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	19,039	146,202	344,319
MEDIAN AGE	30.8	33.0	34.1
MEDIAN AGE (MALE)	30.3	31.7	33.2
MEDIAN AGE (FEMALE)	31.8	34.4	35.3
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	7,880	60,350	144,967
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$58,321	\$68,921	\$67,955
AVERAGE HOUSE VALUE	\$208,081	\$286,938	\$276,104

\* Demographic data derived from 2020 ACS - US Census

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