

CLASS.
CONVENIENCE.
AMENITIES.
VIEWS.

UBS Plaza



444 Cedar Street
St. Paul, Minnesota



AMENITIES

CLICK TO VIEW VIRTUAL TOUR



Fitness Center. A recently completed fitness center is available to all tenants free of charge.



Conference and Training Center. UBS Plaza has two conference rooms with floor to ceiling windows that provide natural light and city views.



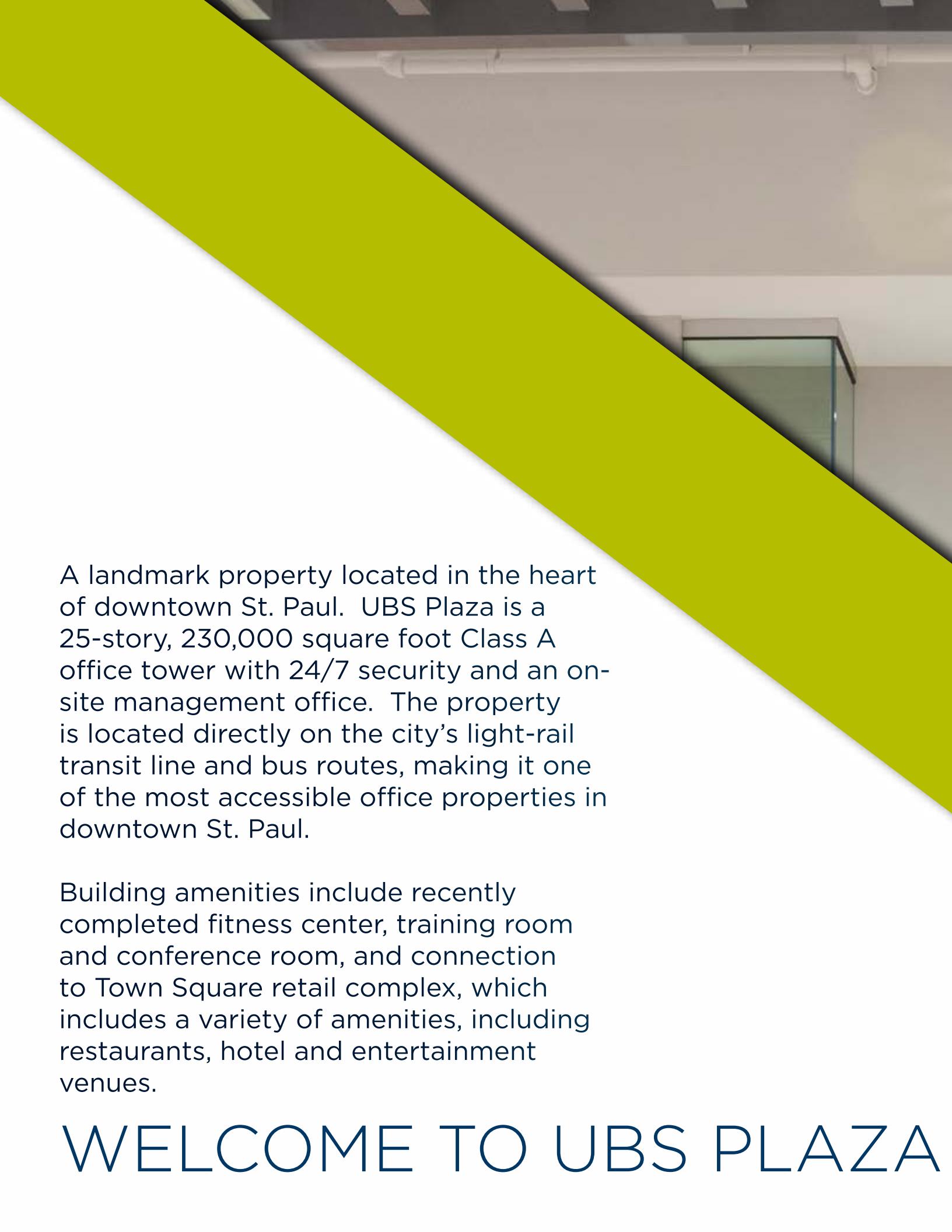
Area Transit. Green Line Light Rail Transit runs adjacent to UBS Plaza and Metro Transit offers a network of bus routes for easy travel around St. Paul and throughout the Twin Cities



Skyway Connection. Skyway connection access in the heart of St. Paul's Central Business District.



Parking. Secure on site parking.



A landmark property located in the heart of downtown St. Paul. UBS Plaza is a 25-story, 230,000 square foot Class A office tower with 24/7 security and an on-site management office. The property is located directly on the city's light-rail transit line and bus routes, making it one of the most accessible office properties in downtown St. Paul.

Building amenities include recently completed fitness center, training room and conference room, and connection to Town Square retail complex, which includes a variety of amenities, including restaurants, hotel and entertainment venues.

WELCOME TO UBS PLAZA



PROPERTY FEATURES

Floors	25 stories
Total Rentable Area	229,652 RSF
Average Floor Size	12,393 RSF (floors 5-12); 12,373 RSF (floors 13-23)
Year Built	1980, with ongoing renovations
Net Rental Rate	\$11.00 - \$13.00 PSF
Tax & Op. Expense	\$13.70 PSF (2025 Est.)
Parking	Contract & hourly parking available in the attached Town Square parking ramp and over 2,000 covered spaces available within one-block radius
Building Hours	Monday - Friday: 6:00 a.m.- 6:00 p.m.
Security	Security hours are Saturday - Sunday (7 days a week) 6:00 a.m. - 10:00 p.m.
Elevators	Seven high-speed elevators, including 2 freight
Property Management	Full service professional property management staff on site

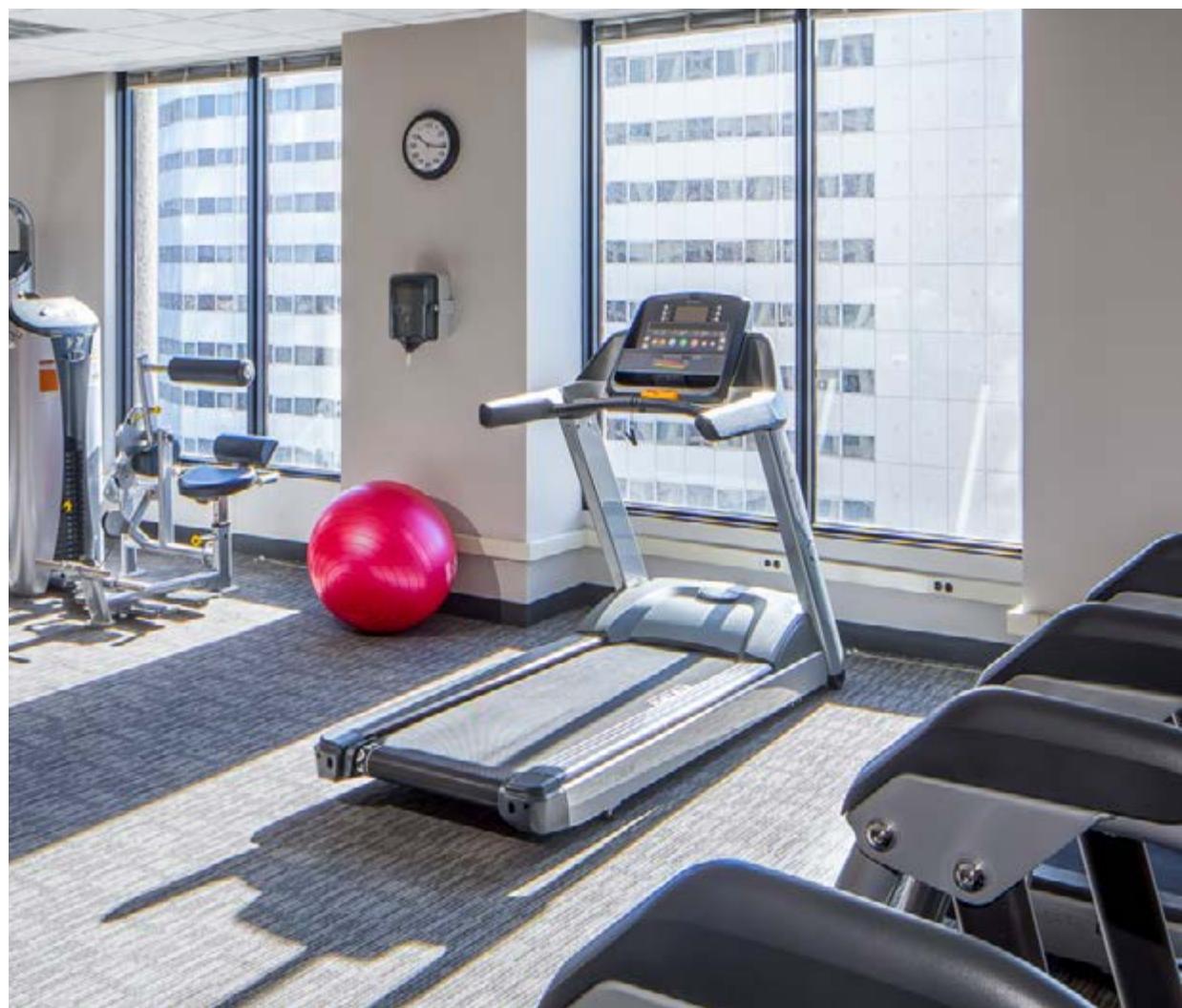
AVAILABILITIES

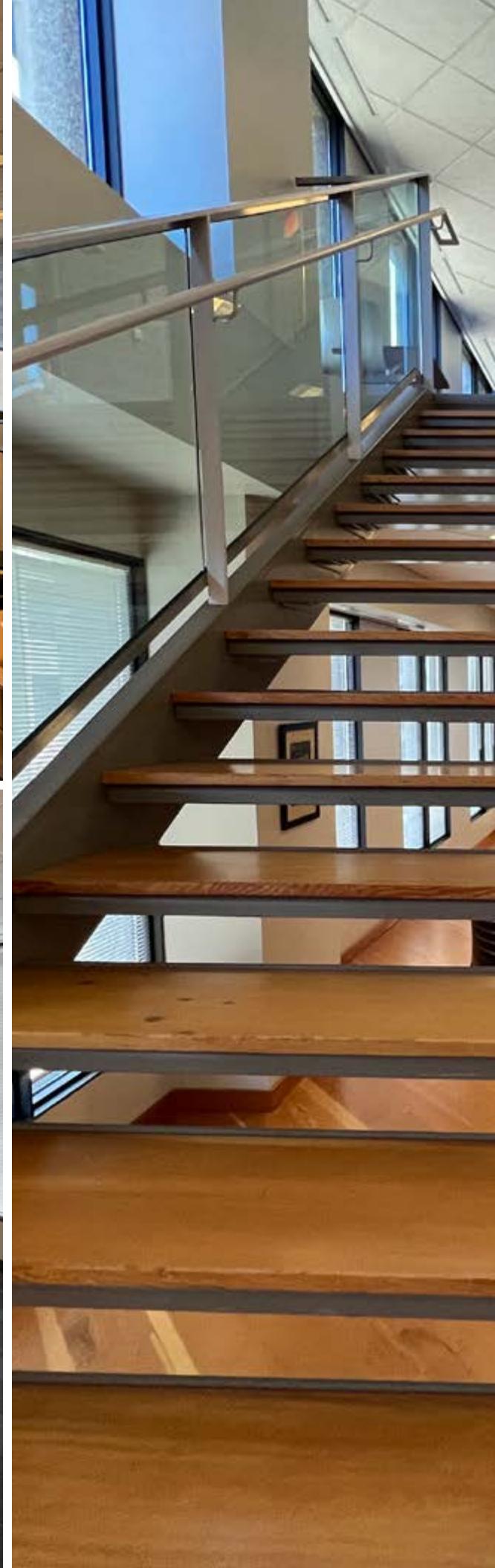
SUITE	SQ.FT.	CLICK FOR VIRTUAL TOUR
610	10,019 RSF	VIRTUAL TOUR
700	11,889 RSF	VIRTUAL TOUR
800	11,889 RSF	VIRTUAL TOUR
1000	5,791 RSF	
1005	1,268 RSF	VIRTUAL TOUR
1016	592 RSF	VIRTUAL TOUR
1190	4,098 RSF	
1200	4,119 RSF	
1250	7,770 RSF	VIRTUAL TOUR
1300	12,095 RSF	
1400	12,095 RSF	
1500	12,095 RSF	
1600	12,095 RSF	
1700	5,363 RSF	
1900	12,373 RSF	VIRTUAL TOUR
2000	4,847 RSF	VIRTUAL TOUR
2060	5,809 RSF	
2350	5,609 RSF	VIRTUAL TOUR

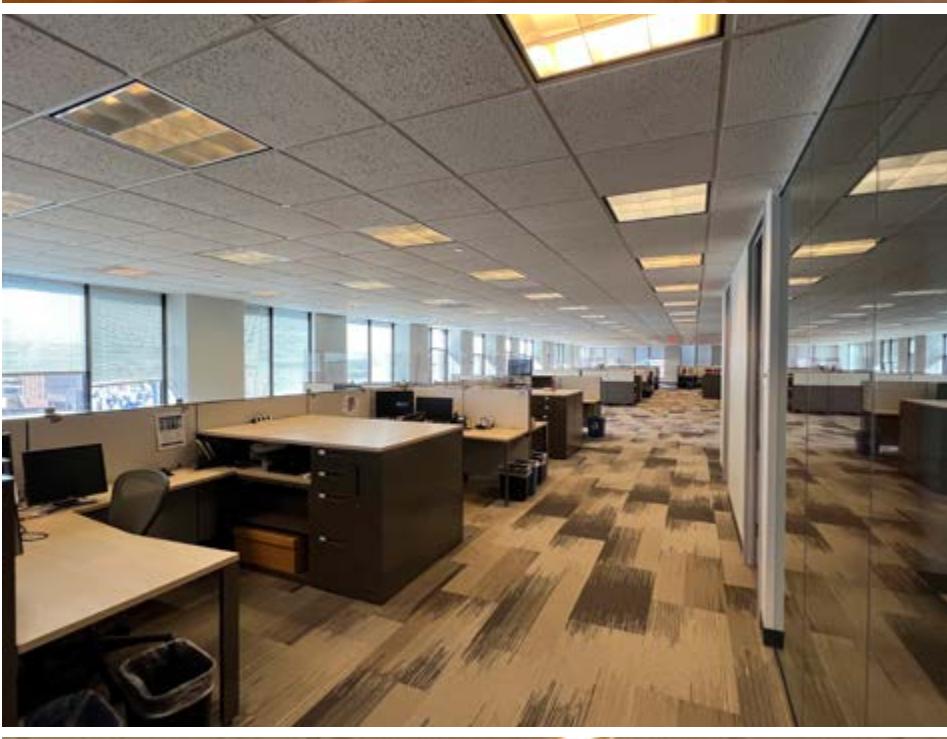


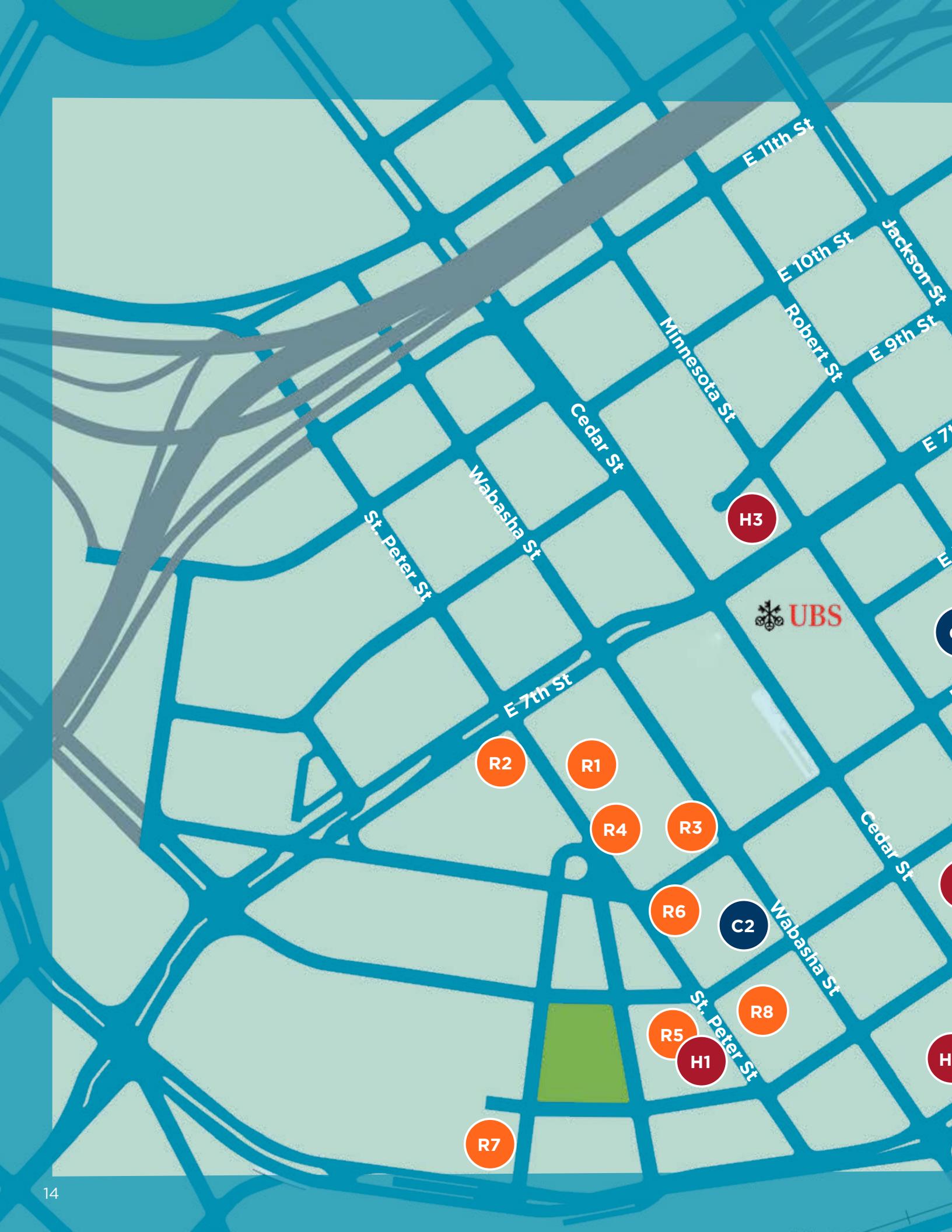


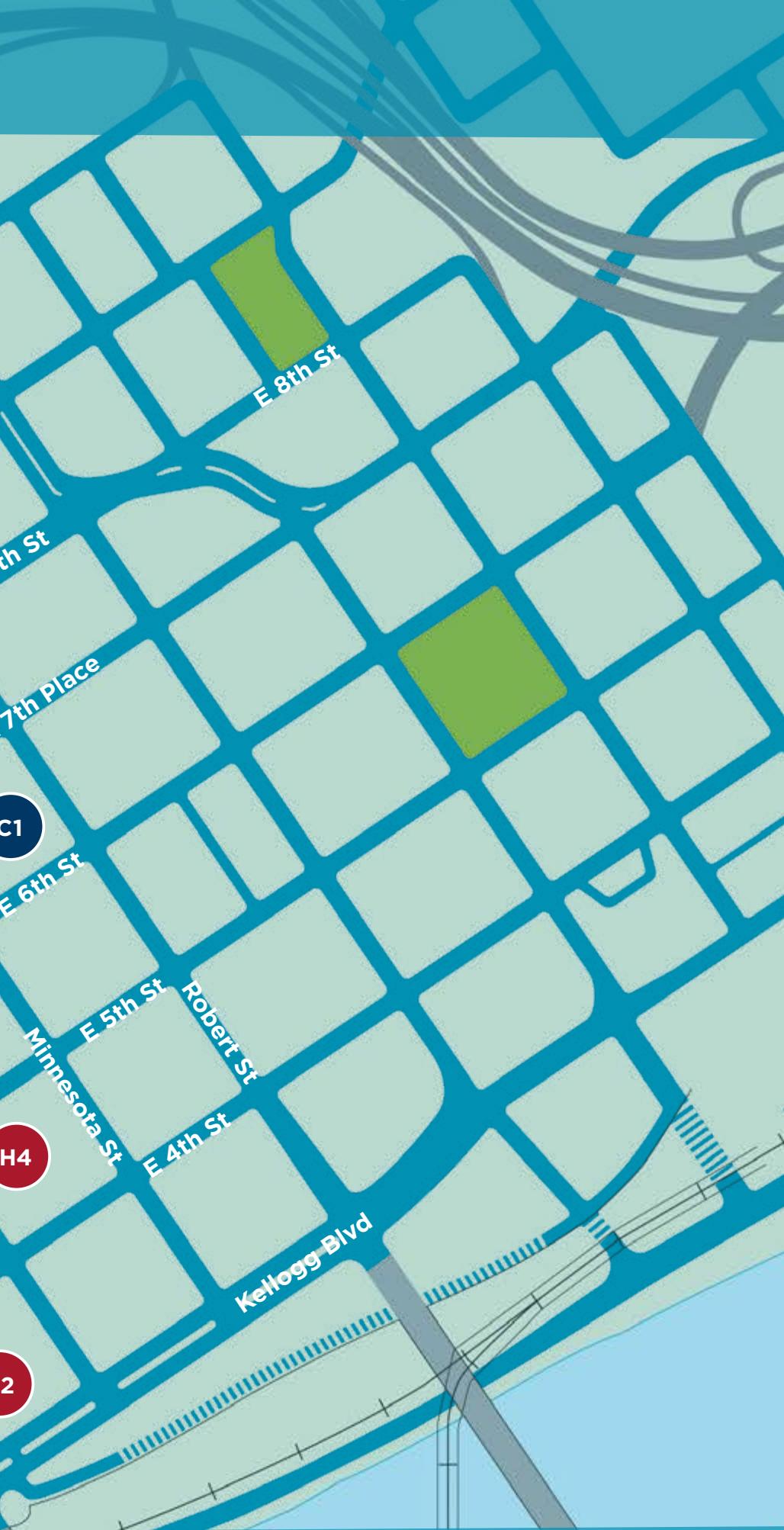












AMENITIES

Restaurants

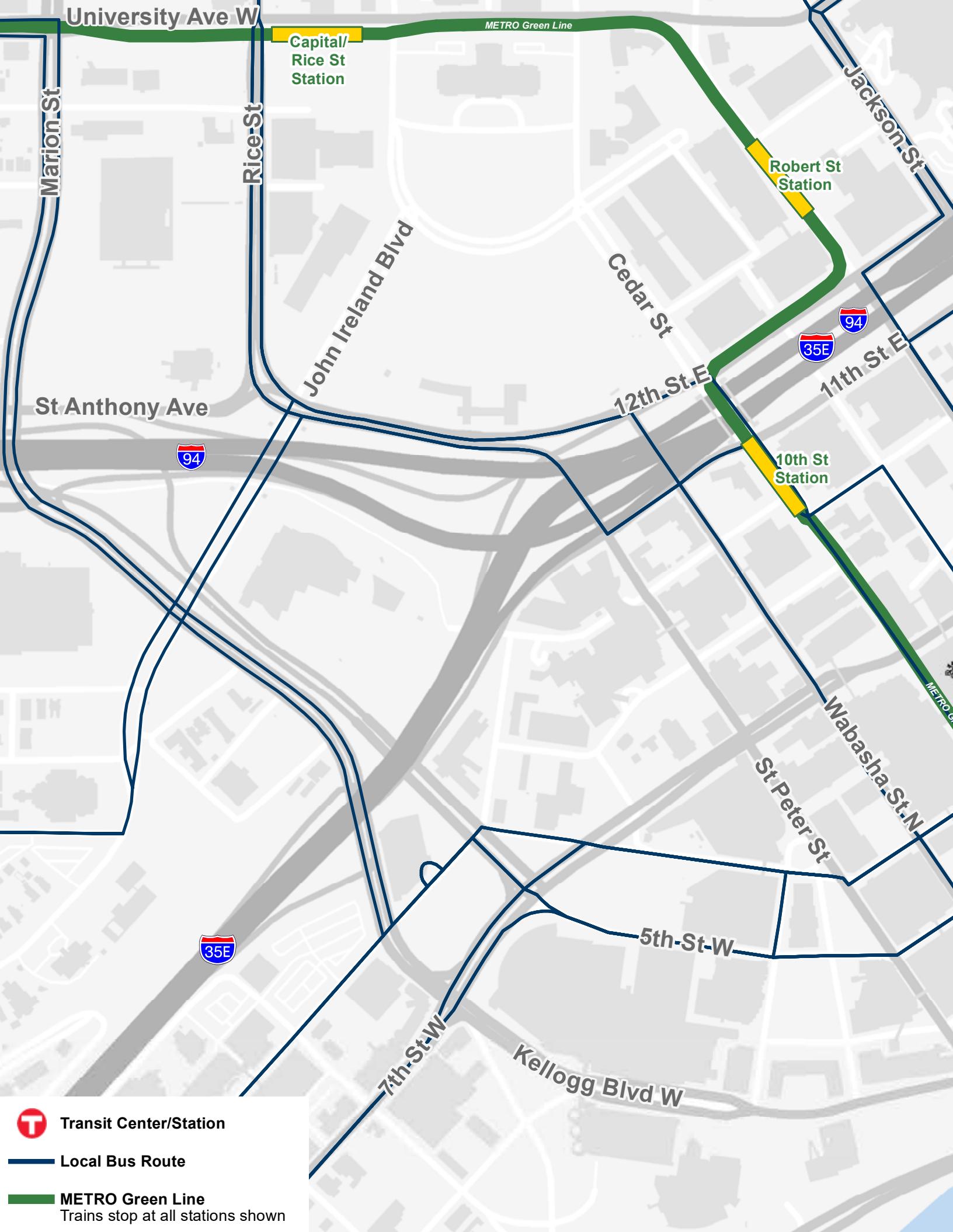
- R1** Original Coney Island
- R2** Mickey's Diner
- R3** Amsterdam Bar & Grill
- R4** Meritage
- R5** St. Paul Grill
- R6** Kincaid's
- R7** Herbie's on the Park
- R8** Pazzaluna Urban Italian

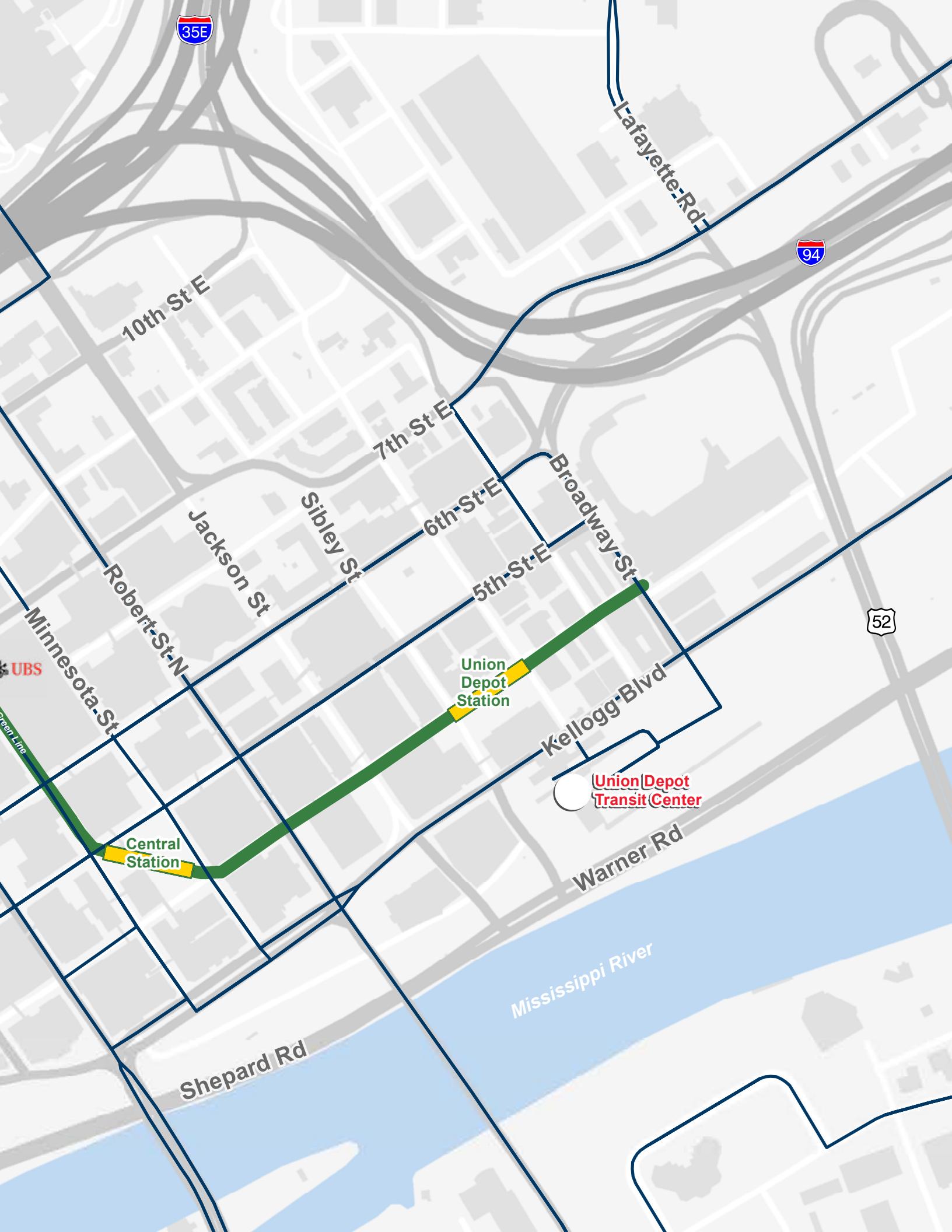
Hotels

- H1** St. Paul Hotel
- H2** Intercontinental St. Paul Riverfront
- H3** DoubleTree by Hilton
- H4** Hotel 340

Coffee Shops

- C1** Caribou Coffee
- C2** Dunn Brothers Coffee

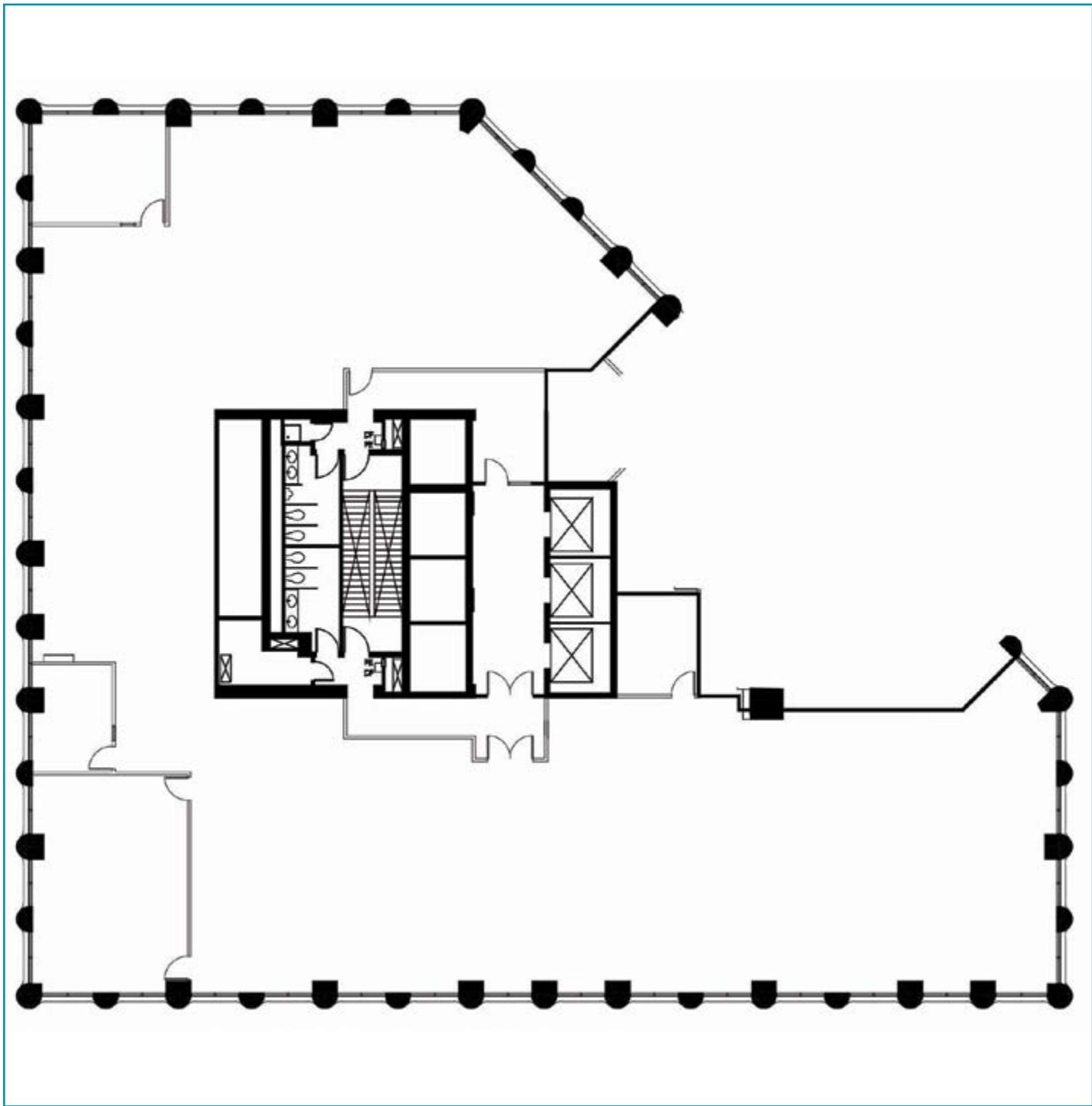




FLOOR PLAN

SUITE 610 - 10,019 RSF

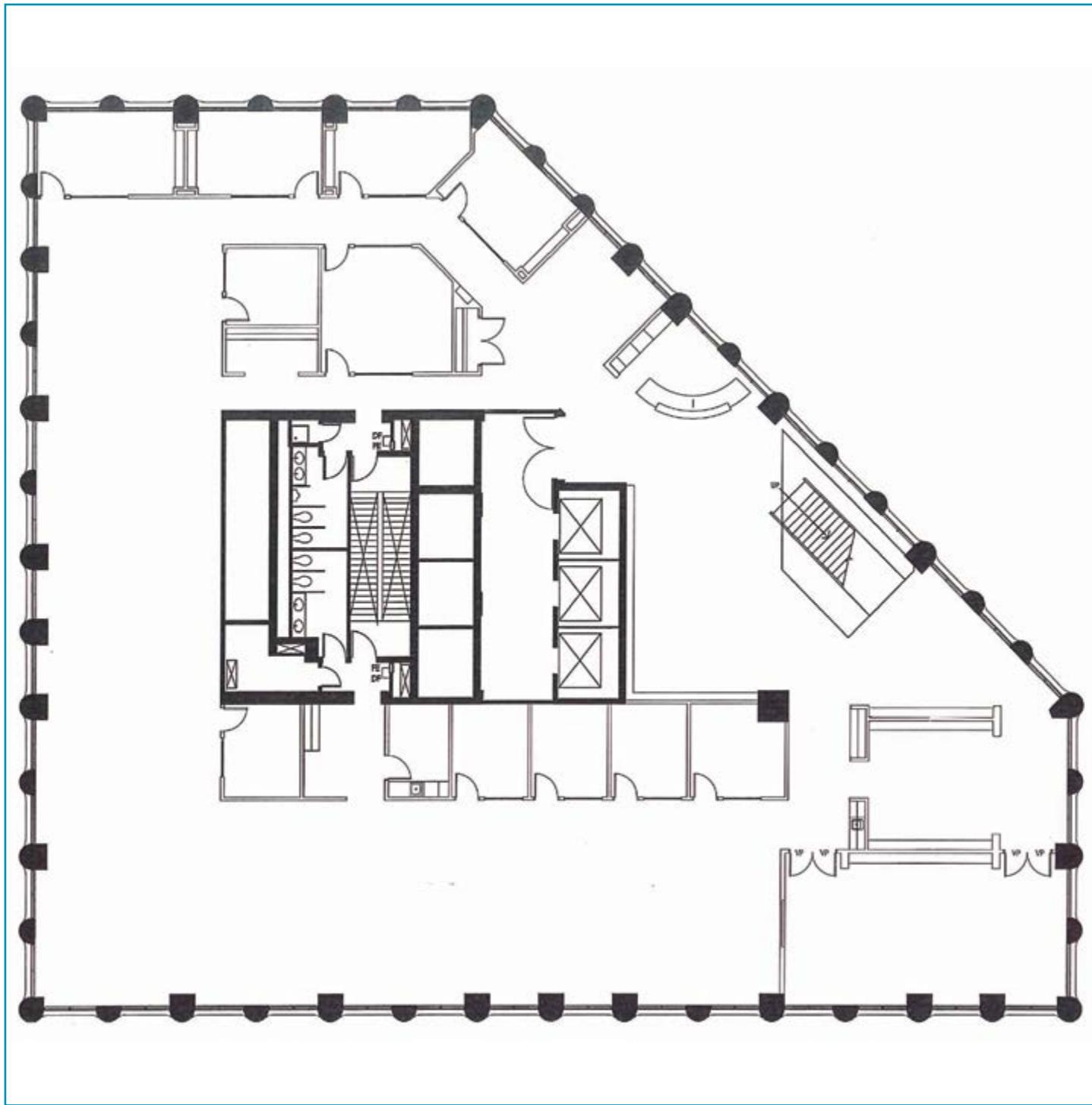
CLICK TO VIEW VIRTUAL TOUR



FLOOR PLAN

SUITE 700 - 11,889 RSF

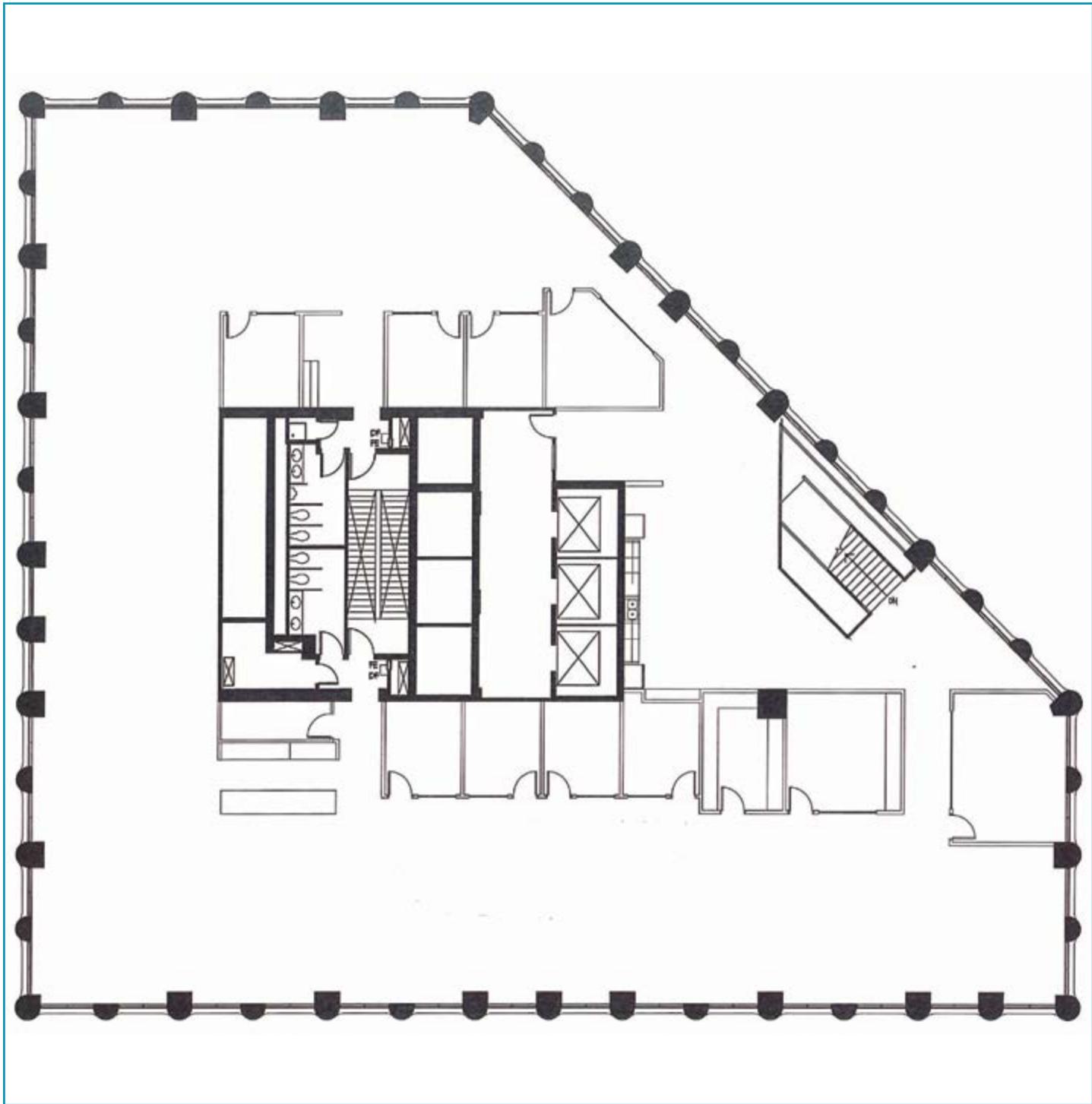
CLICK TO VIEW VIRTUAL TOUR



FLOOR PLAN

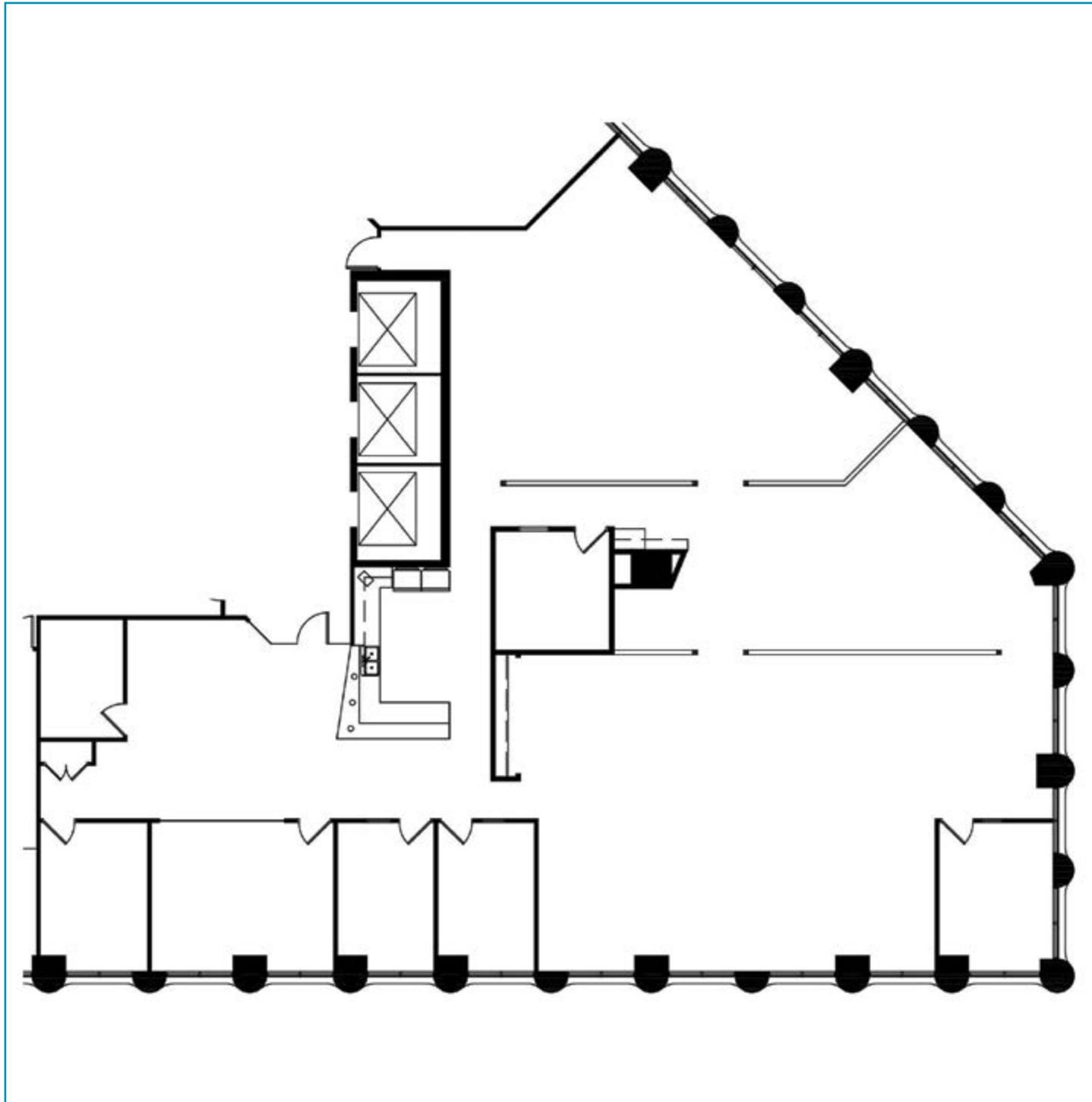
SUITE 800 - 11,889 RSF

CLICK TO VIEW VIRTUAL TOUR



FLOOR PLAN

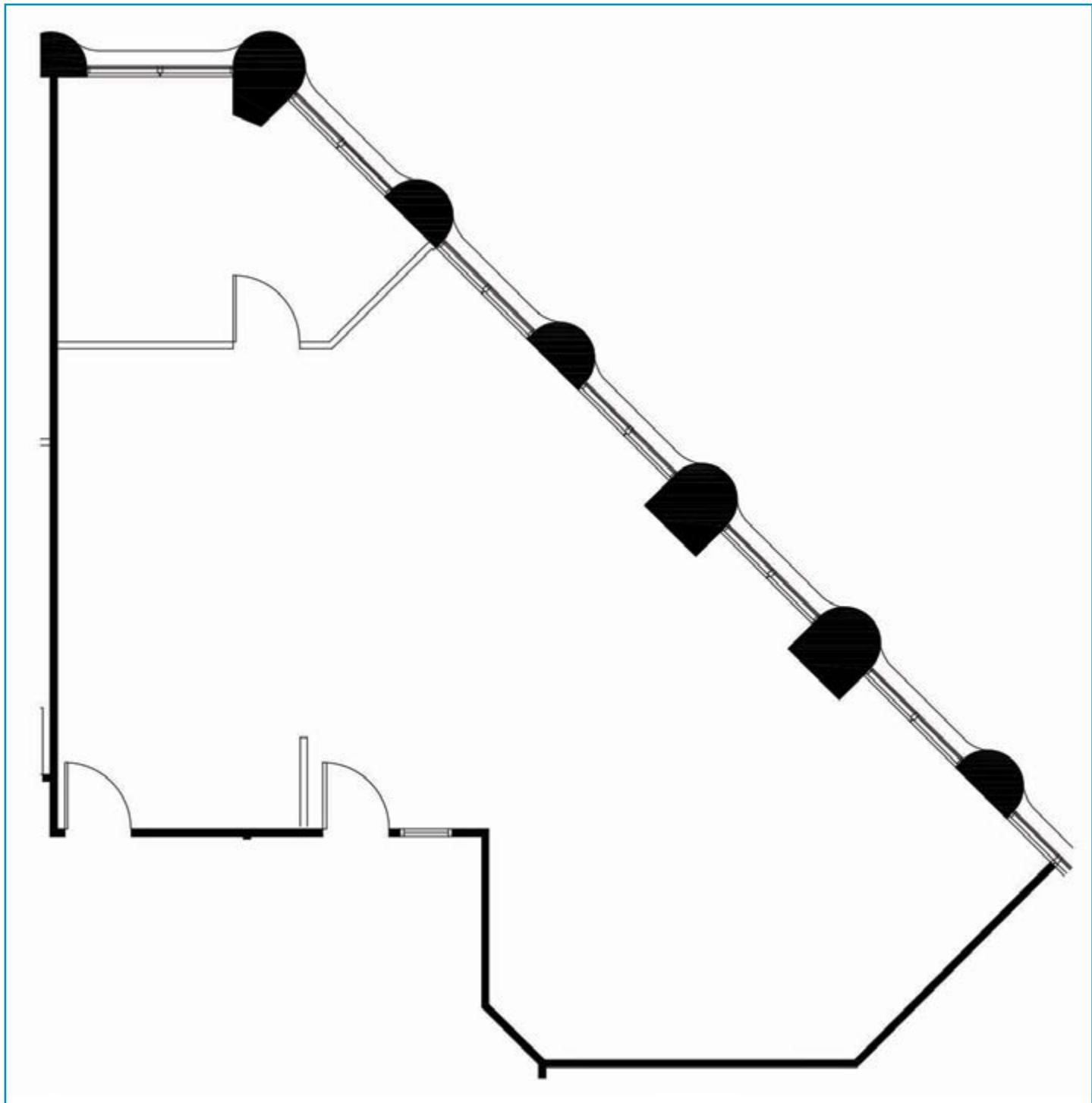
SUITE 1000 - 5,791 RSF



FLOOR PLAN

SUITE 1005 - 1,268 RSF

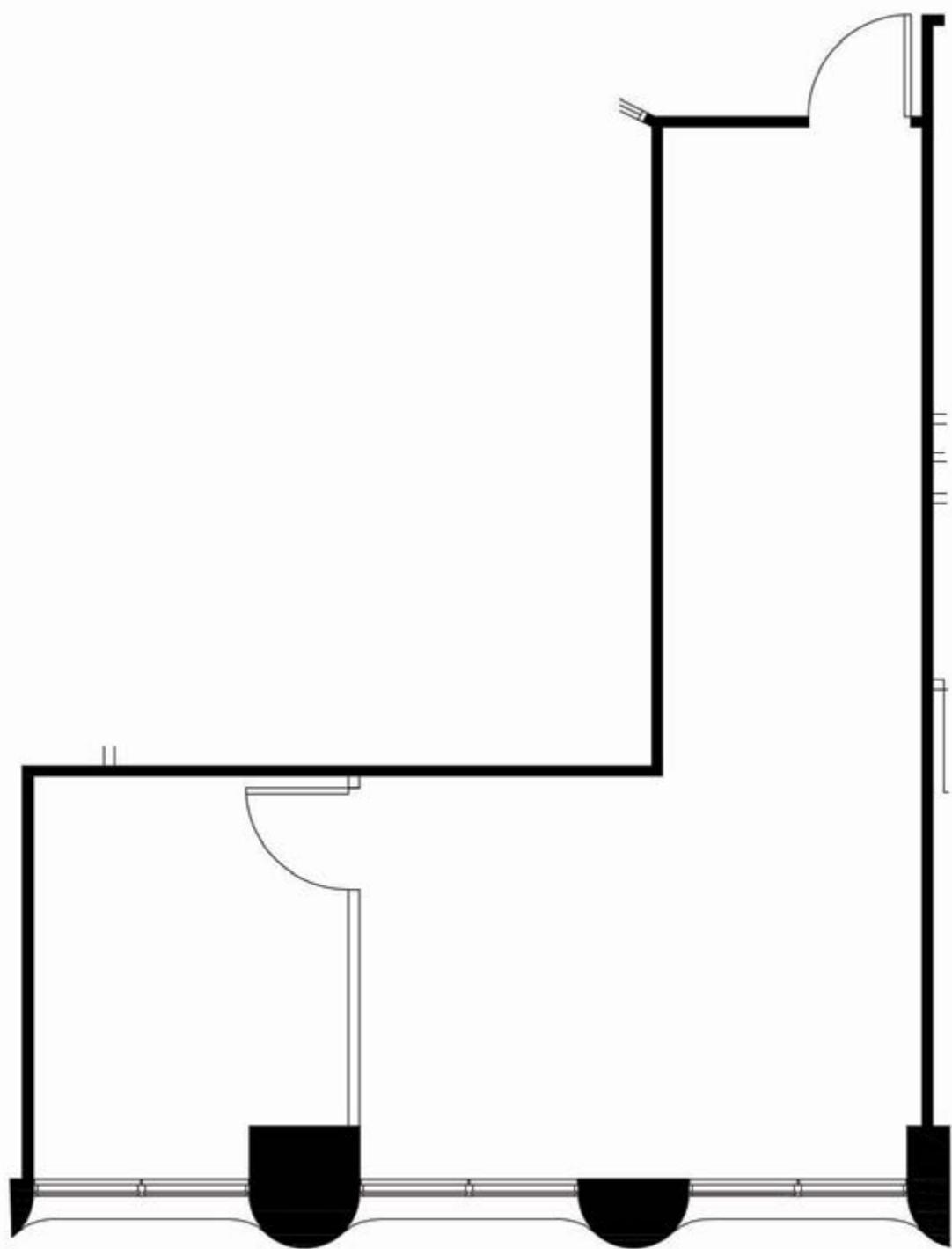
CLICK TO VIEW VIRTUAL TOUR



FLOOR PLAN

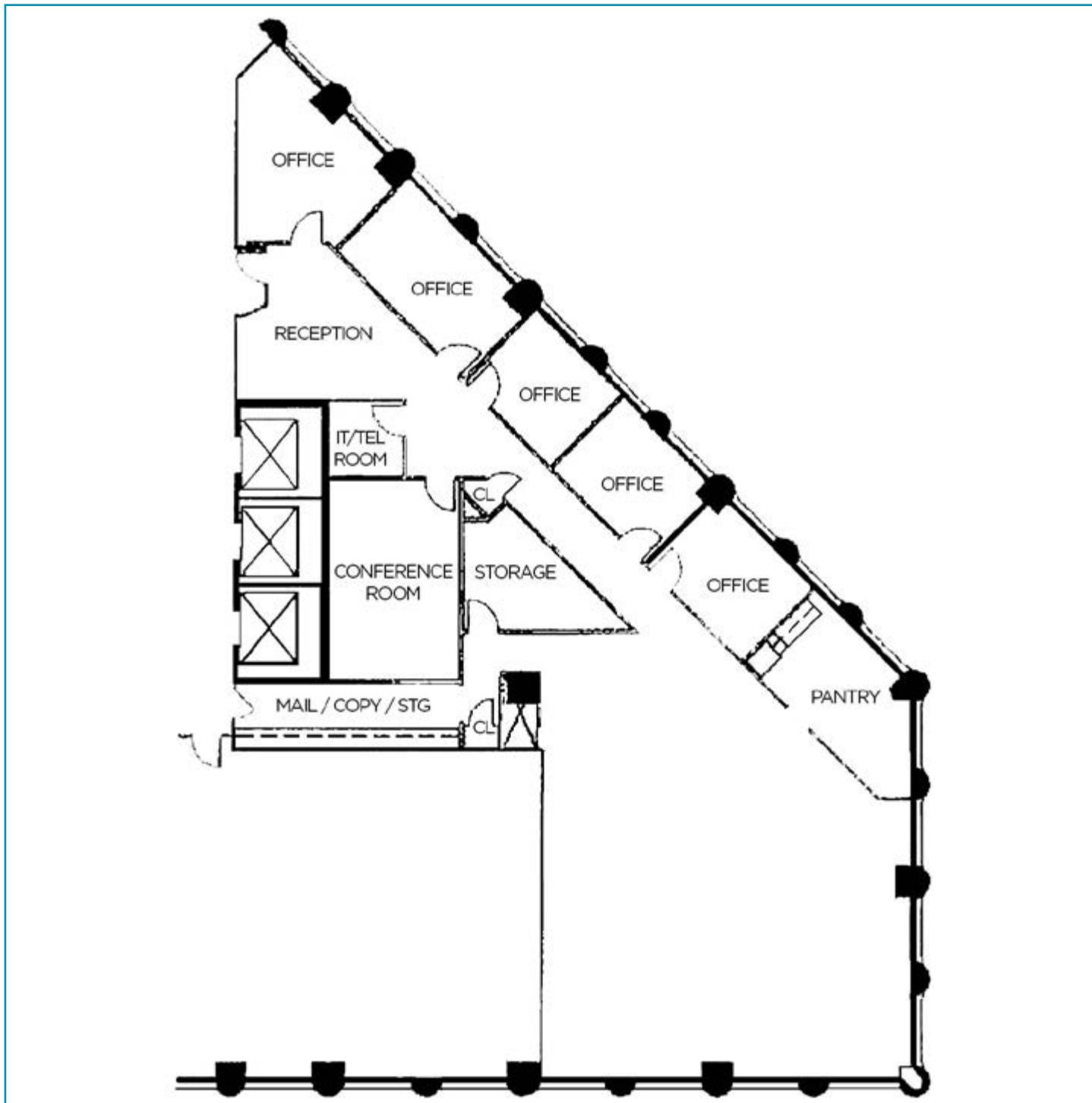
SUITE 1016 - 592 RSF

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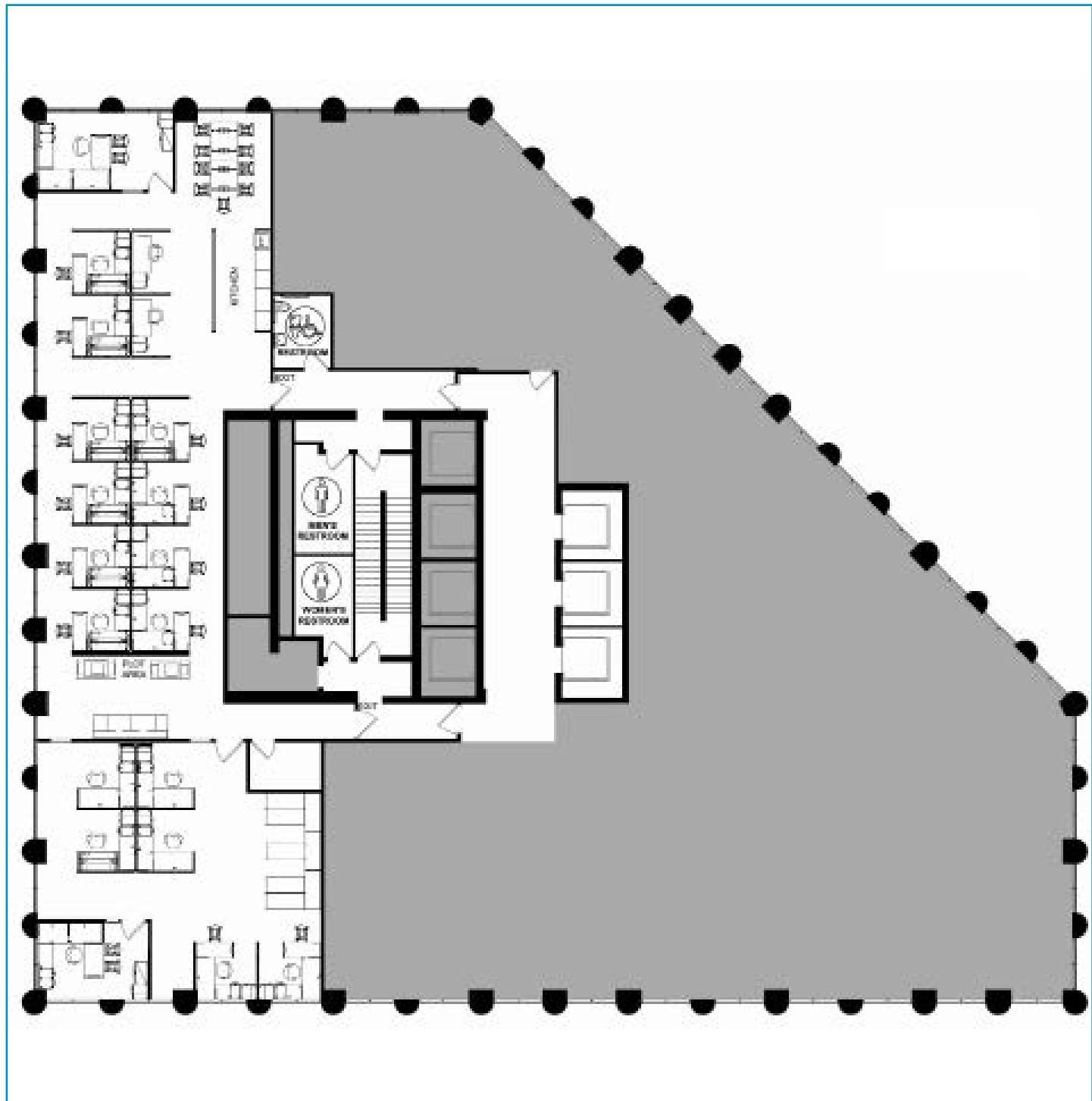
FLOOR PLAN

SUITE 1190 - 4,098 RSF



FLOOR PLAN

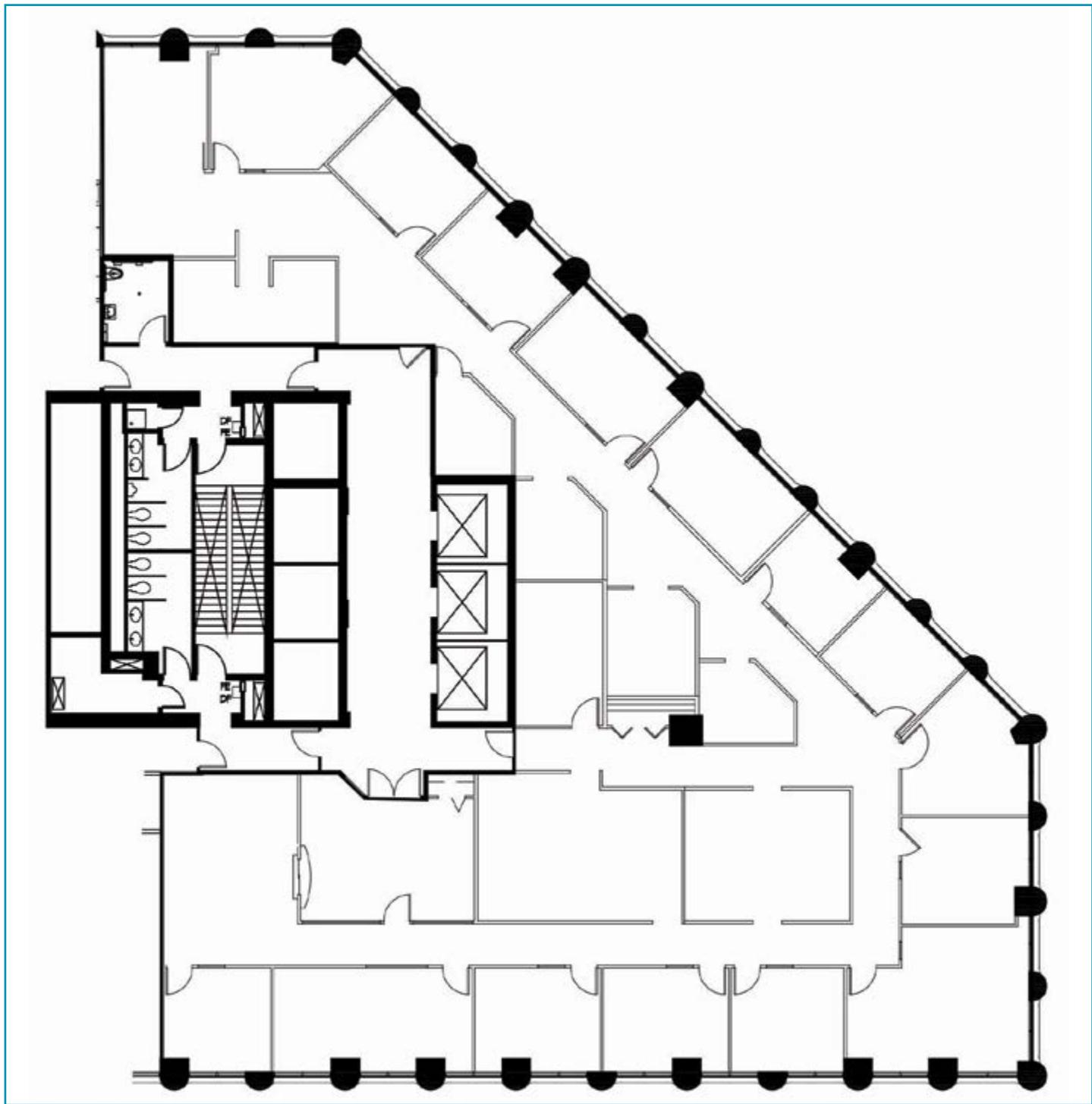
SUITE 1200 - 4,119 RSF



FLOOR PLAN

SUITE 1250 - 7,770 RSF

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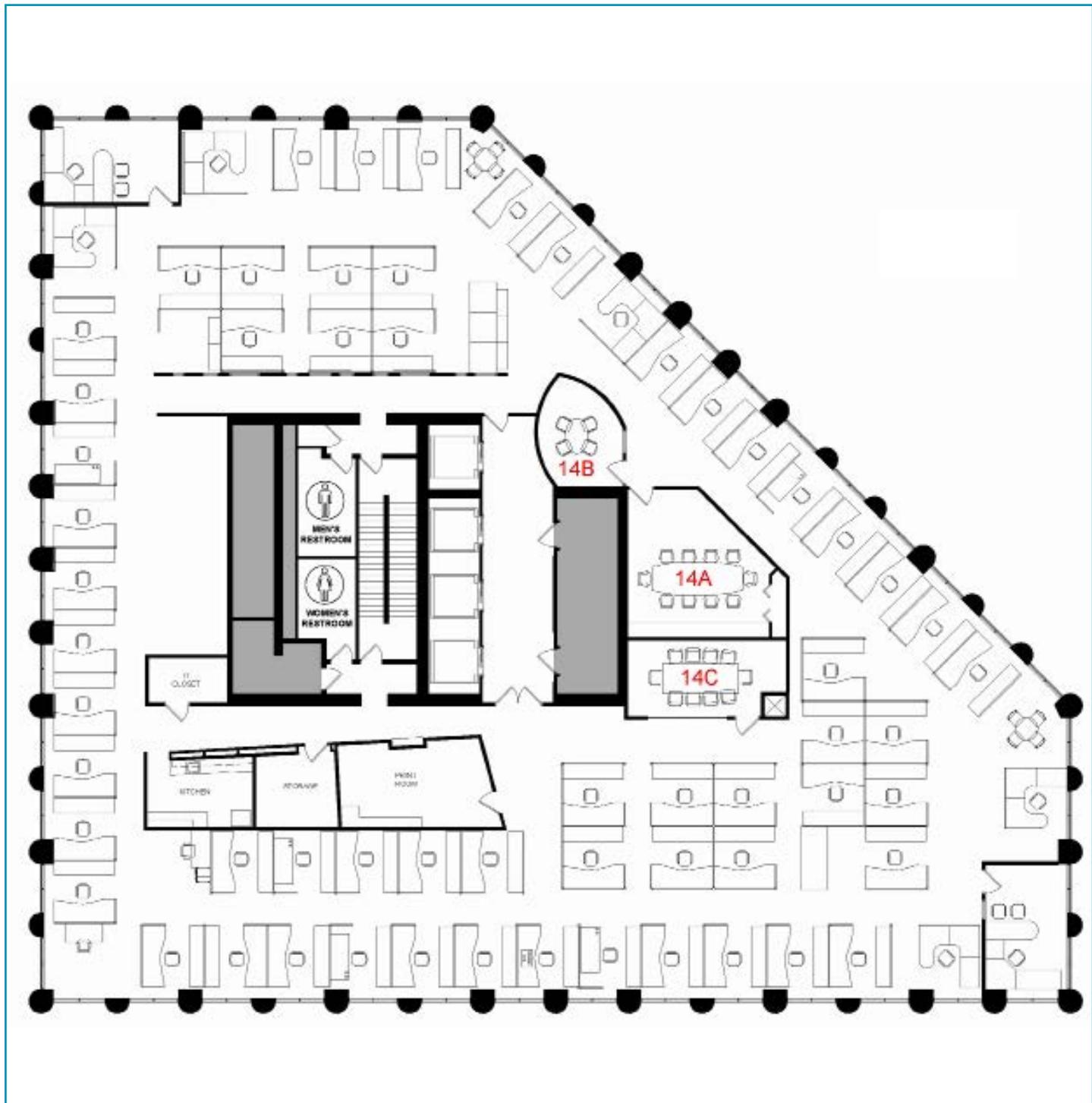
FLOOR PLAN

SUITE 1300 - 12,095 RSF



FLOOR PLAN

SUITE 1400 - 12,095 RSF



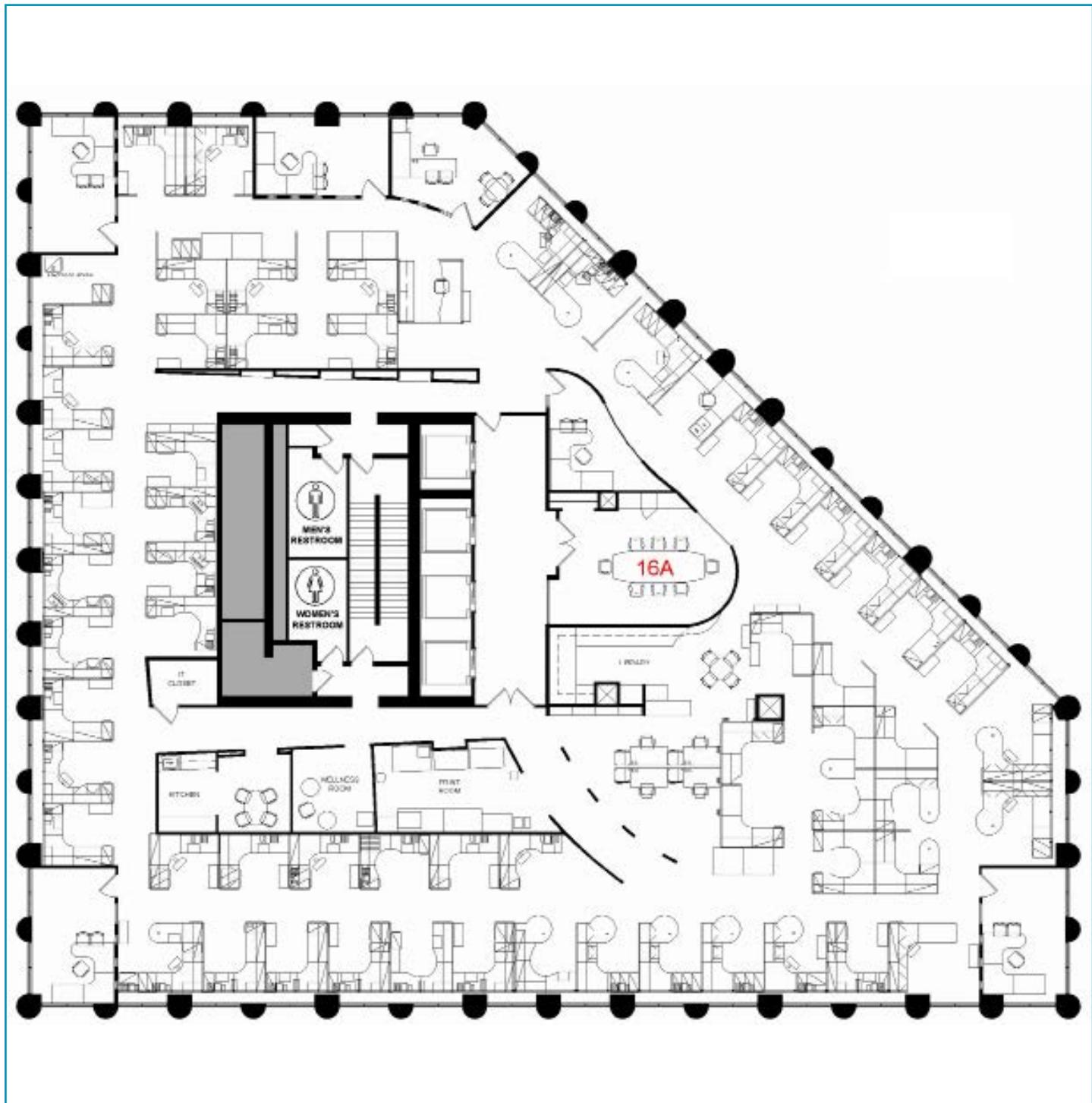
FLOOR PLAN

SUITE 1500 - 12,095 RSF



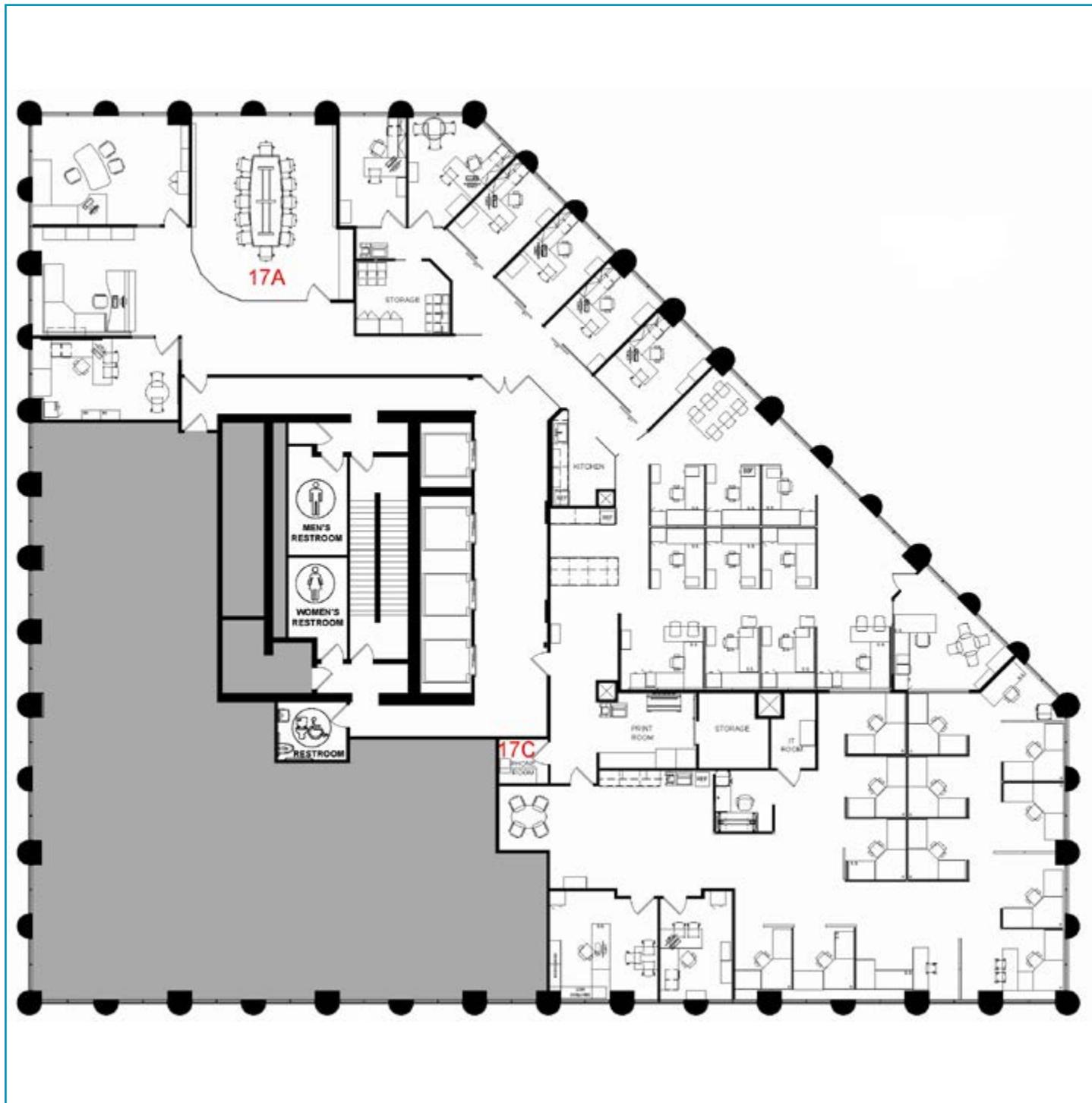
FLOOR PLAN

SUITE 1600 - 12,095 RSF



FLOOR PLAN

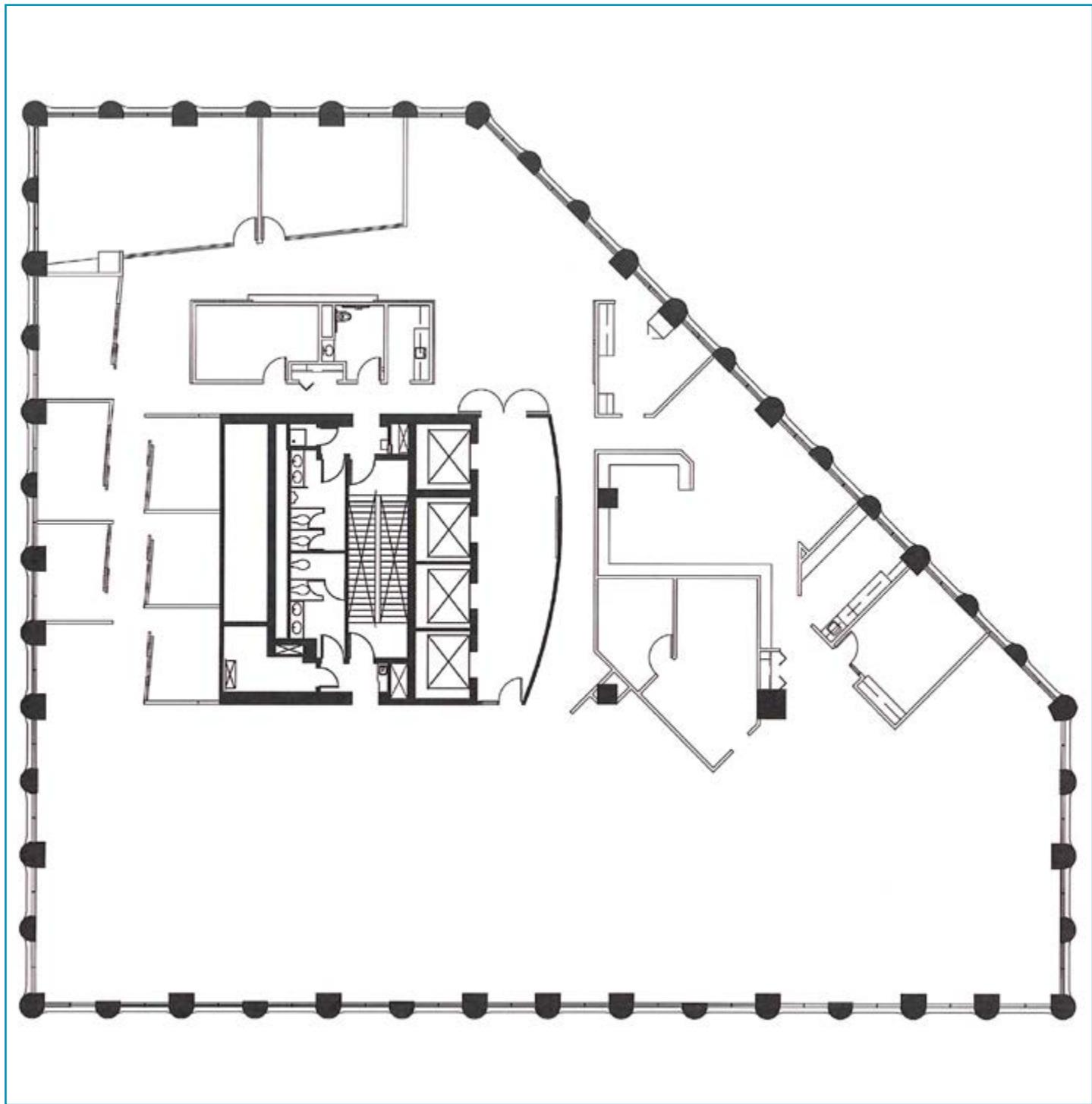
SUITE 1700 - 8,422 RSF



FLOOR PLAN

SUITE 1900 - 12,373 RSF

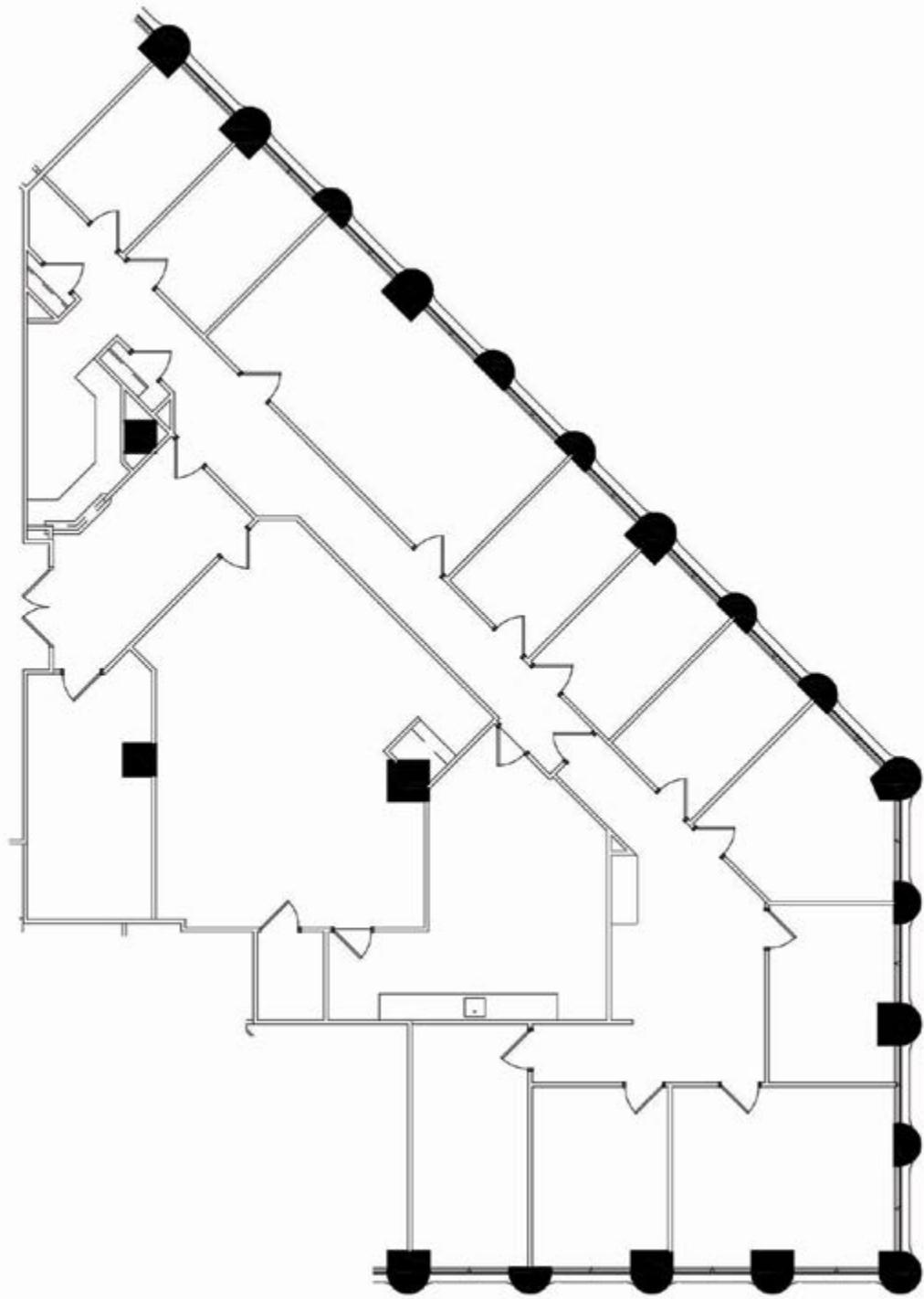
CLICK TO VIEW VIRTUAL TOUR



FLOOR PLAN

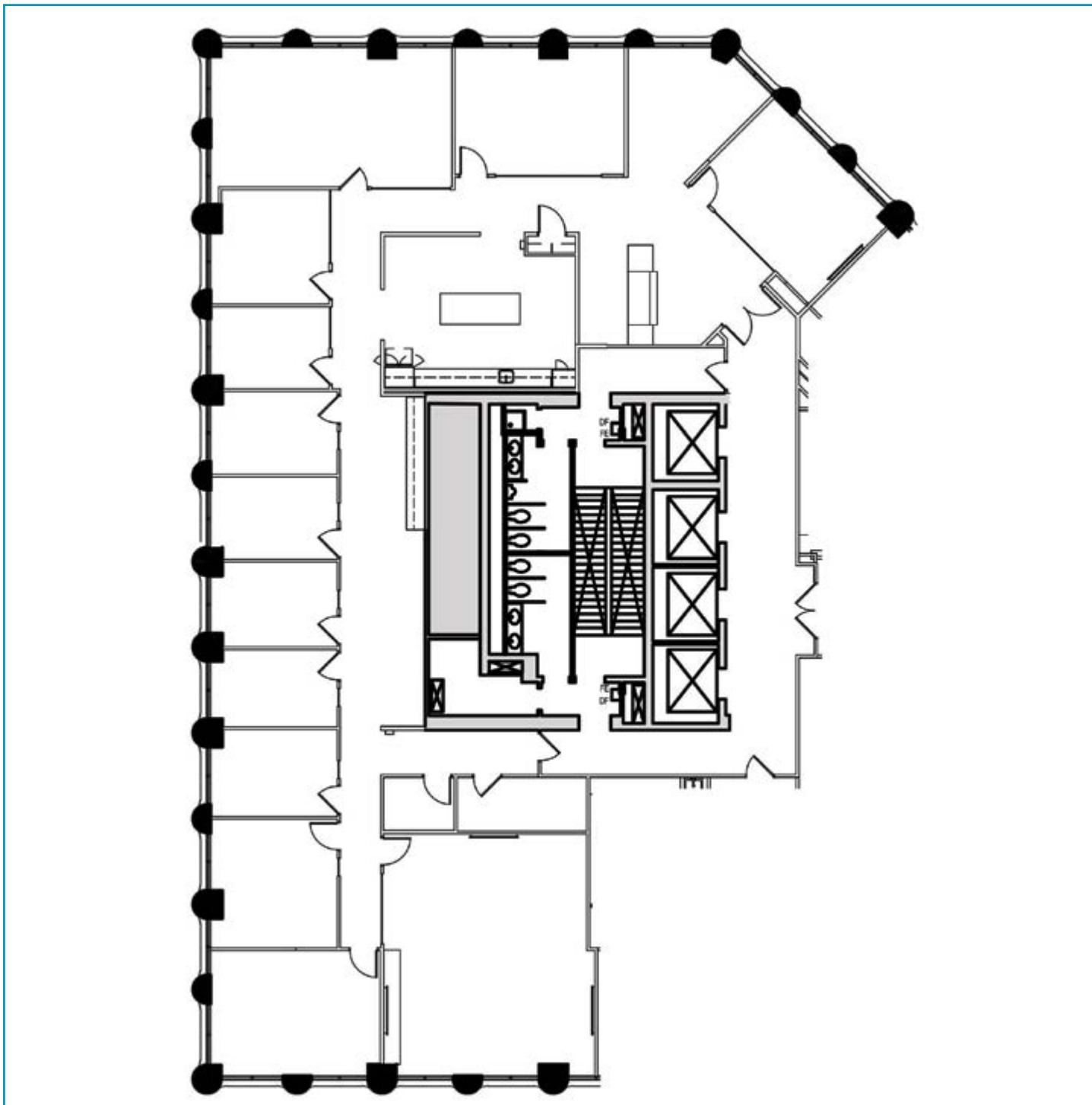
SUITE 2000 - 4,847 RSF

CLICK TO VIEW VIRTUAL TOUR



FLOOR PLAN

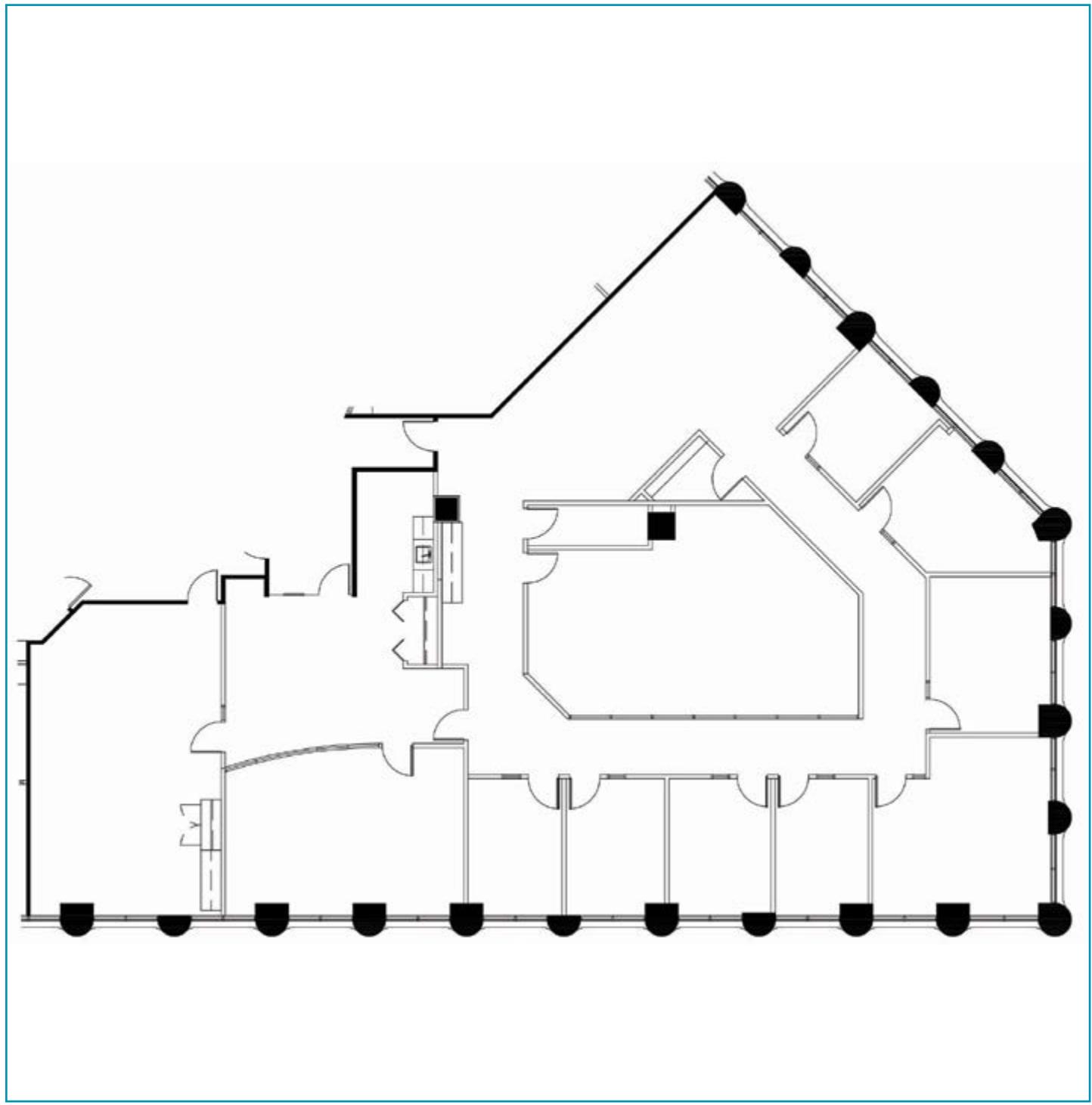
SUITE 2060 - 5,809 RSF



FLOOR PLAN

SUITE 2350 - 5,609 RSF

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AARON BARNARD, SIOR CCIM

Senior Director

+1 952 465 3372

aaron.barnard@cushwake.com

ANN STAHLER

Director

+1 651 248 6946

ann.stahley@cushwake.com

CUSHMAN & WAKEFIELD

3500 American Blvd W | Suite 200

Minneapolis, MN

Main +1 952 831 1000

cushmanwakefield.com



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WAKEFIELD**