



WELLS FARGO PLACE

30 East 7th Street
St. Paul, MN

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.



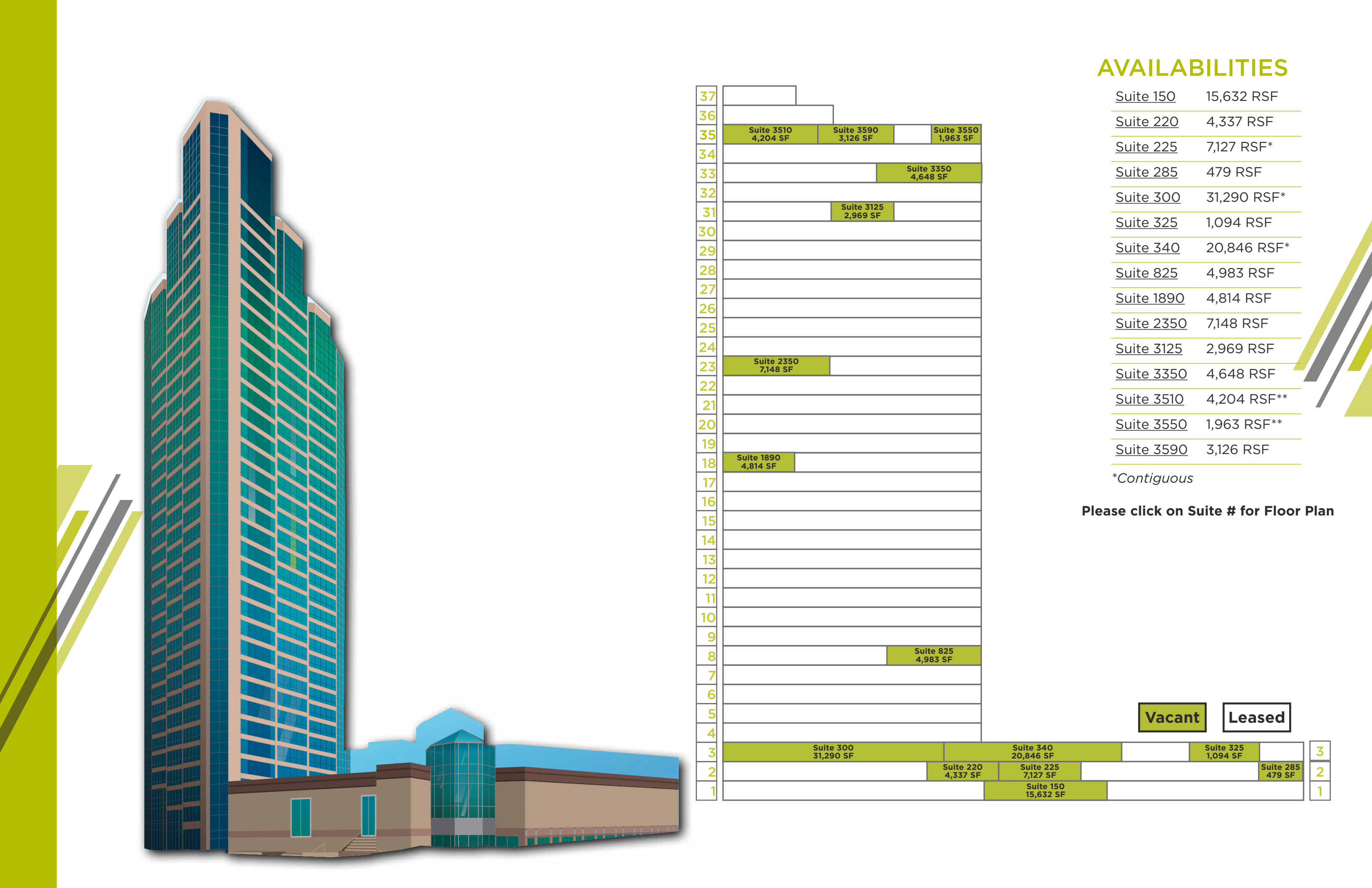
Nearby Amenities. On-site Micromarket (grab-and-go) as well as many conveniently located restaurants throughout the skyway.





BUILDING INFORMATION

Address	30 East 7th Street, St. Paul, MN 55101
Floors	37
Total Rentable Area	634,895 RSF
Average Floor Size	Tower Floor Plate: 14,500 RSF
Year Built	1987 with ongoing renovations
Net Rental Rates	Tower: \$17.50 PSF Atrium: \$14.50 PSF
Tax & Op. Expense	\$16.70 PSF
Parking	Underground parking with valet. Both reserved and non-reserved stalls. Contracted parking in ramp adjacent to the property. Visitor parking is also available.
Building Hours	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
Security	On-site 24/7 security
Elevators	2 elevator banks located off of 7th street entrance and one in Atrium.
Property Management	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

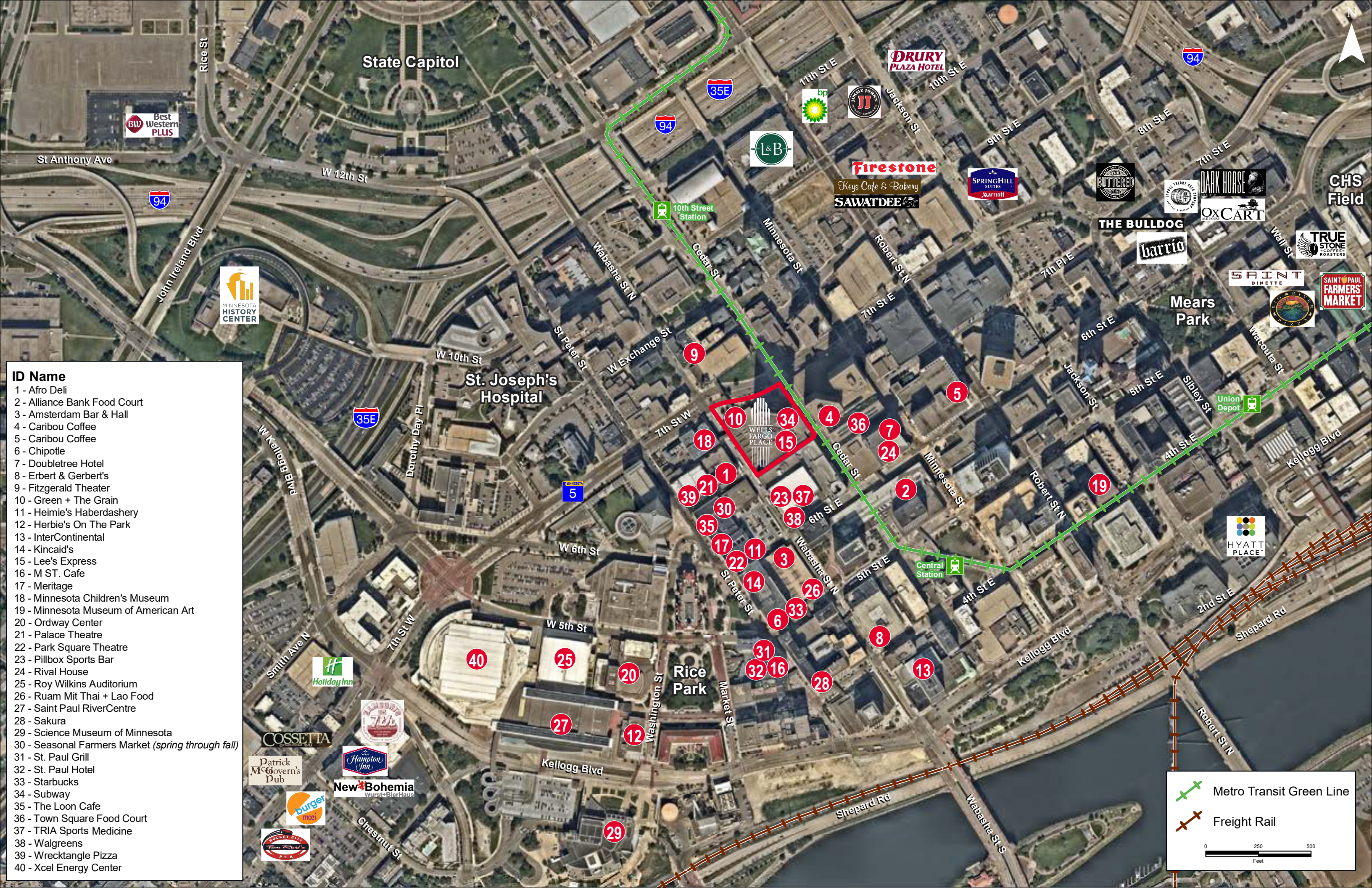
*Contiguous

Please click on Suite # for Floor Plan

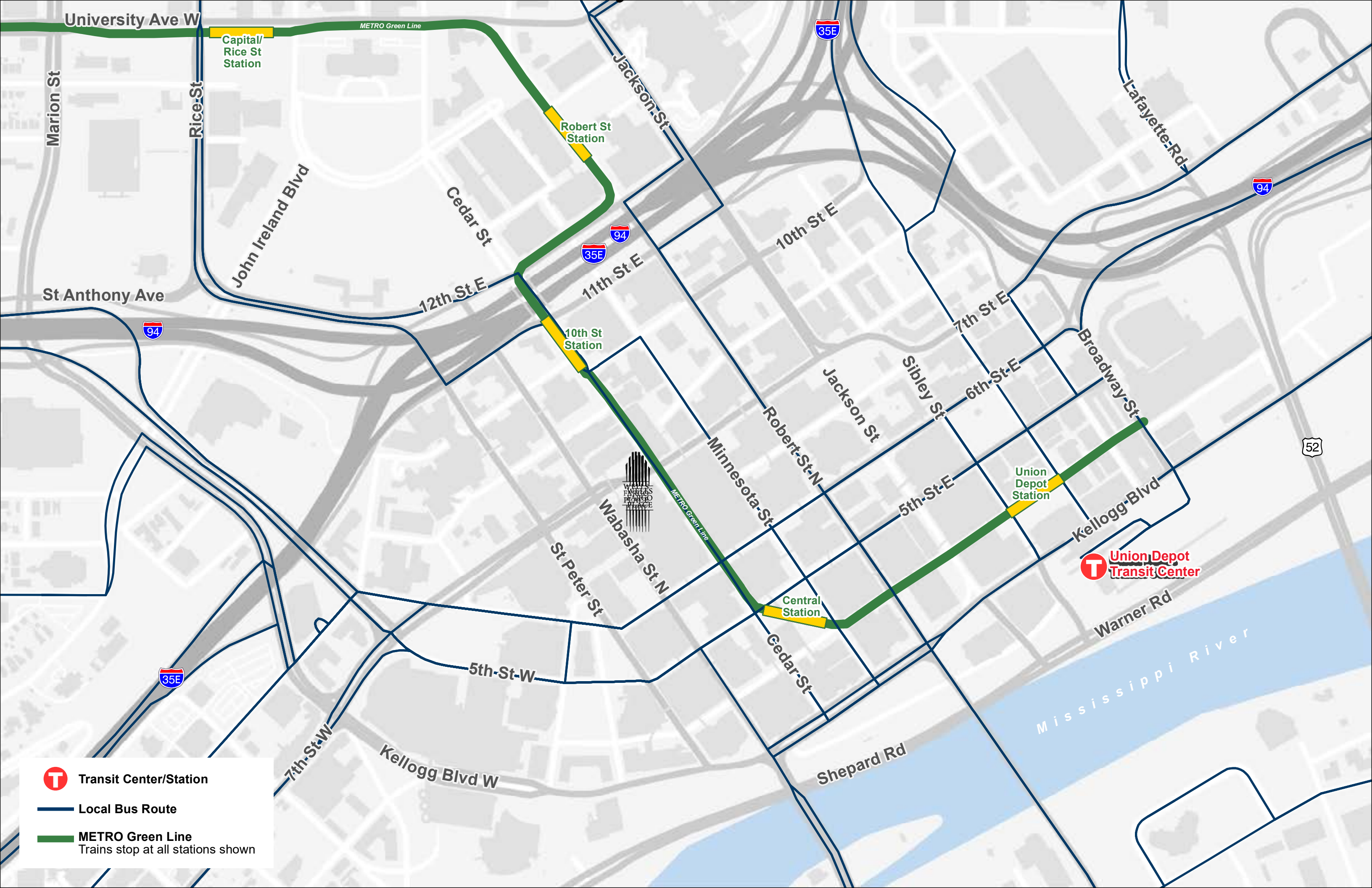
37			Suite 150 15,632 RSF
36			Suite 220 4,337 RSF
35	Suite 3510 4,204 SF	Suite 3590 3,126 SF	Suite 225 7,127 RSF*
34		Suite 3550 1,963 SF	Suite 285 479 RSF
33		Suite 3350 4,648 SF	Suite 300 31,290 RSF*
32			Suite 325 1,094 RSF
31		Suite 3125 2,969 SF	Suite 340 20,846 RSF*
30			Suite 825 4,983 RSF
29			Suite 1890 4,814 RSF
28			Suite 2350 7,148 RSF
27			Suite 3125 2,969 RSF
26			Suite 3350 4,648 RSF
25			Suite 3510 4,204 RSF**
24			Suite 3550 1,963 RSF**
23	Suite 2350 7,148 SF		Suite 3590 3,126 RSF
22			
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20			
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18	Suite 1890 4,814 SF		
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8		Suite 825 4,983 SF	
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5			
4			
3	Suite 300 31,290 SF	Suite 340 20,846 SF	Suite 325 1,094 SF
2		Suite 220 4,337 SF	Suite 225 7,127 SF
1		Suite 150 15,632 SF	Suite 285 479 SF







- 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 - Heime'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





For more information, please contact:

ERIC KING
Managing Director
+1 651 734 2385
eric.king@cushwake.com

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