



# 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

|                     |                                                                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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: Negotiable<br>Atrium: Negotiable                                                                                                                        |
| Tax & Op. Expense   | \$15.67 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.<br>Saturday: 9:00 a.m. - 1:00 p.m.<br>Sunday: Closed<br>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 100</u>  | 21,184 RSF  |
| <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 700</u>  | 14,762 RSF  |
| <u>Suite 825</u>  | 4,983 RSF   |
| <u>Suite 1400</u> | 14,762 RSF* |
| <u>Suite 1500</u> | 14,762 RSF* |
| <u>Suite 1600</u> | 14,762 RSF* |
| <u>Suite 1890</u> | 4,814 RSF   |
| <u>Suite 2350</u> | 7,148 RSF   |
| <u>Suite 2900</u> | 14,915 RSF* |
| <u>Suite 3000</u> | 8,337 RSF*  |
| <u>Suite 3025</u> | 3,326 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**

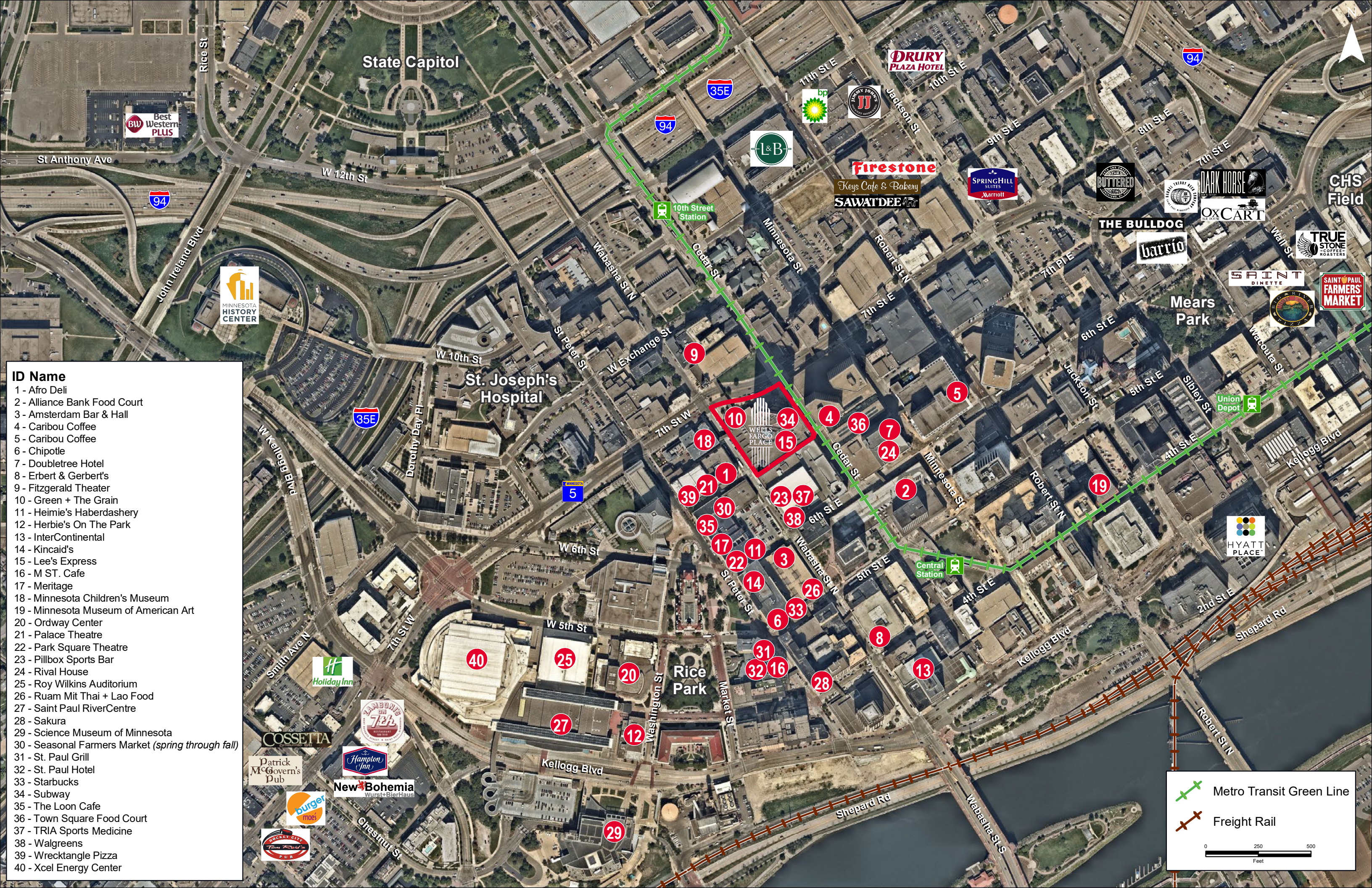
**Vacant**

Leased

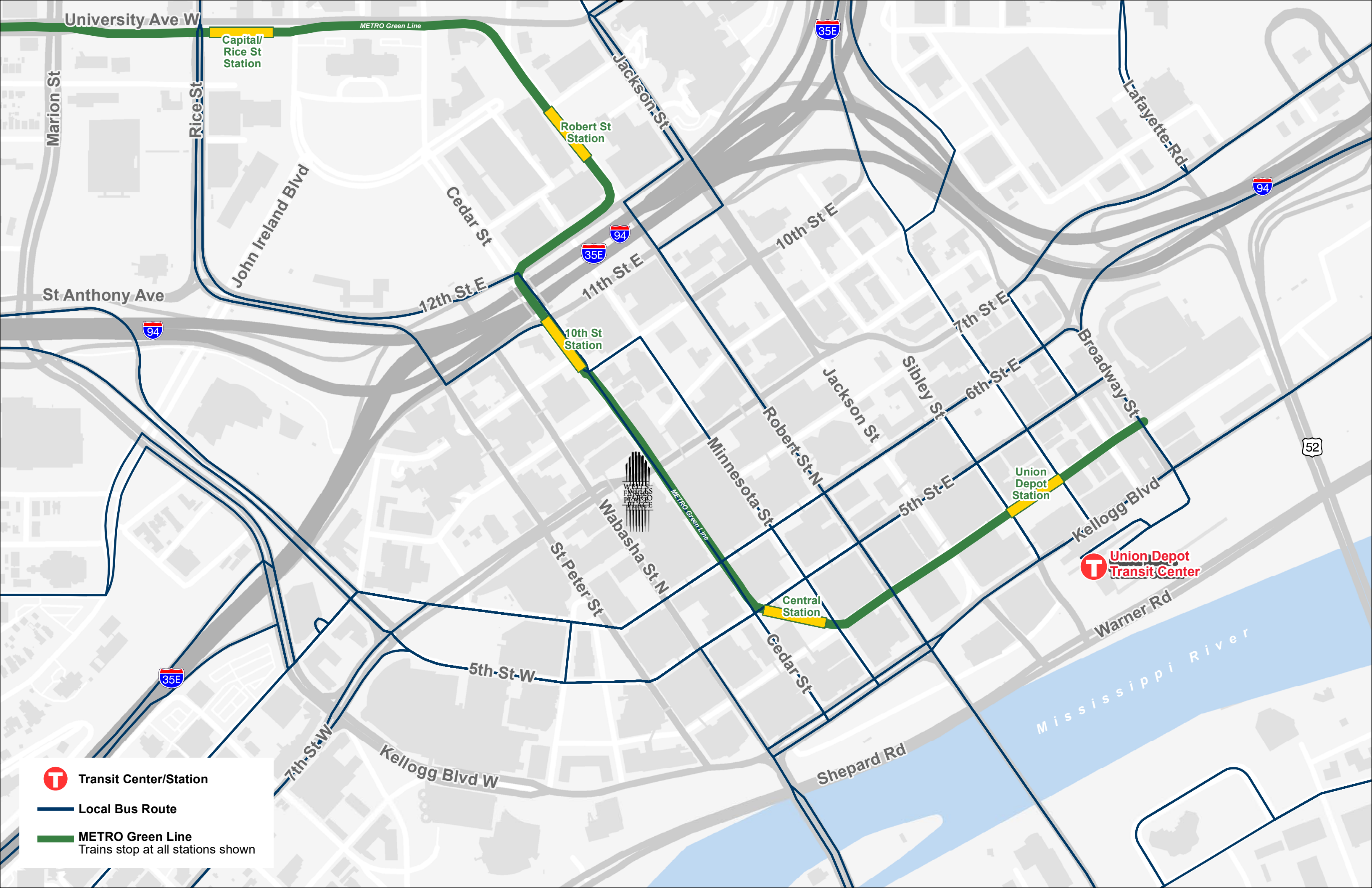
|    |                        |                         |                        |                        |  |                       |                     |
|----|------------------------|-------------------------|------------------------|------------------------|--|-----------------------|---------------------|
| 37 |                        |                         |                        |                        |  | Suite 150             | 15,632 RSF          |
| 36 |                        |                         |                        |                        |  | Suite 220             | 4,337 RSF           |
| 35 | Suite 3510<br>4,204 SF | Suite 3590<br>3,126 SF  |                        | Suite 3550<br>1,963 SF |  | Suite 225             | 7,127 RSF           |
| 34 |                        |                         |                        |                        |  | Suite 285             | 479 RSF             |
| 33 |                        |                         | Suite 3350<br>4,648 SF |                        |  | Suite 300             | 31,290 RSF*         |
| 32 |                        |                         |                        |                        |  | Suite 325             | 1,094 RSF           |
| 31 |                        | Suite 3125<br>2,969 SF  |                        |                        |  | Suite 340             | 20,846 RSF*         |
| 30 | Suite 3000<br>8,337 SF | Suite 3025<br>3,326 SF  |                        |                        |  | Suite 700             | 14,762 RSF          |
| 29 |                        | Suite 2900<br>14,915 SF |                        |                        |  | Suite 825             | 4,983 RSF           |
| 28 |                        |                         |                        |                        |  | Suite 1400            | 14,762 RSF*         |
| 27 |                        |                         |                        |                        |  | Suite 1500            | 14,762 RSF*         |
| 26 |                        |                         |                        |                        |  | Suite 1600            | 14,762 RSF*         |
| 25 |                        |                         |                        |                        |  | Suite 1890            | 4,814 RSF           |
| 24 |                        |                         |                        |                        |  | Suite 2350            | 7,148 RSF           |
| 23 | Suite 2350<br>7,148 SF |                         |                        |                        |  | Suite 2900            | 14,915 RSF*         |
| 22 |                        |                         |                        |                        |  | Suite 3000            | 8,337 RSF*          |
| 21 |                        |                         |                        |                        |  | Suite 3025            | 3,326 RSF*          |
| 20 |                        |                         |                        |                        |  | Suite 3125            | 2,969 RSF           |
| 19 |                        |                         |                        |                        |  | Suite 3350            | 4,648 RSF           |
| 18 | Suite 1890<br>4,814 SF |                         |                        |                        |  | Suite 3510            | 4,204 RSF*          |
| 17 |                        |                         |                        |                        |  | Suite 3550            | 1,963 RSF*          |
| 16 |                        | Suite 1600<br>14,762 SF |                        |                        |  | Suite 3590            | 3,126 RSF           |
| 15 |                        | Suite 1500<br>14,762 SF |                        |                        |  |                       |                     |
| 14 |                        | Suite 1400<br>14,762 SF |                        |                        |  |                       |                     |
| 13 |                        |                         |                        |                        |  |                       |                     |
| 12 |                        |                         |                        |                        |  |                       |                     |
| 11 |                        |                         |                        |                        |  |                       |                     |
| 10 |                        |                         |                        |                        |  |                       |                     |
| 9  |                        |                         |                        |                        |  |                       |                     |
| 8  |                        |                         | Suite 825<br>4,983 SF  |                        |  |                       |                     |
| 7  |                        | Suite 700<br>14,762 SF  |                        |                        |  |                       |                     |
| 6  |                        |                         |                        |                        |  |                       |                     |
| 5  |                        |                         |                        |                        |  |                       |                     |
| 4  |                        |                         |                        |                        |  |                       |                     |
| 3  |                        | Suite 300<br>31,290 SF  |                        | Suite 340<br>20,846 SF |  | Suite 325<br>1,094 SF |                     |
| 2  |                        |                         | Suite 220<br>4,337 SF  | Suite 225<br>7,127 SF  |  |                       | Suite 285<br>479 SF |
| 1  |                        | Suite 100<br>21,184 SF  |                        | Suite 150<br>15,632 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:

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