



River Park Plaza For Lease

Building Address:	10 River Park Plaza, St. Paul, MN	Eric Rapp , SIOR
Building Square Feet:	333,000 square feet	• 952.837.3060
Currently Available:	155,000 square feet total	• erapp@welshco.com
Maximum Contiguous:	140,000 square feet	Ted Carlson , CCIM, SIOR
Minimum Divisible:	6,000 square feet	• 952.897.7788
R/U Factors:	Full Floor: 6% Partial Floors: 11%	• tcarlson@welshco.com
Lease Rate:	\$11.00 - \$15.00 psf	www.welshco.com
Year Built:	1989	900 Second Avenue South Suite 1625 Minneapolis, MN 55402
Real Estate Taxes & Operating Expenses:	\$10.00 psf	Tel: 952.897.7700 Fax: 952.842.7700
Parking Ratio:	4.50/1,000	
Floor Plates:	30,000 - 40,000	
Area Amenities:	<ul style="list-style-type: none">• Located on bus line• Fitness center with showers• Cafe and convenience store• 24/7 security• Signage available• Storage space available• 5,000 - 155,000 SF available• Ample free parking• Located on the Mississippi waterfront• Spectacular views of St. Paul skyline	