

# FOR LEASE

## TREASURE ISLAND CENTER

### 400 Wabasha St. N.

SAINT PAUL, MINNESOTA



The Saint Paul Port Authority has formed a joint venture company through Capital City Properties (CCP) to create Go Wild, LLC.

CCP is a separate 501(c)(3) nonprofit organization that was created in 1991 to relieve the burden of government in the funding of Saint Paul Port Authority projects. CCP generates revenue through a variety of sources, including new markets tax credits, joint venture partnerships and investment earnings.

The Saint Paul Port Authority acts as a citywide development agency, promoting industry, commerce, and contributing to the economic growth of the east metro.

### AREA HIGHLIGHTS

- Minnesota's capital city is an historic community of immense charm.
- CBD: Over 17 million square feet of office space; over 90% occupancy.
- Positive absorption in CBD competitive real estate space.
- Home to 13 colleges/universities.
- 27.9 million visitors to Saint Paul/Minneapolis annually.
- Nearly 100 theater companies in the Twin Cities, more than 30 venues, and more theater seats per capita than anywhere outside of New York.
- More than 73,000 jobs in Saint Paul CBD.
- Over 500 restaurants in Saint Paul.
- 15,000+ hotel rooms in the Twin Cities; 5,500 near downtown Saint Paul.
- Area Events at RiverCentre, Roy Wilkins Auditorium and Xcel Center: Over 380 events annually, with events on at least 316 days.
- Over 20 events monthly at CHS Field, with 80 baseball games.
- Saint Paul Saints average 8,000 fans per game.
- Hosted National Women's Hockey League All-Star Game at TRIA Rink in February 2018.
- Over the course of the 2018 Winter Carnival and Super Bowl weekend, the NCAA Final Four in 2019, Saint Paul hosts numerous events and activities.



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SAINT PAUL, MINNESOTA 55101



Current Site

## FAST FACTS

- Saint Paul/Minneapolis' combined 13-mile-long skyway is the second longest continuous skyway system in the world (second to Calgary, Alberta).
- Neighboring Rice Park is older than New York City's Central Park.
- Saint Paul: Top Ten of America's Best Cities, Businessweek.com.
- Saint Paul Hotel: Among the top 500 world's hotels.
- Xcel Energy Center/Minnesota Wild: Among the best stadium experiences, StadiumJourney.com.
- Twin Cities: Among the Top 10 U.S. Travel Destinations, Lonely Planet.
- Saint Paul/Minneapolis: Ranked #1 City in 2013 American Fitness Index Report, American College of Sports Medicine.
- Minutes from Minneapolis-Saint Paul International Airport: named Travel & Leisure's Best Airport in America.
- Saint Paul is a city of parks: Four beautiful parks within a one-mile radius.

## PROPERTY HIGHLIGHTS

- Located at the epicenter of Saint Paul's central business district.
- Site: 540,000 total square-foot building, 2.25-acre site, including 800-stall parking ramp.
- Located along new light rail (Green Line), 1 block from Central Station.
- Connections: Skyway-connected on three levels.
- Zoning: B4, general business, allowing for multiple use and design options.
- [www.treasureislandcenter.com](http://www.treasureislandcenter.com) | [www.triarink.com](http://www.triarink.com)

## LEASING OPTIONS

- Total Space Available: 32,000 square feet
- Restaurant with Outdoor Seating: 5,000 square feet along Wabasha Street
- Medical or Office Space: 3,150-24,000 square feet
- Fitness Center: 3,150 – 24,000 square feet
- General Retail/Entertainment: 1,560-24,500 square feet



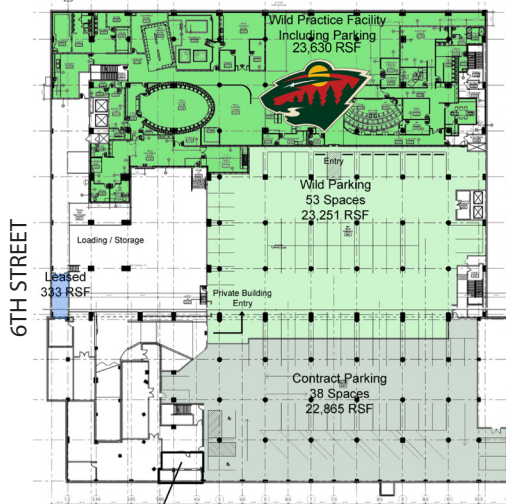


Advertising Opportunities

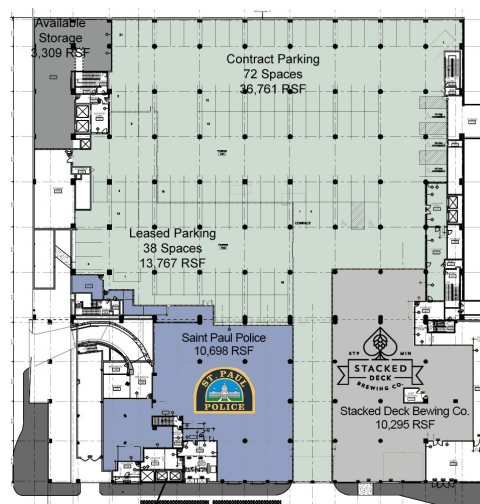


Street Level View Corner of Cedar and 6th Street

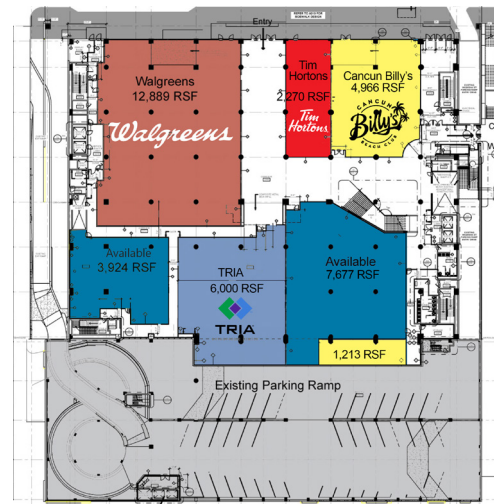
WABASHA STREET



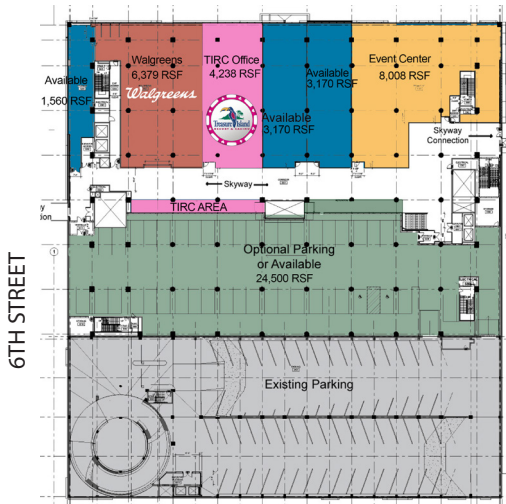
LEVEL 0 WILD & PARKING



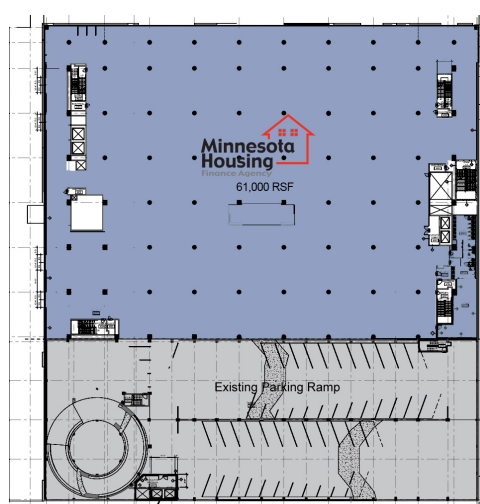
LEVEL 1 LEASABLE & PARKING



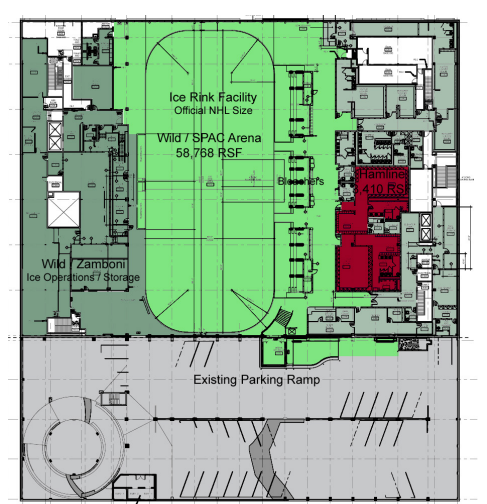
LEVEL 2 LEASABLE



LEVEL 3 LEASABLE & OPTIONAL PARKING



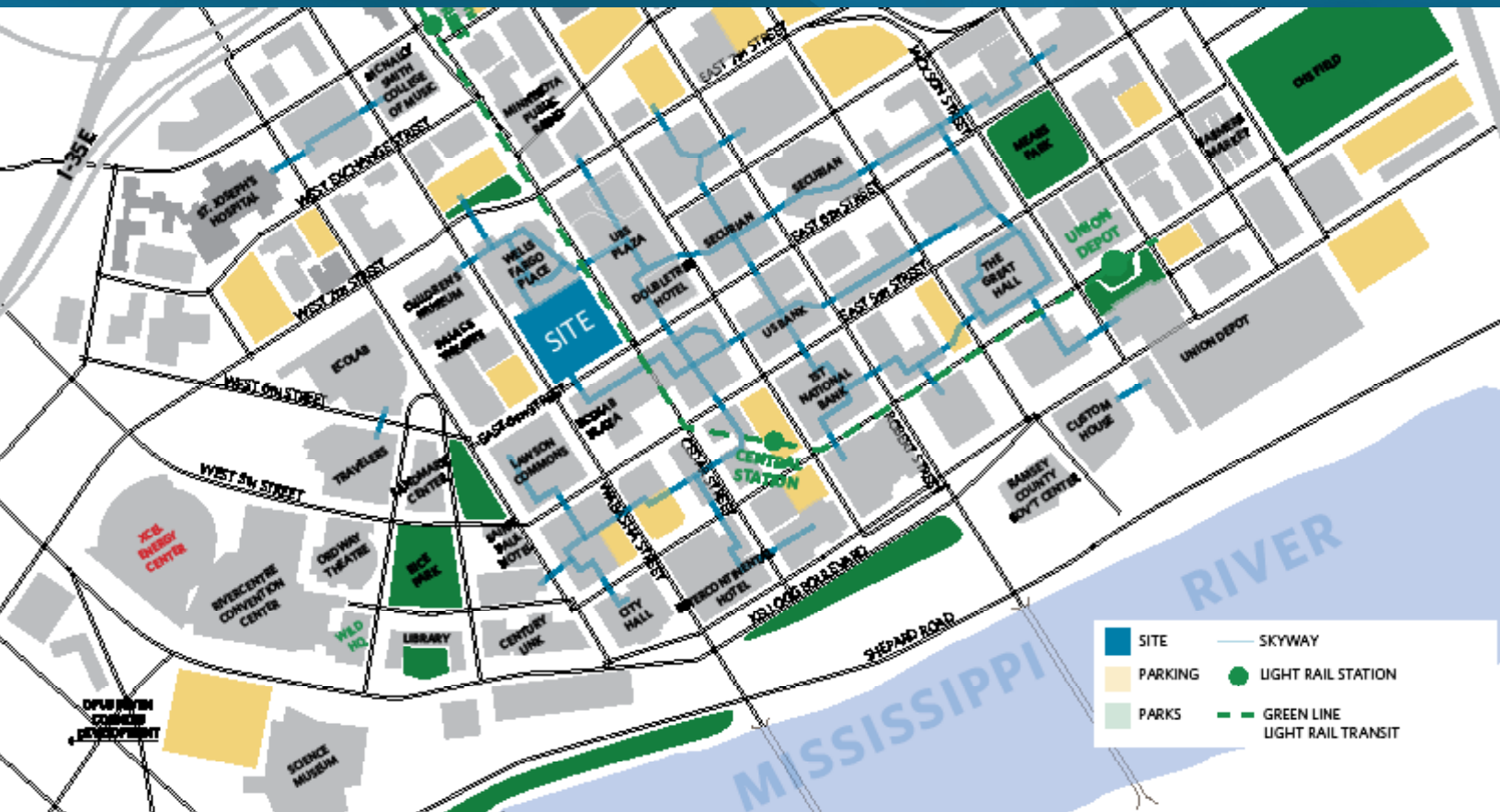
LEVEL 4 MHFA



LEVEL 5 TRIA Rink

CEDAR STREET





## AREA DEMOGRAPHICS

- Greater MSP population is nearly 3 million people and is 16th largest metropolitan area in the U.S.
- City of Saint Paul population is over 300,000.
- Downtown Saint Paul residential population is over 8,000 people. Planned developments will increase it over 20% by the year 2020.

## CENTRAL CORRIDOR

- The 11-mile Green Line runs between Saint Paul's Union Depot hub and Minneapolis' multimodal station, by way of the University of Minnesota and University Avenue.
- Connects to new MLS stadium Allianz Field



Photo Credit (top and bottom): Nattapol Pornsaluwat



SAINT PAUL PORT AUTHORITY  
380 ST PETER STREET, SUITE 850  
SAINT PAUL, MINNESOTA 55102

LEE KRUEGER  
President  
651.204.6226  
ljk@sppa.com