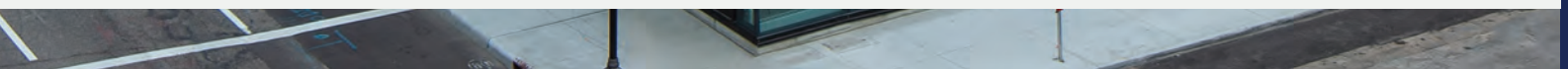
FOR LEASE

The428.com



THE 428

INTERNATIONAL WELL BUILDING INSTITUTE
WELL GOLD 2018

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN
LEED SILVER 2019

Pat Wolf
(651) 290-8890
patwolf@cres-inc.com

Sherry Hastings
(651) 290-8893
shastings@cres-inc.com

Your Work.
Your Way.

"We have built a dynamic and integrative office environment with features that you won't find in any other building in the Twin Cities. The 428 provides a space that tenants of today are looking for, which is a space that supports both their work and home life."

- Pat Wolf, Commercial Real Estate Services, Inc.

THE 428

Leasing

428 Minnesota Street
St. Paul, MN 55101

Space Available:	63,000 sf *approx.*
Lower Level:	6,920 sf *approx.* (Seeking Fitness Studio)
First Floor:	10,500 sf *approx.* (Seeking 2,000 sf Coffee Cafe)
Second Floor:	12,610 sf *approx.*
Third Floor:	12,610 sf *approx.*
Fourth Floor:	12,610 sf *approx.*
Rooftop:	7,750 sf - Leased to Wellworth Co-Work

Rental Rate: $18.00 - $20.00 Net

Est. 2019 Ops: $8.70/sf
Est. 2019 Tax: $3.03/sf*
*2019 real estate tax not fully assessed.

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COMMERCIAL REAL ESTATE SERVICES, INC.

Building Facts

Building Size:	63,000 sf
Number of Floors:	5 Floors + Lower Level
Floor Size:	12,600 sf
Ceiling Height:	14′ to 17′ (Floors 1-5)
Bay Size:	24′ x 26′

WELL Certified™ Gold for Core and Shell

The WELL Building Standard™ is the first to integrate human health and wellness into the design, construction, maintenance and operations of buildings. Learn more at WELLcertified.com.

LEED™ Silver Certified

The U.S. Green Building Council's LEED™ green building program is the preeminent program for the design, construction, maintenance and operations of high-performance green buildings. The LEED certification trademark is owned by the U.S. Green Building Council® and is used with permission. Learn more at usgbc.org/LEED.

District Energy to provide heating and cooling services.

Energy efficient LED lighting throughout the building.

Fiber-Optics run throughout the building for internet speeds up to 1 Gbps.

Wellworth Co-Working Facility on Rooftop.

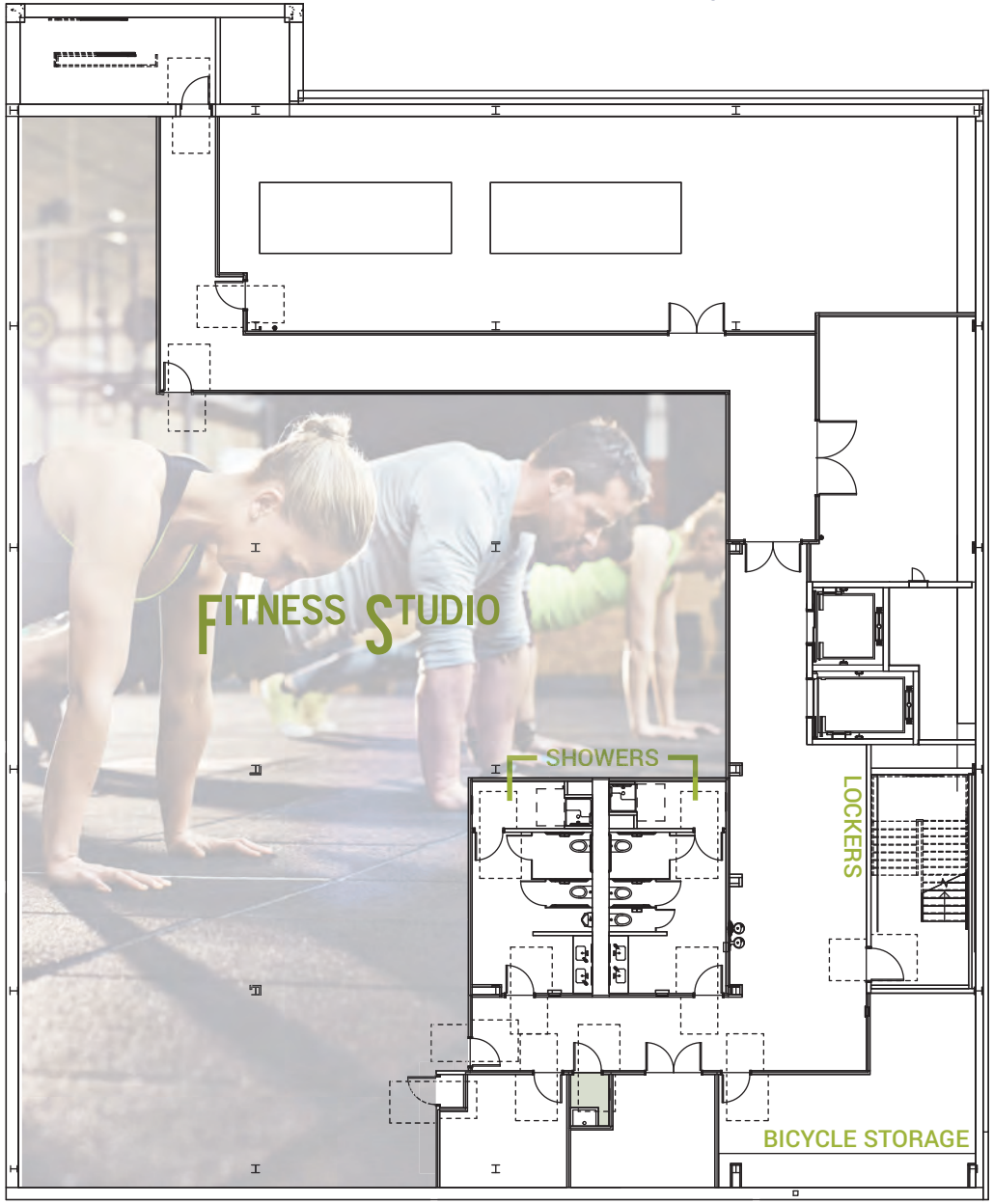
Seeking Coffee Cafe and Fitness Studio.

Main Lobby

Tenant Space

Lower Level

Floor Size: Approx. 6,800 sf
Ceiling Height: 14’
Seeking Fitness Studio Tenant



THE 428

Floor Size: Approx. 6,920 sf
Ceiling Height: 12’
Seeking Fitness Studio Tenant

First Floor

Floor Size: Approx. 11,500 sf
Ceiling Height: 17’ 8”
Seeking Coffee Cafe Tenant

THE 428

Floor Size: Approx. 10,500 sf
Ceiling Height: 17’ 8”
Seeking Coffee Cafe Tenant

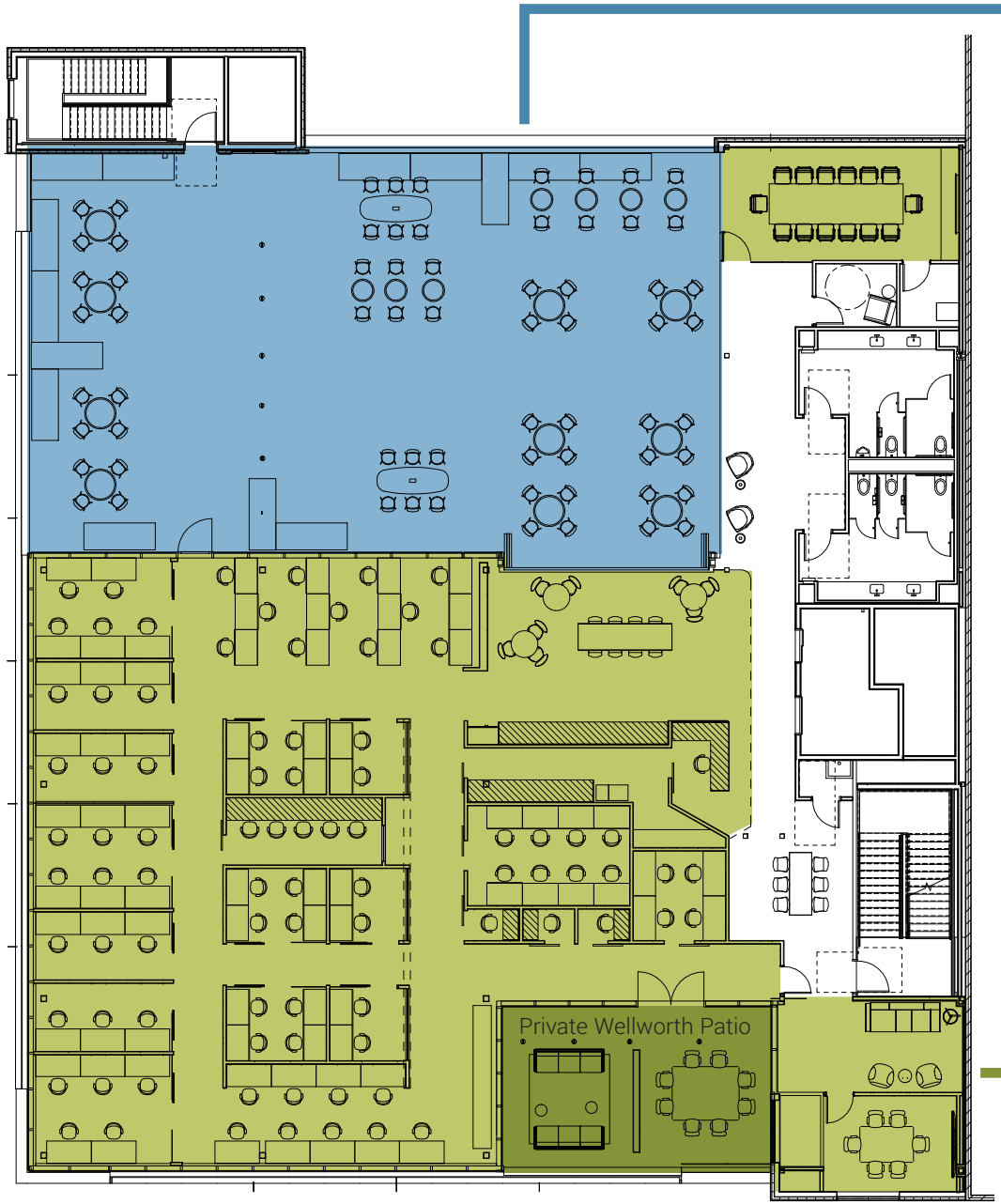
Second-Fourth Floors

Floor Size: Approx. 11,500 sf
Ceiling Height: 14′

THE 428

Floor Size: Approx. 12,610 sf
Ceiling Height: 14′

Rooftop



THE 428

Floor Size: 7,750 sf

Ceiling Height: 14'-17'

Rooftop Patio

WELLWORTH

Amenities

ROOFTOP

Rooftop patio with a variety of seating surrounded by natural planters and water features available to all tenants.

Wellworth, rooftop co-working space enclosed by floor to ceiling windows and access to a private patio.

BIKING

Indoor Bicycle Storage

Bicycle Repair Station

Shower & Locker Facilities

CONVENIENCE

Skyway System Connection through adjacent Golden Rule Building

Potential Coffee Cafe on 1st Fl

Potential Fitness Studio in LL

Health & Wellness

The WELL Building Standard is the world's first building standard focused on the effects of the built environment on human health and wellness.

It is a performance based system for buildings and interior spaces that improves the nutrition, fitness, mood and sleep patterns of its occupants. This offers a meaningful return on investment in terms of the tenant's personnel costs.

7 Concepts Behind WELL

- Air
- Water
- Nourishment
- Light
- Fitness
- Comfort
- Mind

Low-E (heat reflecting) curtain walls with glare minimization and thermal seal along with indoor lighting automatically adjust to changing natural light.

Open common area spaces and lobbies encourage movement to make taking the stairs more inviting. Indoor bike storage and lockers encourage alternative transportation.

The 428 has MERV 16 air filters, capturing 95% of air particles.

Public water is filtered for additives such as chlorine and fluoride at all drinking fountains, kitchenettes and showers.

THE 428

The 428 is the **first** building in the 7-state area to receive a WELL Certification and only the 17th in the country to be granted a Gold rating.

Sustainability

LEED is the preeminent program of high-performance green buildings that provides the framework to create a healthy, resource-efficient, cost-effective building.

It is a third-party verification that a building was designed and built using strategies aimed at reducing energy and water usage, promoting better indoor air quality, and improving quality of life.

LEED certified buildings must meet certain goals and criteria within the following categories:

- Location and Transportation
- Materials and Resources
- Water Efficiency
- Energy and Atmosphere
- Sustainable Sites
- Regional Priority Credits
- Innovation

An analysis of 7,100 LEED-certified new construction projects showed at least a 10.5% improvement in energy performance in 92.2% of the projects.

District Energy provides heating and cooling services utilizing hot and chilled water. The chilled water reduces the use of refrigerants and 65% of the fuel for heating is produced by sourced wood waste.

There is a building wide organics and mixed use recycling program.

The existing building was repurposed from retail to office space and building materials and historic elements reused.

THE 428

The 428 is the **first** building in the 7-state region to be awarded WELL Gold and LEED Silver Certification for Core and Shell.

Wellworth Co-Work Cafe

WELLWORTH

Wellworth inspires and fosters productivity through its environmentally sustainable design and purposeful attention to all things dedicated to contributing to members' sound sense of well-being.

Wellness
Wellworth strives to find ways to decrease stress, improve health/wellness and increase productivity. Being located in The 428, Wellworth offers a workspace healthy for you and the environment.

Outdoor Space
Our venue with its extraordinary views is the place to ideate, create and transform meetings and events with stunning views of downtown St. Paul. In addition to indoor working space with 360 degrees of natural light and floor to ceiling windows, we also offer a private outdoor co-working patio and open air social gathering areas.

Community
Wellworth shapes its co-working community for passionate, innovative people to network and succeed through a relationship-driven co-working experience.

History
Wellworth's name is a play on the on the historic and iconic Woolworth building that lived at our address from the 1950s until its recent rebuild. Our location is steeped in history and yet our space is designed for modern day collaboration, innovation, wellness and business growth.

WELLWORTH

Memberships

Take 5
$99/Month

Full-Time Freelance Open
$275/Month

Full-Time Freelance Dedicated
$425/Month

Dedicated Office
$995-$2,500/Month

© Gensler Minneapolis

Join the Wellworth Community Today!

WellworthCoWork.com
info@wellworthcowork.com
(612) 326-7682

Wellworth Open Co-working

In the Heart of Downtown

PARKING

8 Parking Facilities within 1 Block

Over 3,440 Parking Spaces

TRANSPORTATION

Along Major Bus Lines

3 Blocks from LRT and Nice Ride Stations

PARKS

15 Parks in the area including Rice and Mears Parks

MUSEUMS / THEATERS

11 Museums and Theaters nearby including the newly renovated, historic Palace Theater

DINING

Over 90 Restaurants ranging from fast food to fine dining

Near Local Breweries

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