



COMMERCIAL REAL ESTATE SERVICES, INC.

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FOR IMMEDIATE RELEASE

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THE 428 WELCOMES ENGIE Impact

DOWNTOWN ST. PAUL – October 27, 2020 – Commercial Real Estate Services, Inc. is excited to announce ENGIE Impact, as a new tenant to The 428 in downtown Saint Paul. ENGIE Impact has secured a long-term lease and will be occupying a portion of the building beginning the Fall of 2020. ENGIE Impact is a perfect tenant for Saint Paul's premier one of a kind office building.

ENGIE Impact, is accelerating sustainability transformation worldwide by delivering sustainability solutions and services to corporations, cities and governments across the globe. ENGIE Impact brings together a wide range of strategic and technical capabilities, to provide a comprehensive offer to support clients in tackling their complex sustainability challenges from strategy to execution. With over 20 offices worldwide and headquarters in New York City, ENGIE Impact today has a portfolio of over 1,000 clients, including 25% of the Fortune 500 Companies, across more than 1,000,000 sites.

"We are looking forward to occupying the space within The 428," Martin Sieh, chief operating officer of ENGIE Impact said. "The space meets our needs in enabling sustainability practices we need to meet our own sustainability commitments. The 428 has also remained an understanding partner when it comes to updating building design and protocol to safely supply a workspace for our employees during this unprecedented time due to the coronavirus."

The 428 underwent extensive and complete renovation of the existing three-story, 1955 former Woolworth's department store that sat vacant for 23 years in downtown St. Paul. **The 428 was the first building in the 7-state region to be awarded WELL™ Certification at the Gold Level and LEED Silver designation as well.** The 428 is paving the way for today's workforce into a future focused on the physical and mental health of its occupants to drive productivity for businesses.

The 63,025 sq. ft., 5-story Class A office building has an industrial modern design combined with historic artifacts, recognizable mid-century characteristics, and features that support a healthy and sustainable environment. The 428 features two rooftop patios with movable seating, fire pits, games, and abundant planters. Other building amenities include indoor bike storage, a bike repair station, and showers. Located in the heart of downtown Saint Paul on a major bus line, with easy access to LRT and the downtown bikeway. The 428 is skyway connected and an easy walk to Lowertown as well as Rice Park. Located on the top floor adjacent to both rooftop patios, Wellworth Co-working, is a community driven coworking business providing flexible work options for companies. Wellworth Co-working serves as another building amenity offering flexibility for those tenants needing additional space, services and conference rooms.



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“We have built a dynamic and integrative office environment with health, wellness and sustainable features that you won’t find in any other building in the Twin Cities. In the face of COVID-19, we understand the importance of providing a safe and healthy work environment and building operation to support the wellbeing of our occupants. **Better buildings equal better life**”, said Pat Wolf, President of Commercial Real Estate Services, Inc.

Pat Wolf and Sherry Hastings from Commercial Real Estate Services, Inc. represented the landlord in the transaction and Kevin Salmen from Jones Lang LaSalle represented the tenant.

Wolf added, “We are thrilled to welcome ENGIE Impact to our tenant mix and are looking forward to adding more tenants to this building in the months to come that care about the health, wellness of their employees and sustainability of the environment”.

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Commercial Real Estate Service, Inc. is a 30-year older Saint Paul based real estate company that acted as the lead developer in the repositioning of the former Woolworth department store into The 428.

About the WELL Building Standard: Launched in October 2014 after six years of research and development, the WELL Building Standard is the premier standard for buildings, interior spaces and communities seeking to implement, validate and measure features that support and advance human health and wellness. Source: www.wellcertified.com/about

About the USGBC: The U.S. Green Building Council was established in 1993 with a mission to promote sustainability-focused practices in the building industry. USGBC is committed to a sustainable, prosperous future through LEED (established in 2000), the leading program for green buildings and communities worldwide. Source: www.usgbc.org



THE 428



