

CLASS.

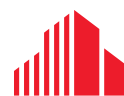
CONVENIENCE.

AMENITIES.

VIEWS.

# UBS Plaza

444 Cedar Street  
St. Paul, Minnesota



**CUSHMAN &  
WAKEFIELD**



# AMENITIES

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**Fitness Center.** A recently completed fitness center is available to all tenants free of charge.



**Conference and Training Center.** UBS Plaza has two conference rooms with floor to ceiling windows that provide natural light and city views.

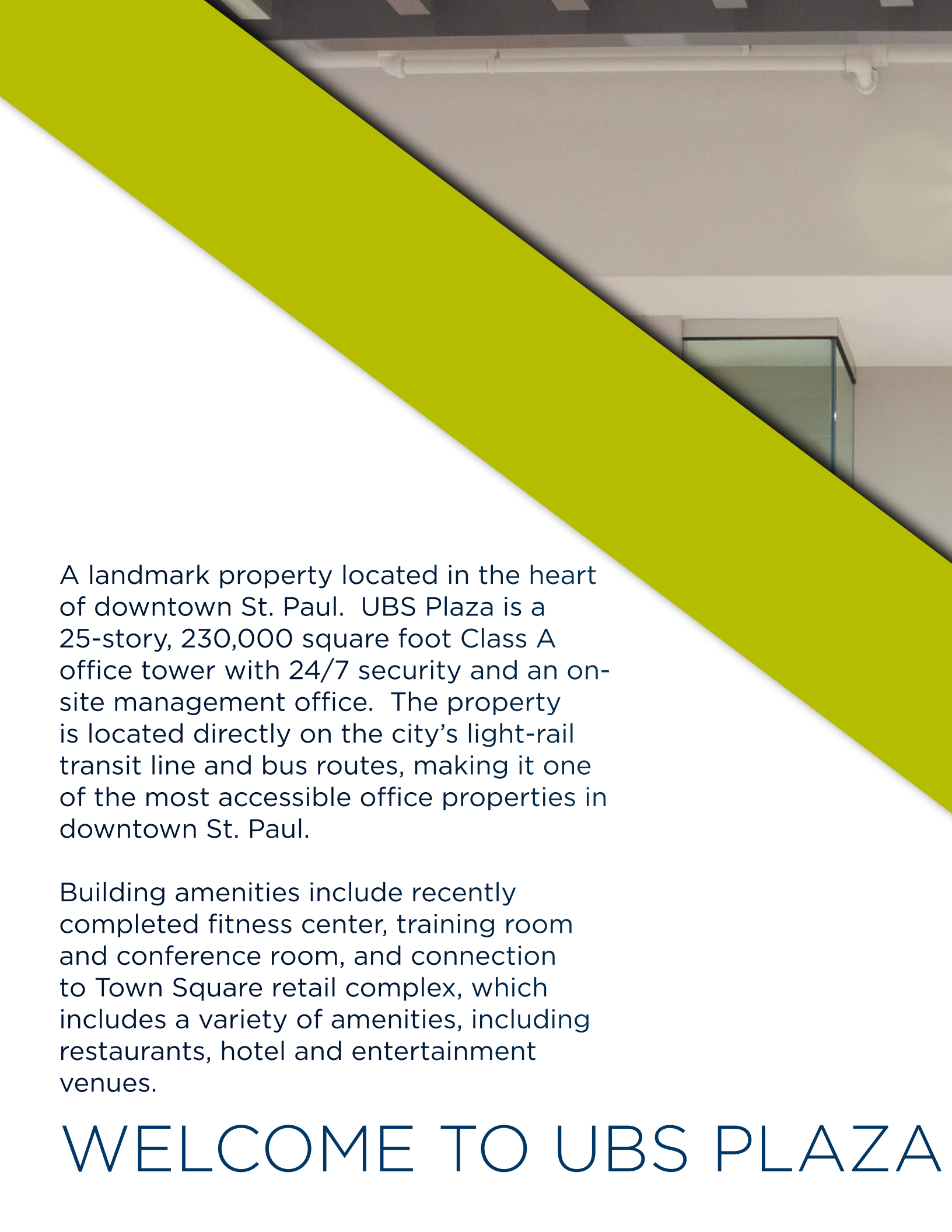


**Area Transit.** Green Line Light Rail Transit runs adjacent to UBS Plaza and Metro Transit offers a network of bus routes for easy travel around St. Paul and throughout the Twin Cities



**Skyway Connection.** Skyway connection access in the heart of St. Paul's Central Business District.





A landmark property located in the heart of downtown St. Paul. UBS Plaza is a 25-story, 230,000 square foot Class A office tower with 24/7 security and an on-site management office. The property is located directly on the city's light-rail transit line and bus routes, making it one of the most accessible office properties in downtown St. Paul.

Building amenities include recently completed fitness center, training room and conference room, and connection to Town Square retail complex, which includes a variety of amenities, including restaurants, hotel and entertainment venues.

# WELCOME TO UBS PLAZA



# PROPERTY FEATURES

Floors	25 stories
Total Rentable Area	229,652 RSF
Average Floor Size	12,393 RSF (floors 5-12); 12,373 RSF (floors 13-23)
Year Built	1980, with ongoing renovations
Net Rental Rate	\$11.00 - \$13.00 PSF
Tax & Op. Expense	\$13.85 PSF
Parking	Contract & hourly parking available in the attached Town Square parking ramp and over 2,000 covered spaces available within one-block radius
Building Hours	Monday - Friday: 6:00 a.m.- 6:00 p.m.
Security	24 hour card access to suites & elevators, on-site security personnel
Elevators	Seven high-speed elevators, including 2 freight
Property Management	Full service professional property management staff on site

## AVAILABILITIES

SUITE	SQ.FT.	CLICK FOR VIRTUAL TOUR
650	10,019 RSF	<a href="#">VIRTUAL TOUR</a>
700	11,889 RSF	<a href="#">VIRTUAL TOUR</a>
800	11,889 RSF	<a href="#">VIRTUAL TOUR</a>
1005	1,268 RSF	<a href="#">VIRTUAL TOUR</a>
1016	592 RSF	<a href="#">VIRTUAL TOUR</a>
1175	1,233 RSF	<a href="#">VIRTUAL TOUR</a>
1250	7,770 RSF	<a href="#">VIRTUAL TOUR</a>
1900	12,373 RSF	<a href="#">VIRTUAL TOUR</a>
2000	4,847 RSF (can be combined with Suite 2050)	<a href="#">VIRTUAL TOUR</a>
2050	1,717 RSF (can be combined with Suite 2000)	<a href="#">VIRTUAL TOUR</a>
2350	5,609 RSF	<a href="#">VIRTUAL TOUR</a>













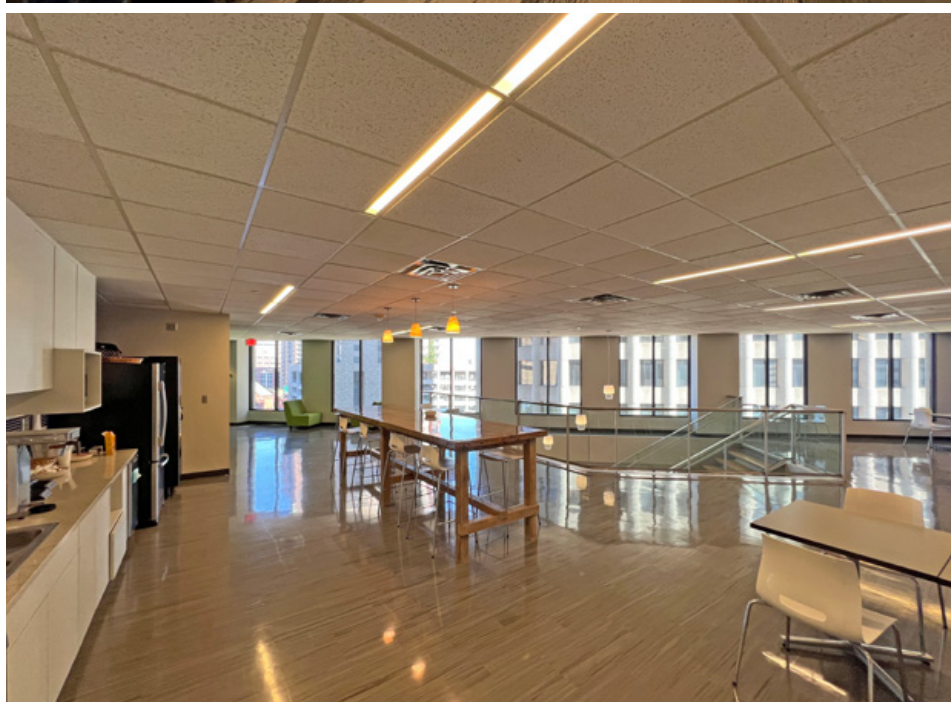




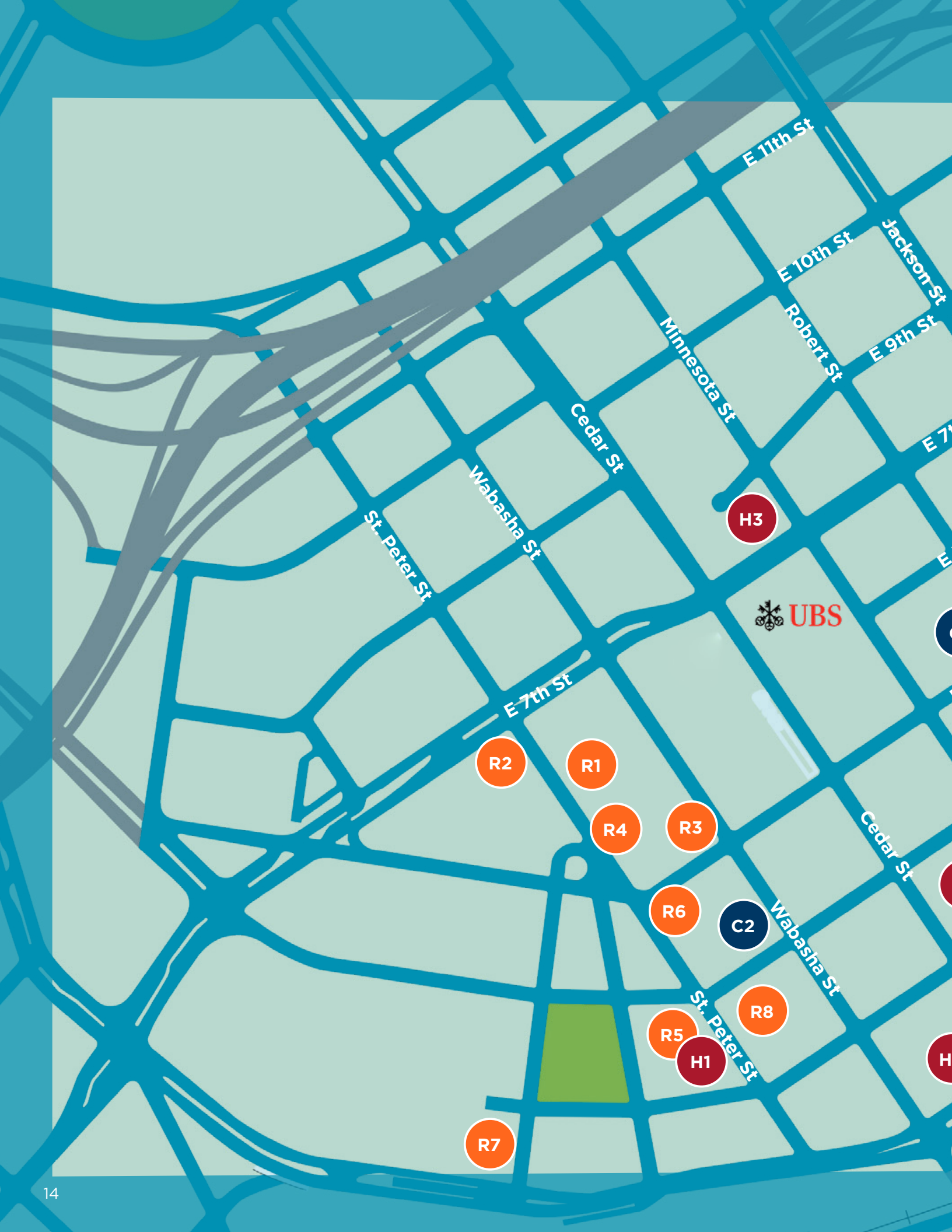




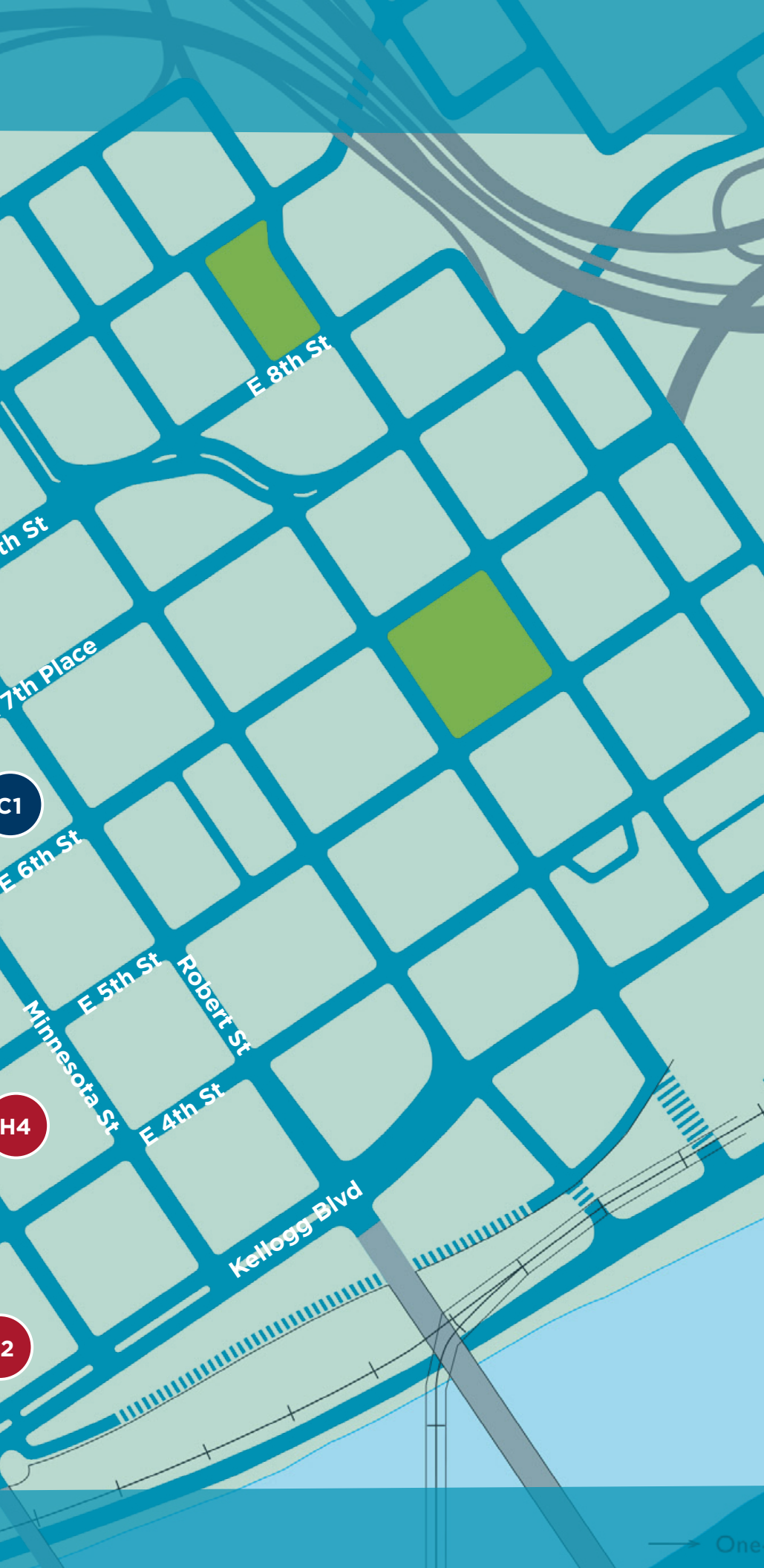












## AMENITIES



### Restaurants

- R1** Original Coney Island
- R2** Mickey's Diner
- R3** Amsterdam Bar & Grill
- R4** Meritage
- R5** St. Paul Grill
- R6** Kincaid's
- R7** Herbie's on the Park
- R8** Pazzaluna Urban Italian



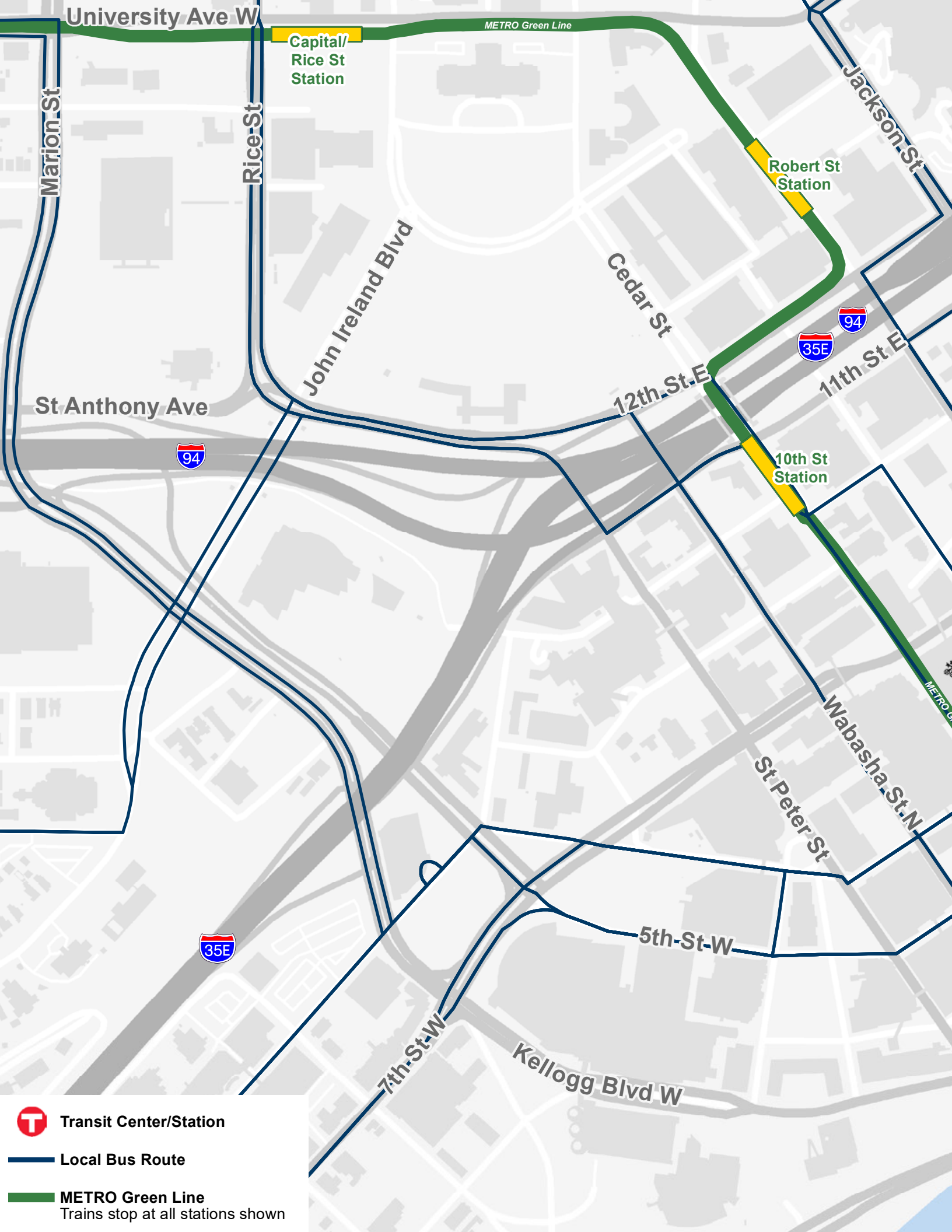
### Hotels

- H1** St. Paul Hotel
- H2** Intercontinental St. Paul Riverfront
- H3** DoubleTree by Hilton
- H4** Hotel 340



### Coffee Shops

- C1** Caribou Coffee
- C2** Dunn Brothers Coffee



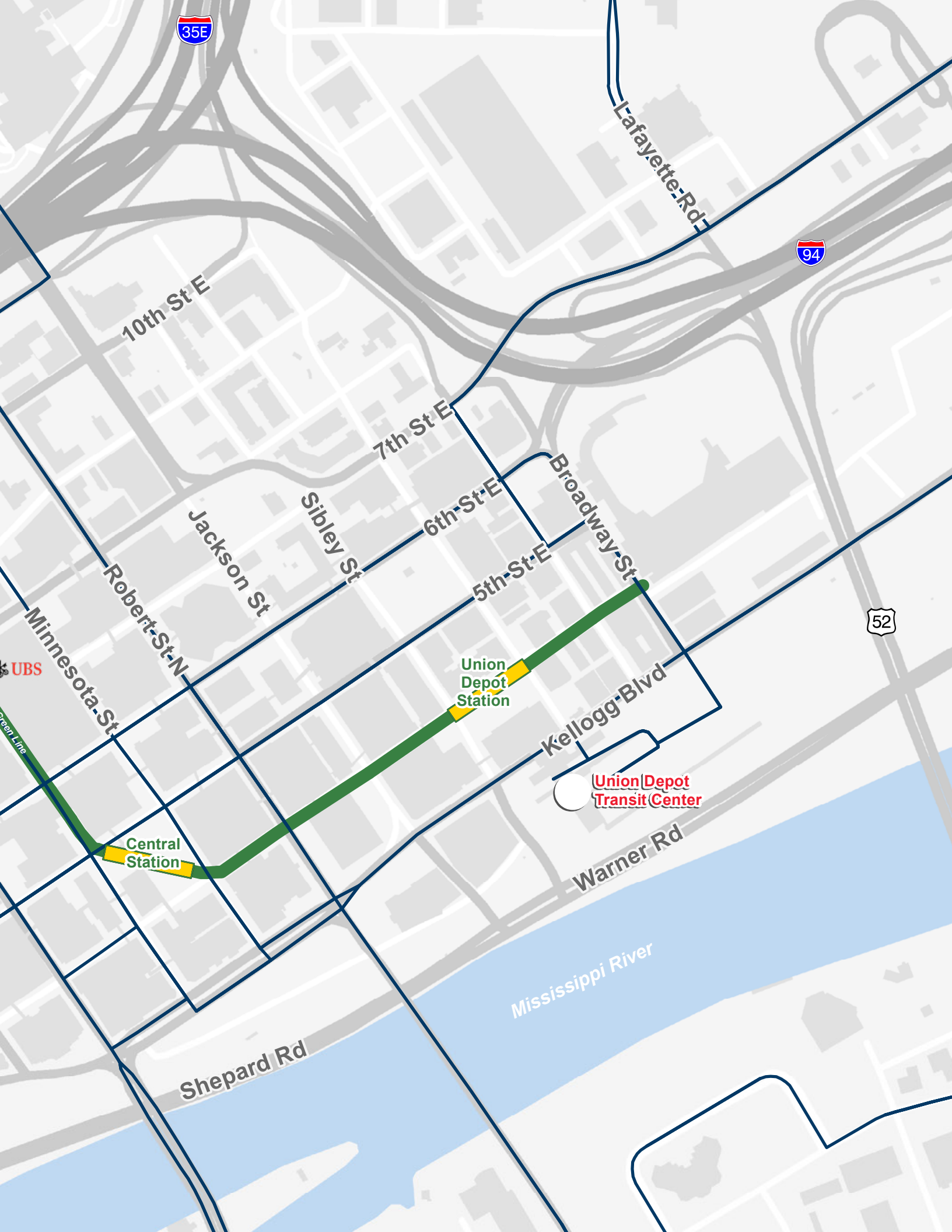
Transit Center/Station



Local Bus Route



METRO Green Line  
Trains stop at all stations shown



10th St E

7th St E

6th St E

5th St E

Broadway St

Sibley St

Jackson St

Robert St N

Minnesota St

Kellogg Blvd

Warner Rd

Shepard Rd

Mississippi River

Union  
Depot  
Station

Central  
Station

Union Depot  
Transit Center

UBS

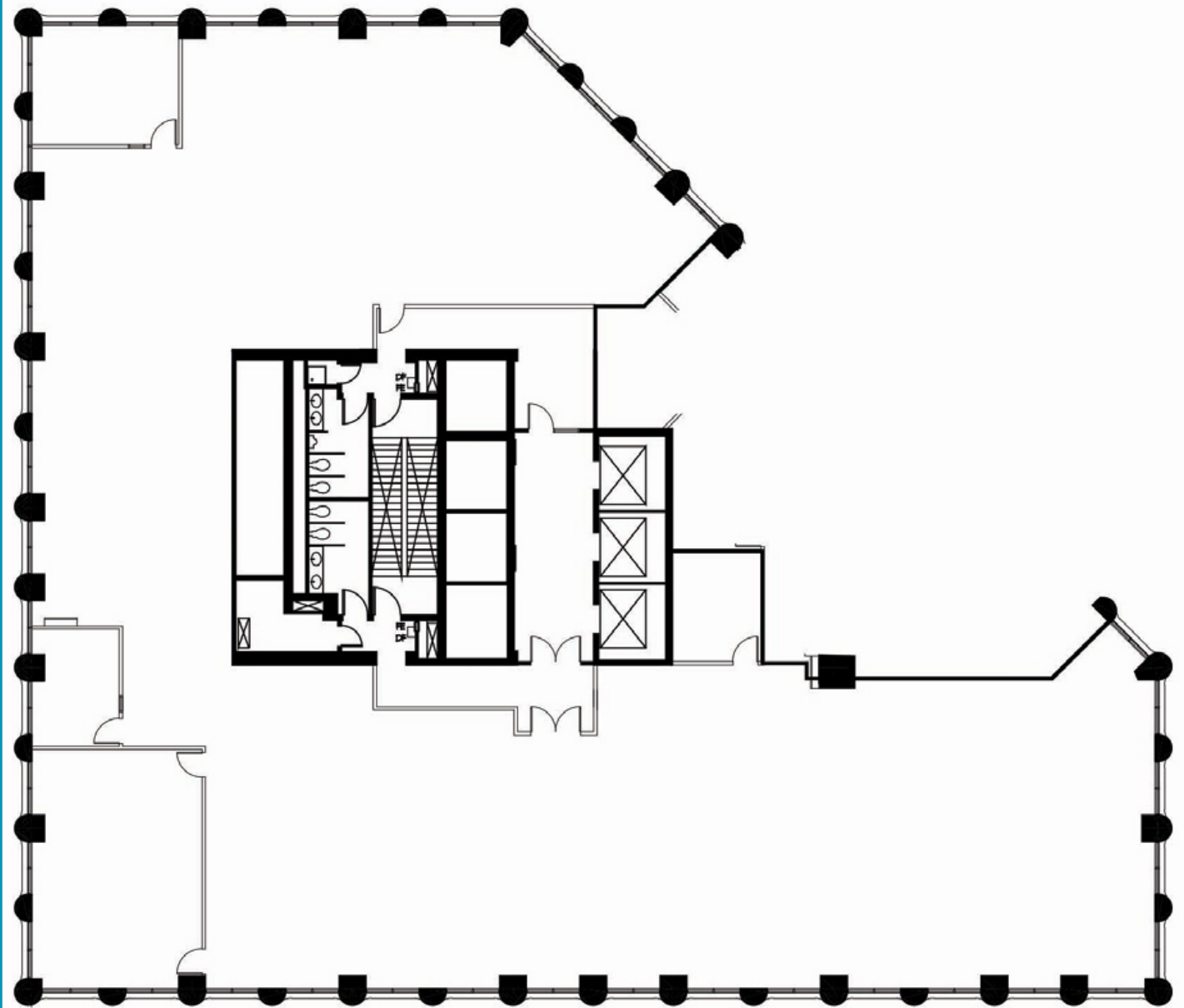
Green Line



# FLOOR PLAN

SUITE 650 - 10,019 RSF

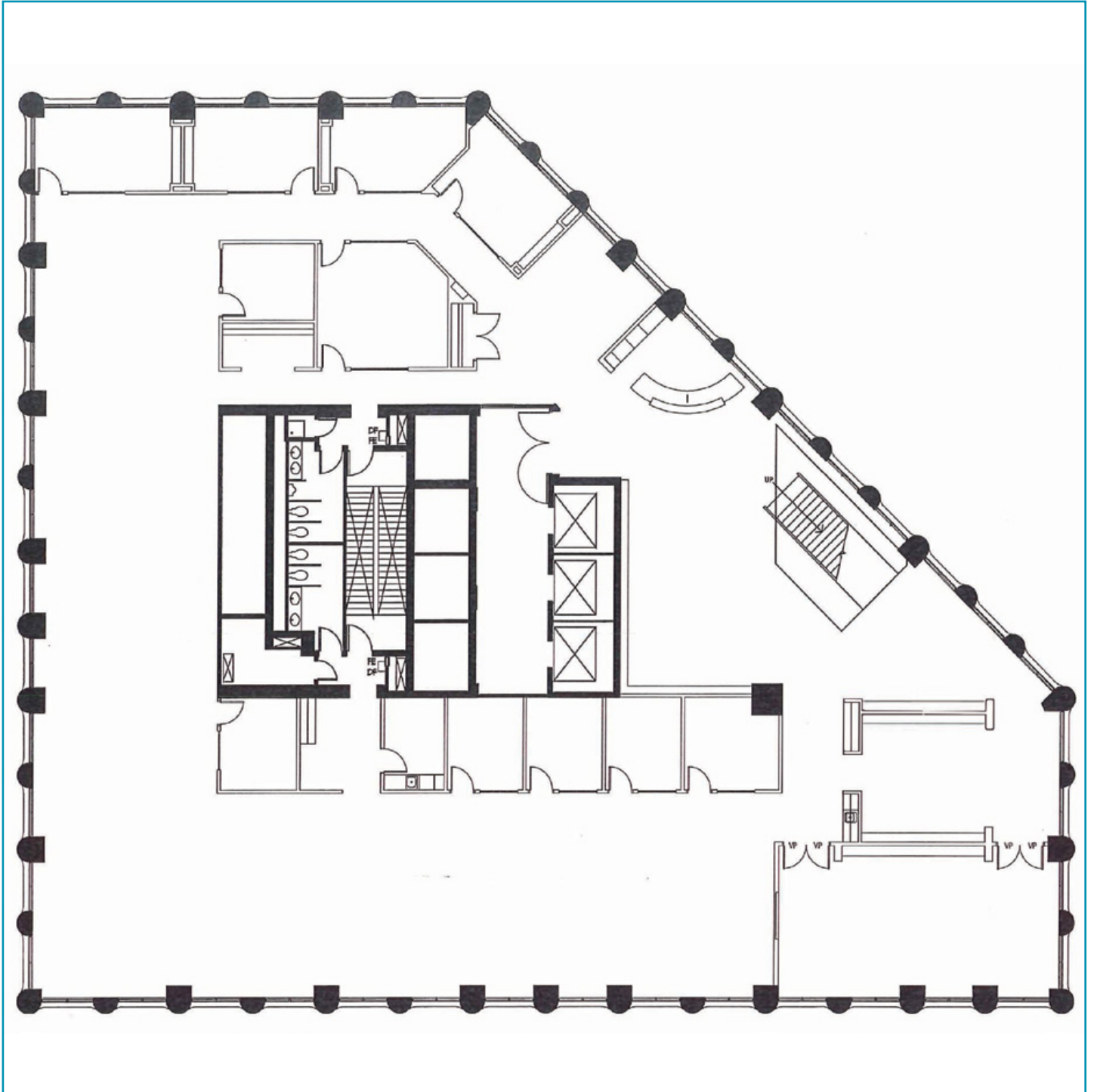
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# FLOOR PLAN

SUITE 700 - 11,889 RSF

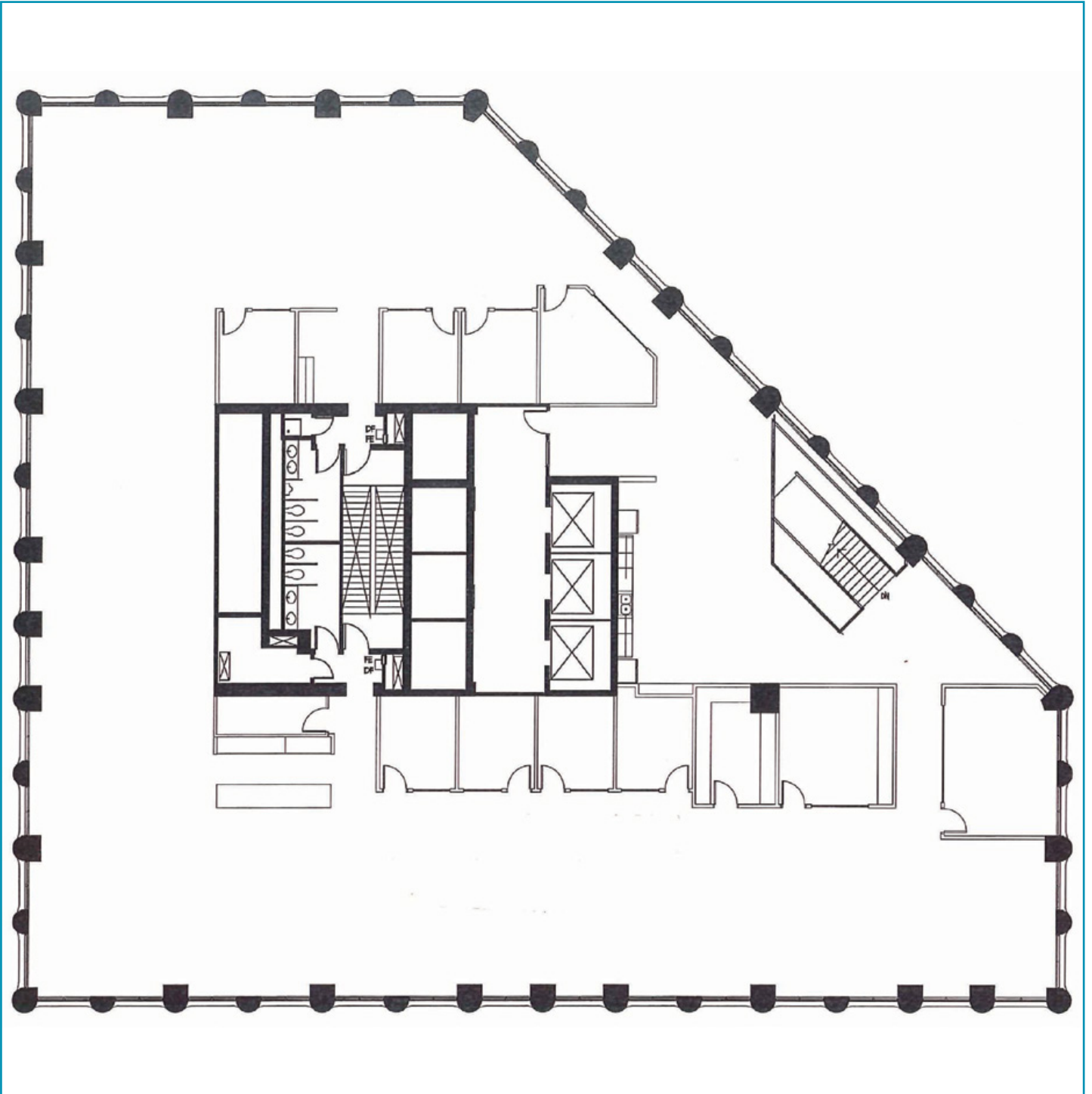
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# FLOOR PLAN

SUITE 800 - 11,889 RSF

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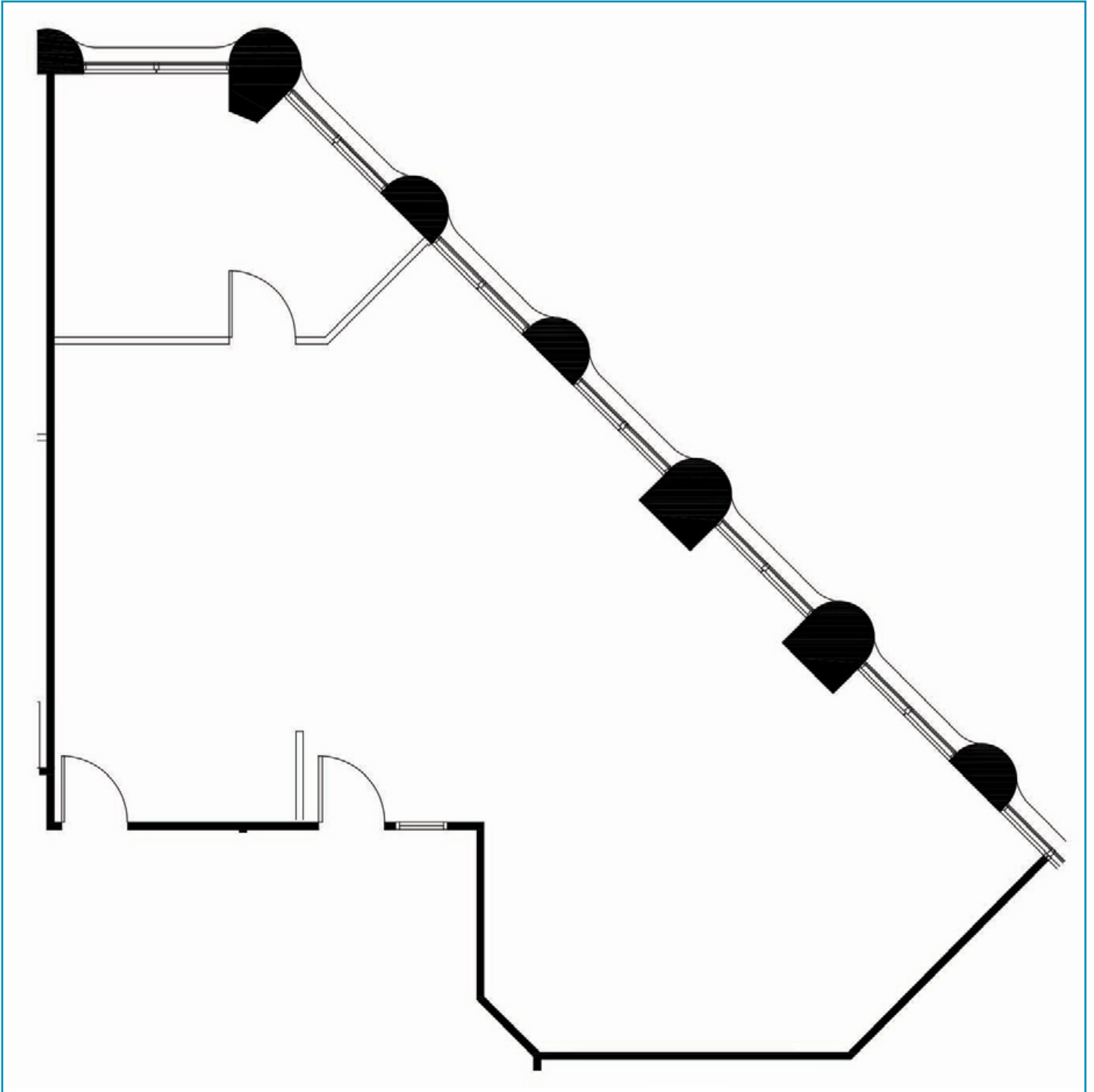




# FLOOR PLAN

SUITE 1005 - 1,268 RSF

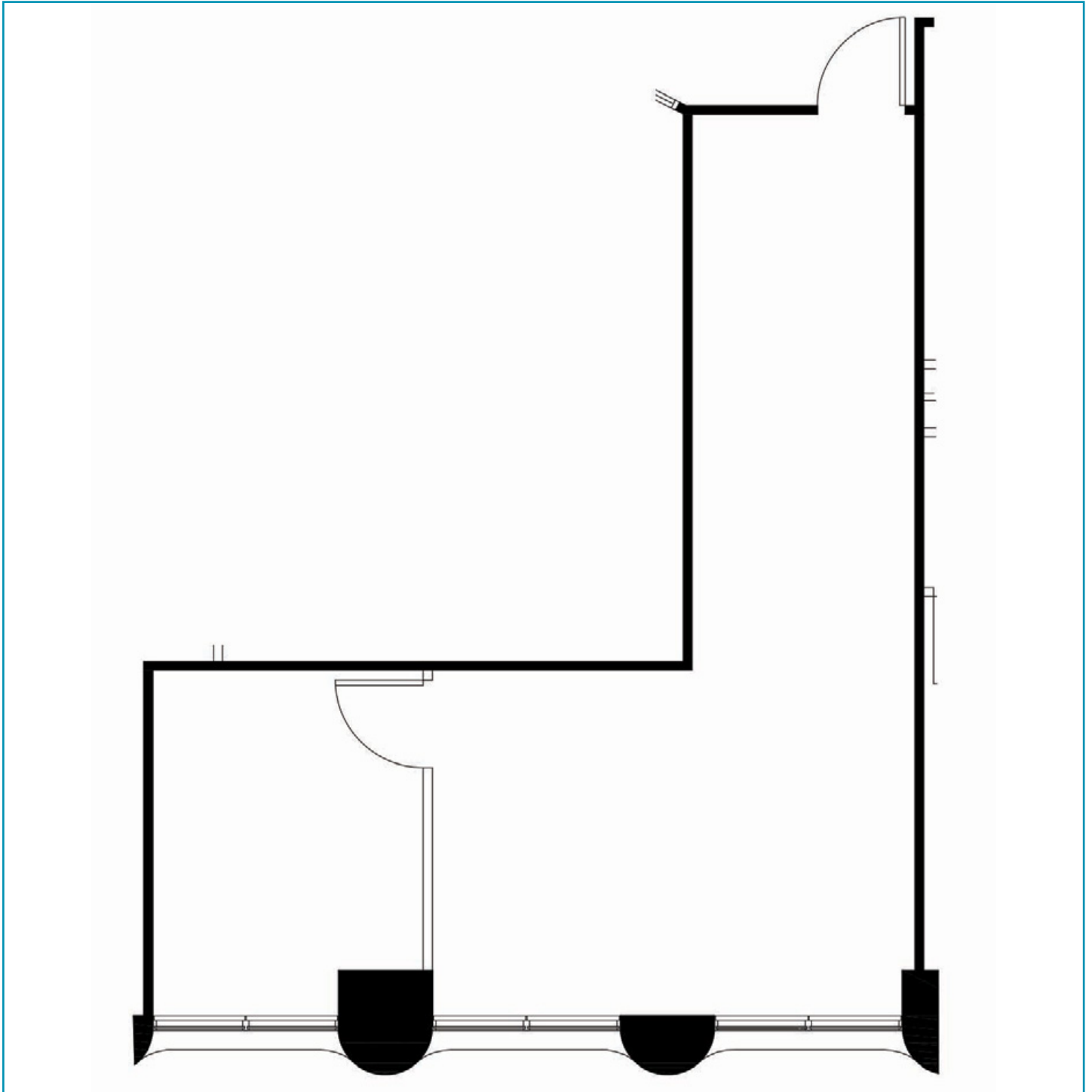
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# FLOOR PLAN

SUITE 1016 - 592 RSF

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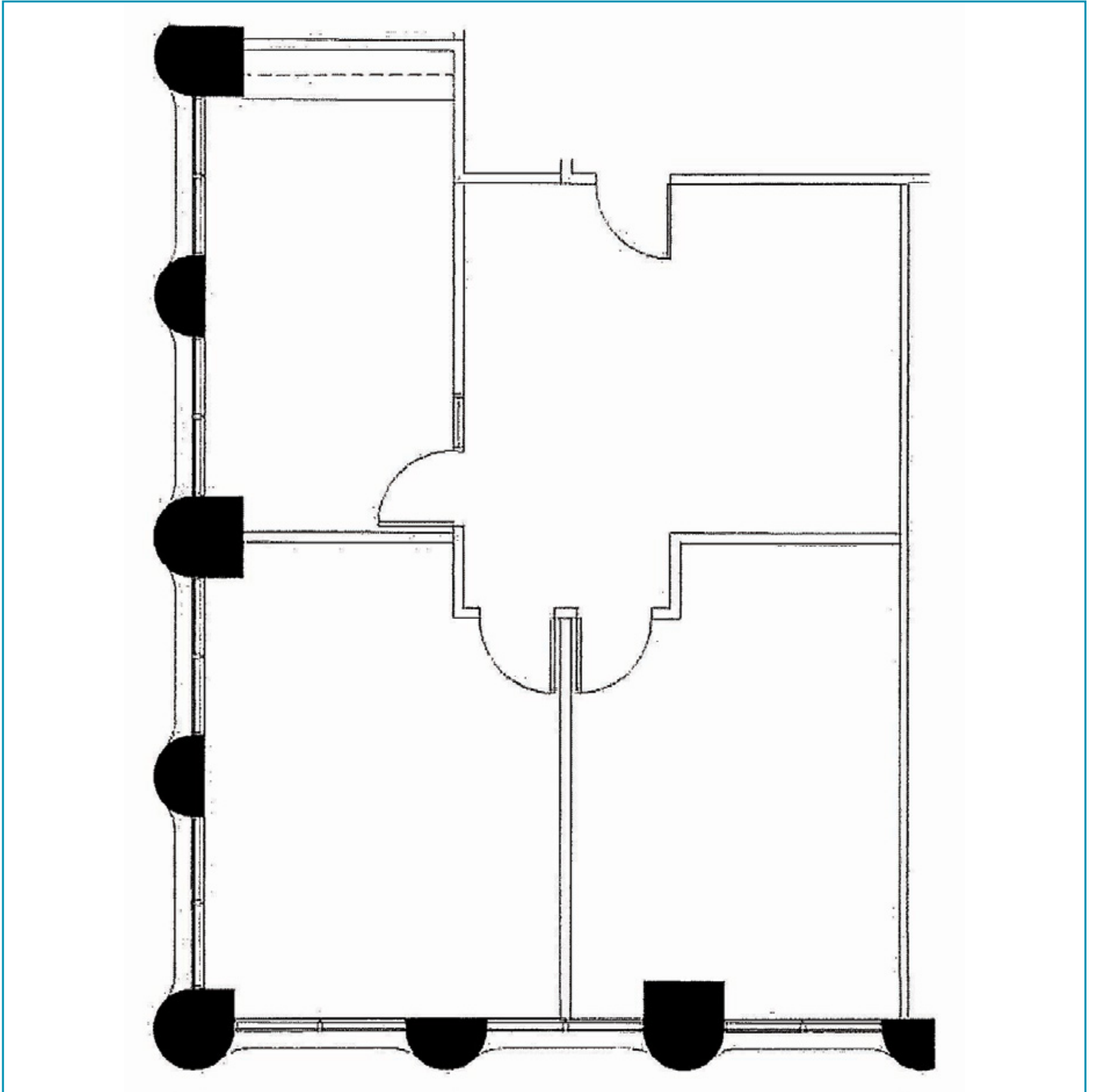




# FLOOR PLAN

SUITE 1175 - 1,233 RSF

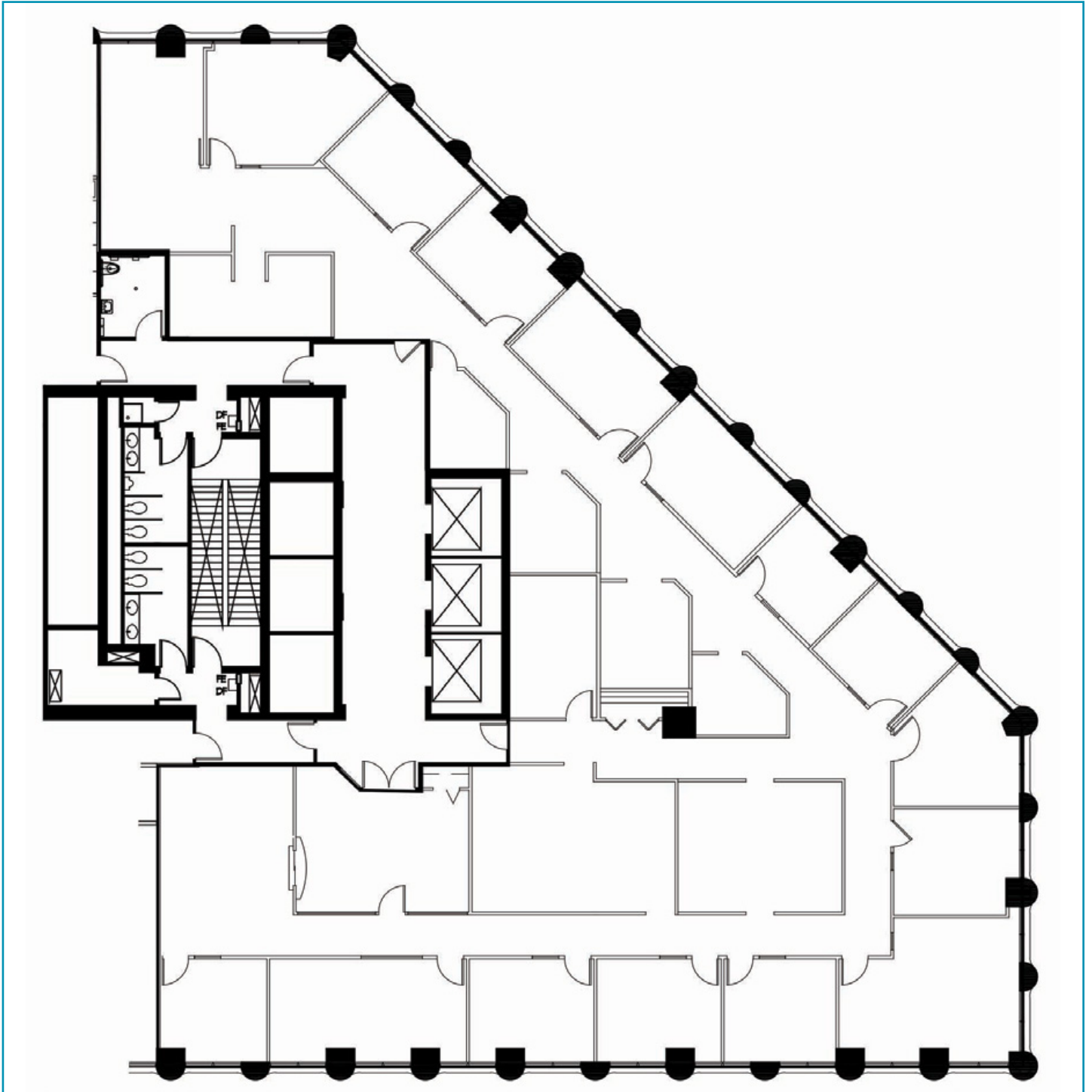
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# FLOOR PLAN

SUITE 1250 - 7,770 RSF

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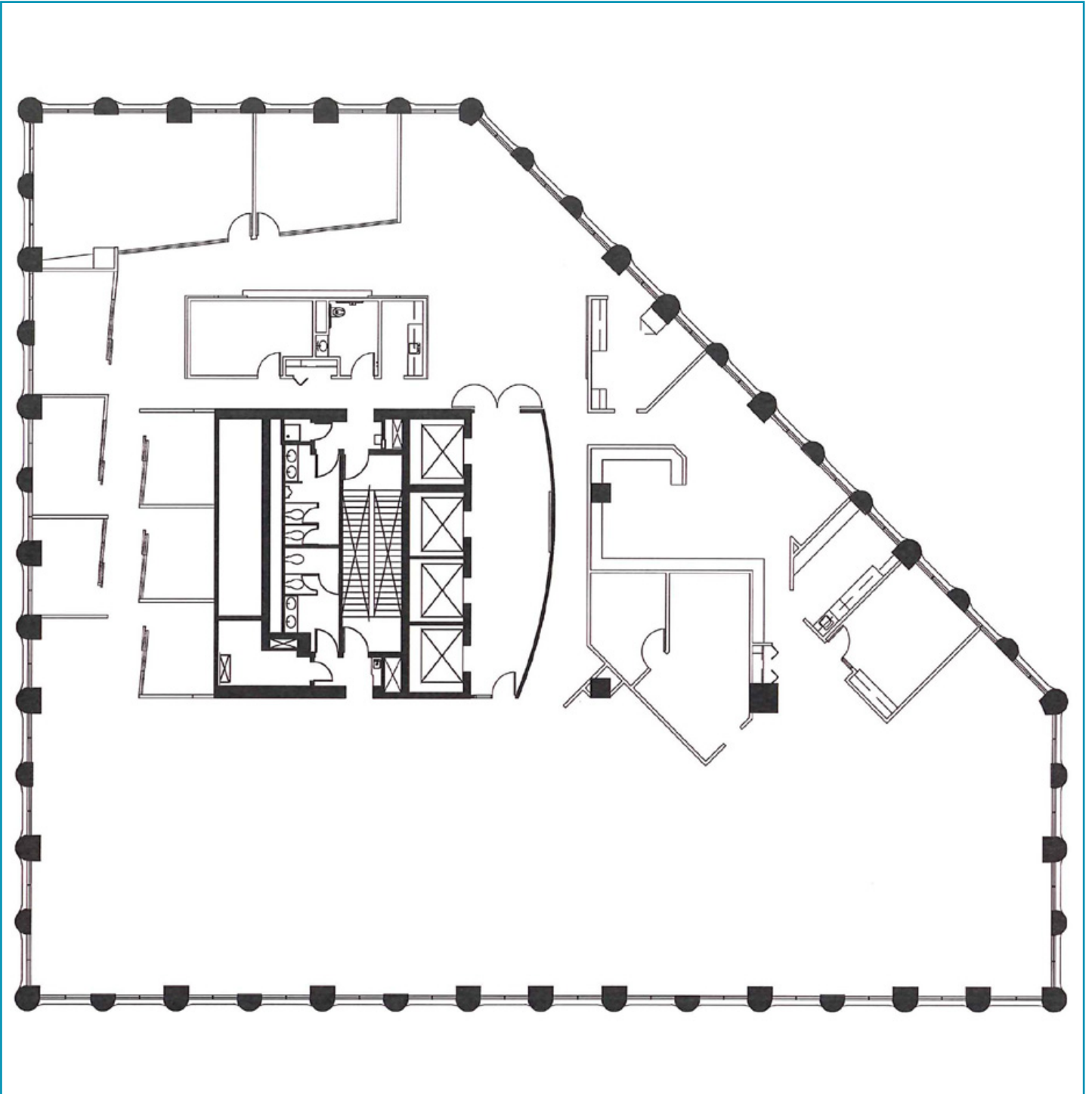




# FLOOR PLAN

SUITE 1900 - 12,373 RSF

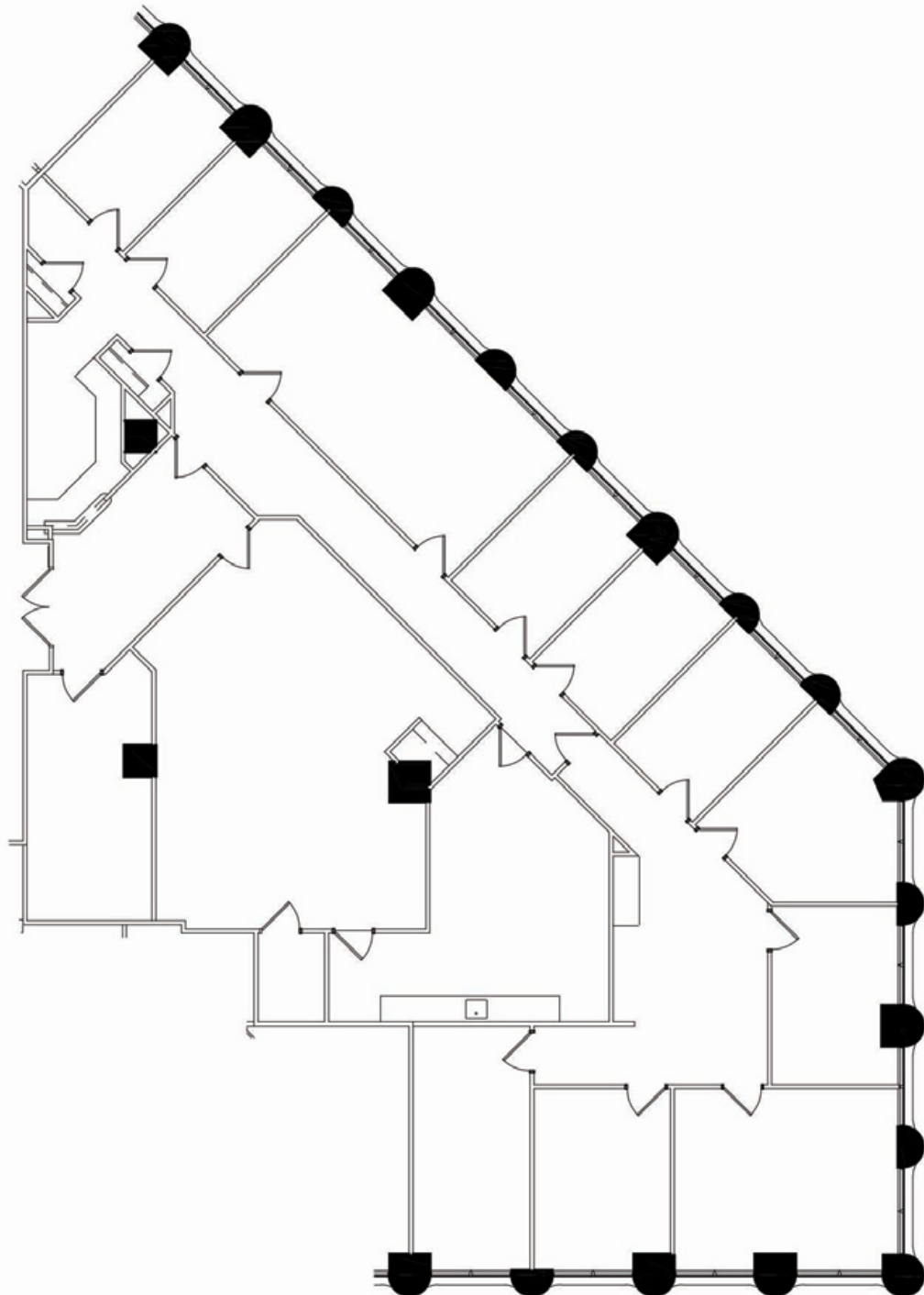
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# FLOOR PLAN

SUITE 2000 - 4,847 RSF  
(can be combined with Suite 2050)

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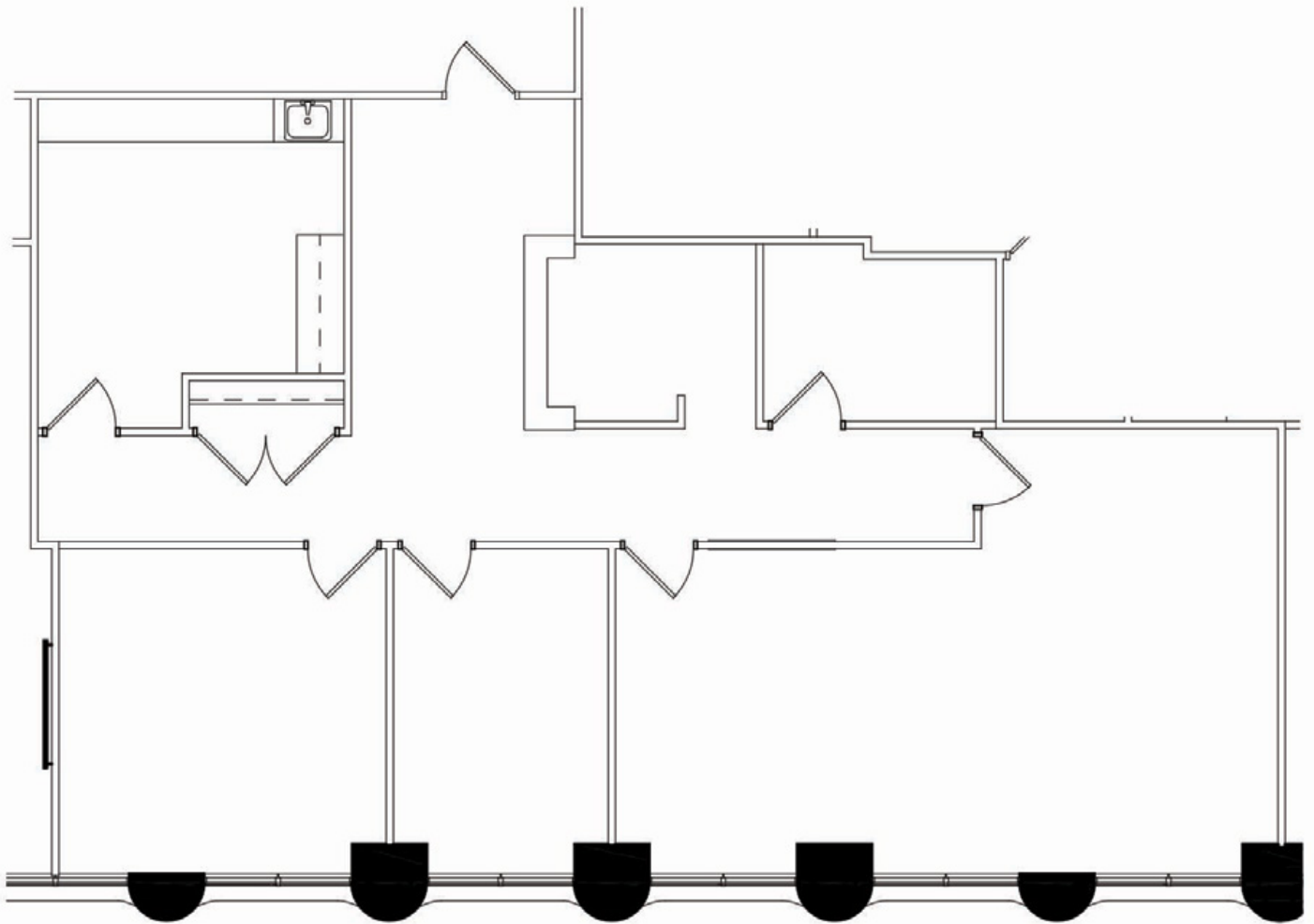




# FLOOR PLAN

SUITE 2050 - 1,717 RSF  
(can be combined with Suite 2000)

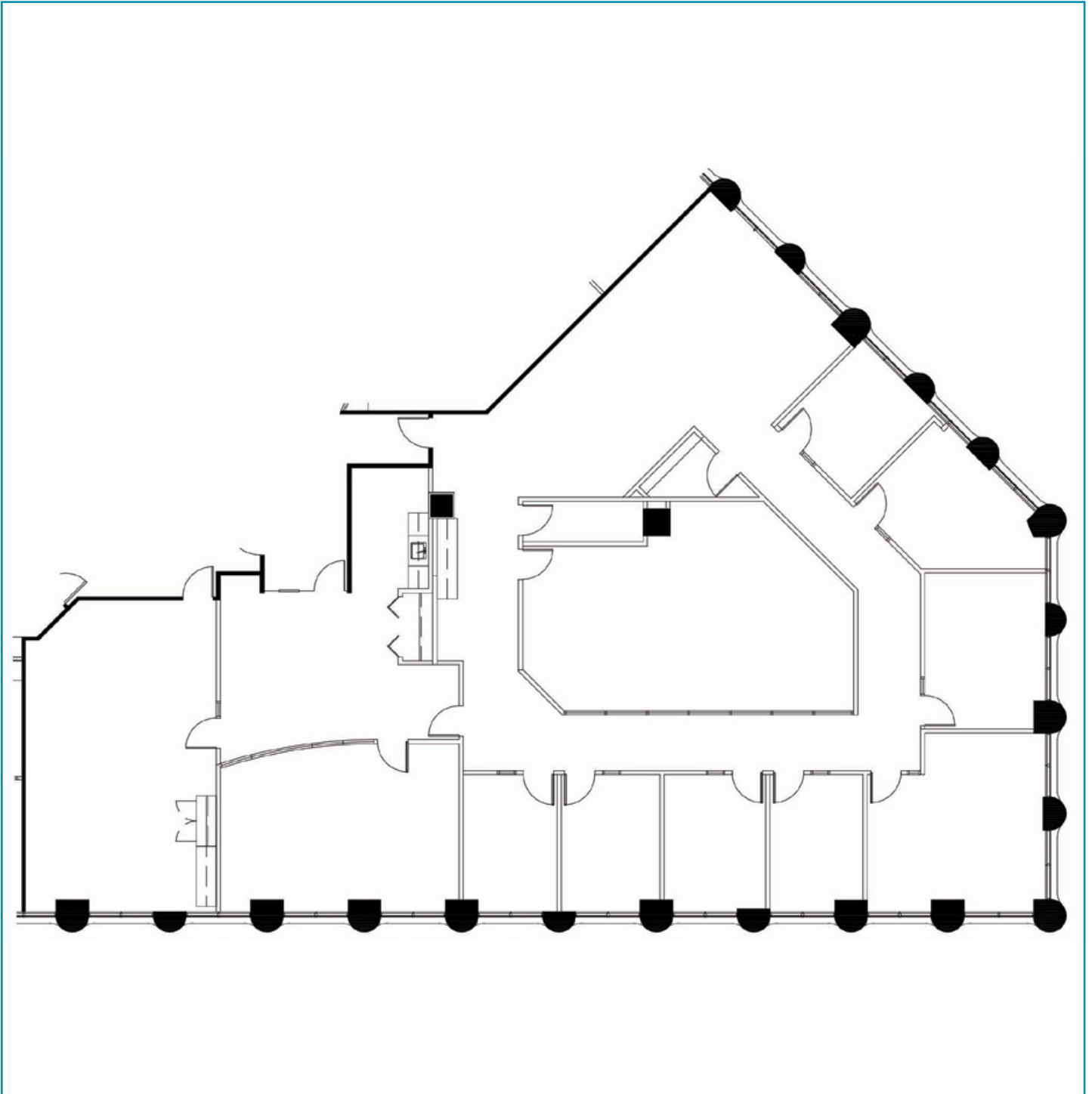
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# FLOOR PLAN

SUITE 2350 - 5,609 RSF

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