



JONES LANG
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First National Bank Building

332 Minnesota Street, St. Paul, Minnesota

For Lease | 182,440 SF Available





Stacking Plans

West Tower



Property Information

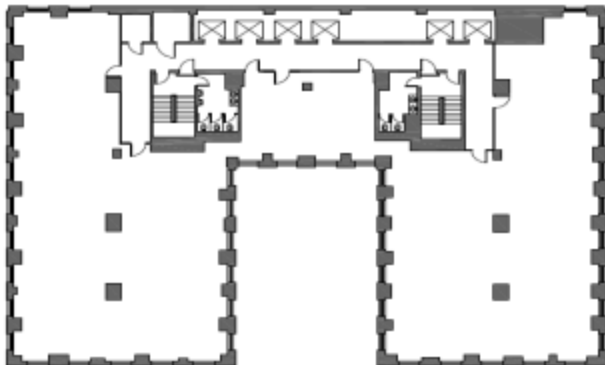
Rentable Area	660,647 SF
Available SF	182,440 SF
Gross Rental Rate	\$16.00 - \$19.00
Largest Contiguous	27,751 SF
Smallest Available	400 SF
Parking Ratio	0.6 per 1,000 SF
RU Factor	15% on multi-tenant floors

East Tower



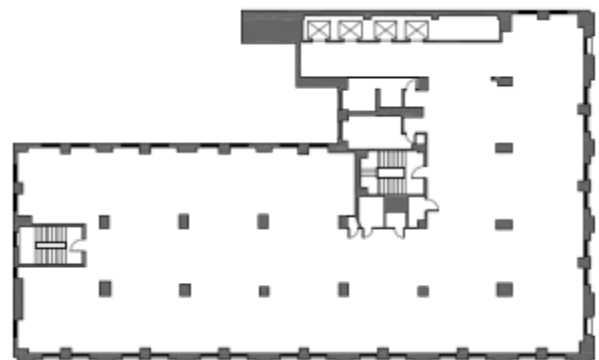
West Tower

Number of Floors: 31
Average Floor Plate: 10,200 SF



East Tower

Number of Floors: 16
Average Floor Plate: 11,000 SF





Fast Facts

- The First National Bank Building was the tallest building in St. Paul for 55 years until 1986.
- The 1st sign atop the West Tower is visible from 20 miles on a clear day and 75 miles from the air at night.
- The detailed finishes and structure of the First National Bank building are similar to those in the Empire State Building in New York City. The two properties competed for many of the building materials.
- Originally known as the Merchant Bank Building, the east tower combined with the west tower upon its completion in 1931 to become the First National Bank Building.



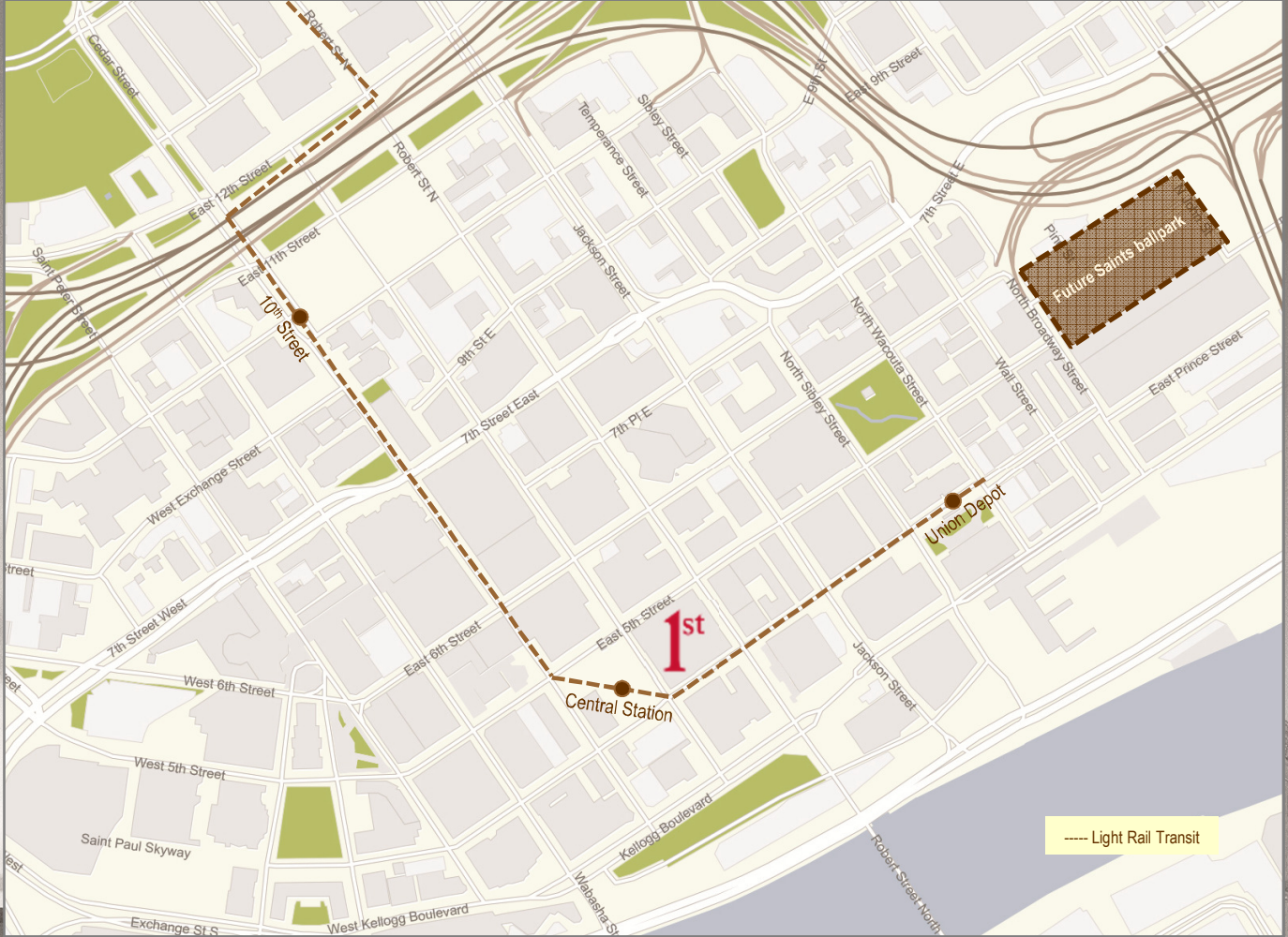
Building Amenities

- **Conference Center:** A comprehensive facility featuring four well-appointed board rooms and a training center that can accommodate up to 48 attendees.
- **Fitness Center:** A bright, spacious workout center featuring the latest in aerobic and resistance training machine, free weights and more.
- **Tenant Lounge:** A relaxing retreat or informal meeting space
- **Skyway:** A direct connection to the St. Paul skyway system provides ready access to retail, shops, dining, banking, personal services and downtown businesses.
- **Parking:** On-site indoor parking offers the ultimate convenience.
- **Bicycle Storage:** Secured rental space for long-term bicycle storage is available along with standard bike racks.
- **Newly** renovated elevator banks



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