Where Legacy Leads



FIRST NATIONAL BANK BUILDING

332 MINNESOTA STREET • ST. PAUL, MINNESOTA

St. Paul's Most Iconic Office Tow



er



Position your business at The First National Bank Building, which showcases timeless architecture while offering the modern conveniences today's businesses demand.





LIVING ITS LEGACY

With a storied history, The First National Bank Building has served as a beacon in St. Paul's central business district since 1931.

The grandeur of this Art Deco icon will be preserved as new ownership invests funds toward major capital improvements.

1915
THE FOUNDATION

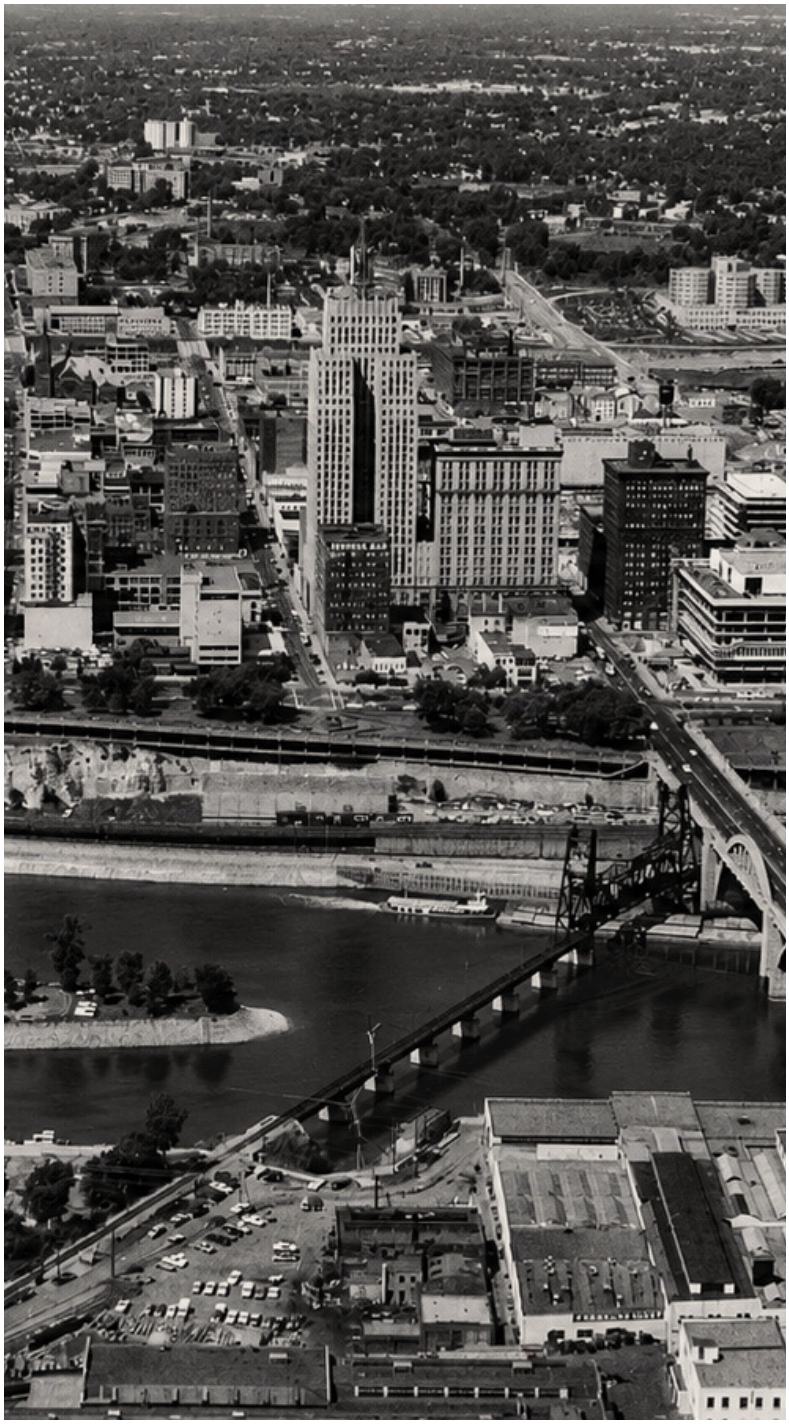
Merchants National Bank establishes the property's legacy.

1929
THE VISION

First National Bank and Merchants National Bank join forces, setting the stage for something bigger.







1931
THE ICON

The 32-story First National Bank Building rises 417 feet. A skyway links the towers, helping establish St. Paul's now-famous interconnected downtown.

1971
EVOLUTION

The complex expands with the addition of the North Tower.

2016
A MODERN CLASSIC

The iconic "1st" sign is restored with energy-efficient LED technology.

2026
THE NEXT CHAPTER

New ownership brings a renewed investment and a reimagined future for this St. Paul landmark.

LOCATION

Connected to Everything

CONNECTED TO SKWAY

Connected to St. Paul's extensive skyway system, the First Street Skyway offers convenient, weather-protected access to downtown dining, retail, entertainment, and neighboring buildings.

CONNECTED TO PARKING

Rare downtown convenience meets peace of mind with secure, climate controlled parking located within the building

CONNECTED TO CULTURE

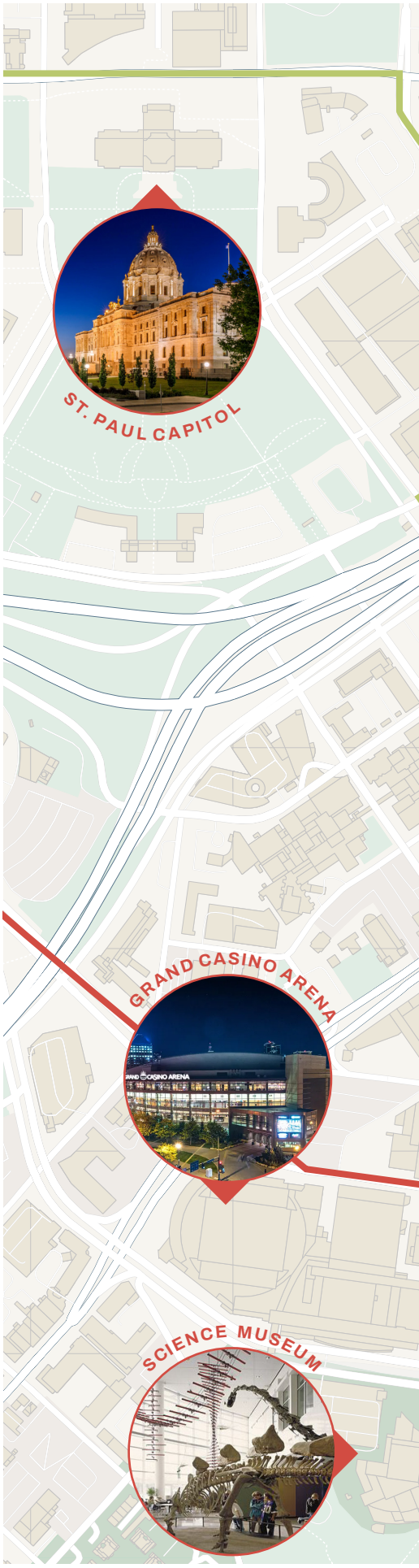
Tenants enjoy St. Paul's many cultural institutions, such as The Ordway Center for the Performing Arts, The Science Museum of Minnesota, Grand Casino Arena, Landmark Center, and Palace Theatre.

CONNECTED TO NATURE

With its close proximity to the Mississippi River, tenants can take advantage of local parks, trails and gardens including Kellogg Mall Park, Rice Park and the Riverwalk.

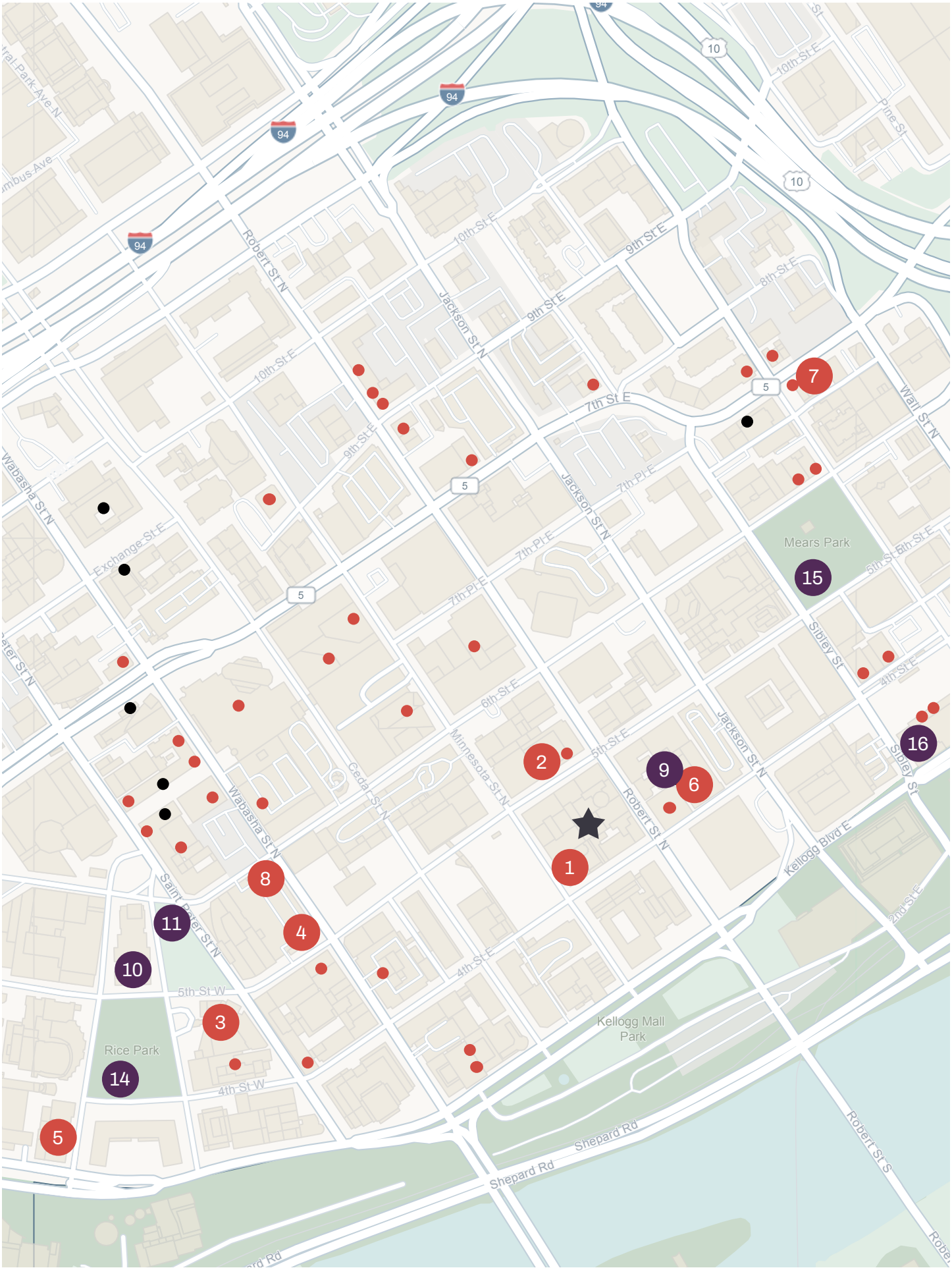
CONNECTED TO COMMUNITY

First National Bank Building is conveniently located near the St. Paul Farmers' Market, CHS Field and the Capitol Building.



I-94	4 MINUTE DRIVE
CAPITOL BUILDING	5 MINUTE DRIVE
MEARS PARK	5 MINUTE WALK
UNION DEPOT	6 MINUTE WALK


GREEN LINE
CHS FIELD
CHILDREN'S MUSEUM
FARMERS MARKET
TO I-94 EAST
MUSEUM OF AMERICAN ART
UNION DEPOT
TO I-94 WEST
RICE PARK
KELLOGG MALL PARK
RIVERWALK


94
10
5
Robert St N
Jackson St N
Wabasha St N
Minnesota St N
Cedar St N
Saint Peter St N
Exchange St E
10th St E
9th St E
8th St E
7th St E
7th Pl E
6th St E
5th St E
4th St E
5th St W
4th St W
Wall St N
Sibley St
Kellogg Blvd E
2nd St E
Shepard Rd
Robert St S
Mears Park
Kellogg Mall Park
Rice Park
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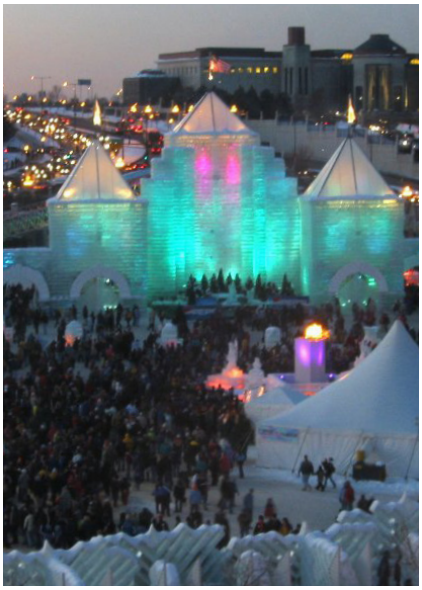
LOCATION

Top Amenities in a Walkable Neighborhood

Tenants enjoy convenient access to local restaurants, hotels, retail amenities, cultural attractions and annual events.







FOOD

1. Catrina's Skyway
2. Bambu
3. St. Paul Grill
4. Kincaid's
5. Herbie's
6. Gambit Brewing
7. Dark Horse
8. Ruam Mit

CULTURAL ATTRACTIONS

9. Museum of American Art
10. Ordway Center for the Performing Arts
11. Landmark Center
12. CHS Field*
13. Grand Casino Arena*
14. Rice Park
15. Mears Park
16. Union Depot

ANNUAL EVENTS

St. Paul Winter Carnival

Yacht Club Festival

Twin Cities Jazz Festival

St. Paul Oktoberfest

Marathon Weekend

Classic Bike Tour

St. Paul Art Crawl

Flint Hills Family Festival

* Not pictured on Map

BUILDING AMENITIES

For Your Comfort and Convenience

PARKING

Ample on-site parking, including covered and surface spaces.

SKYWAY

Direct access to the St. Paul skyway network, linking tenants to dining, retail, and everyday amenities.

TENANT LOUNGE

Relaxing lounge with complimentary Wi-Fi and easy access to skyway dining and refreshments.

CONFERENCE CENTER

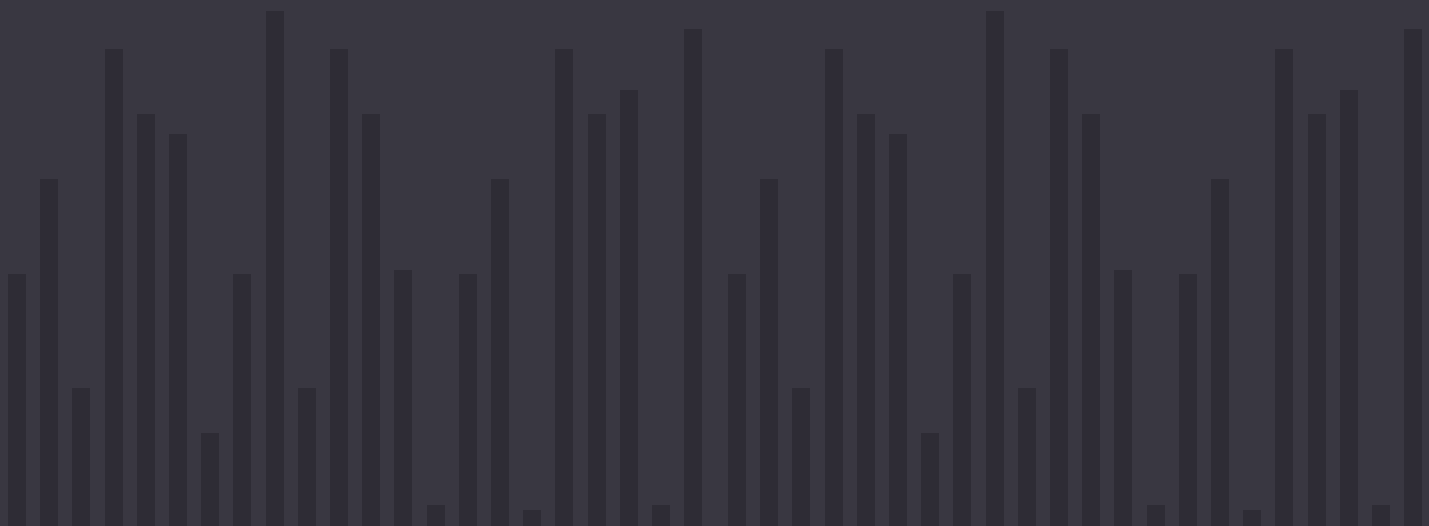
Four boardrooms, a 48-seat training room, advanced AV technology, and complimentary Wi-Fi.

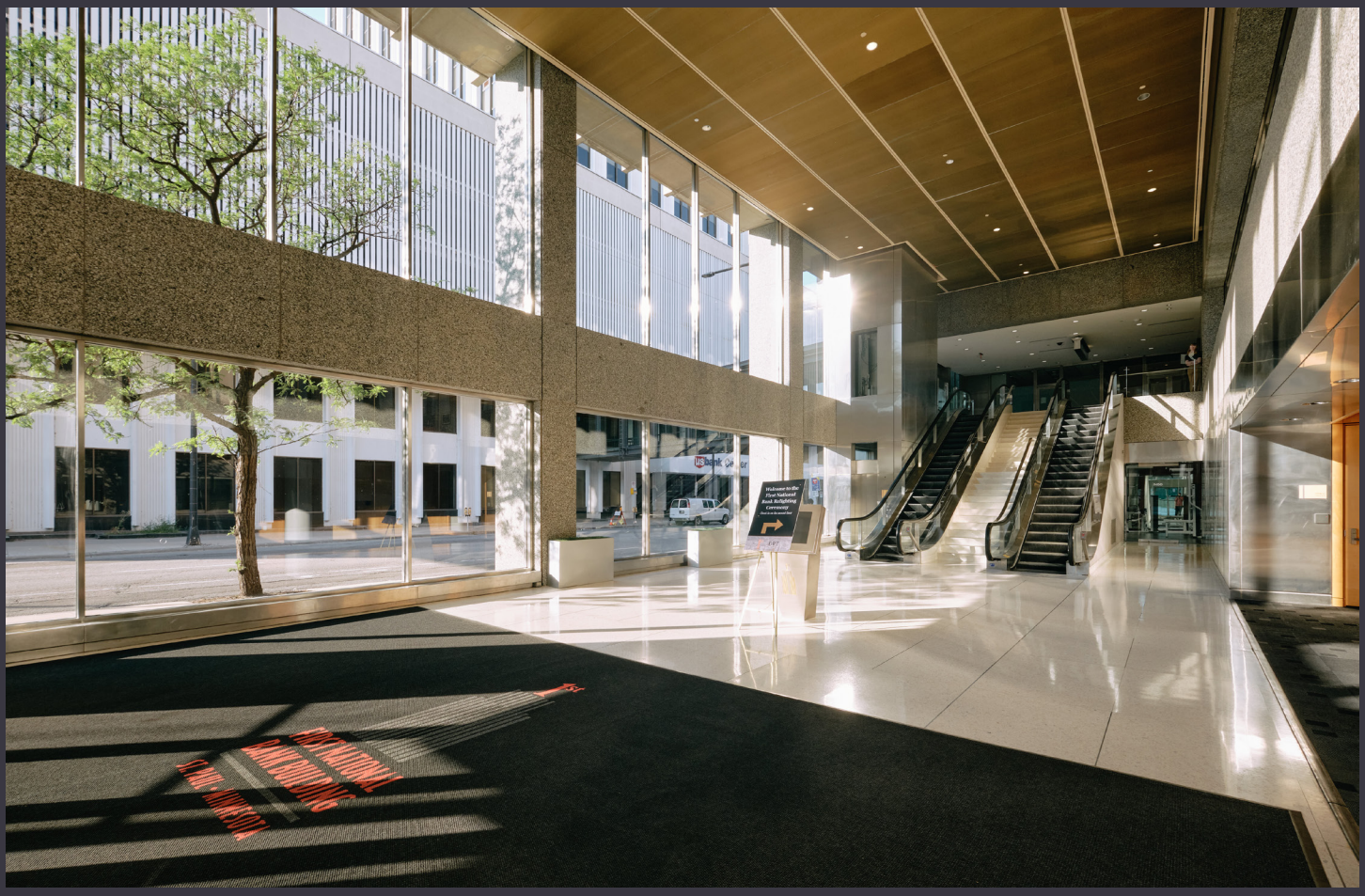
FITNESS CENTER

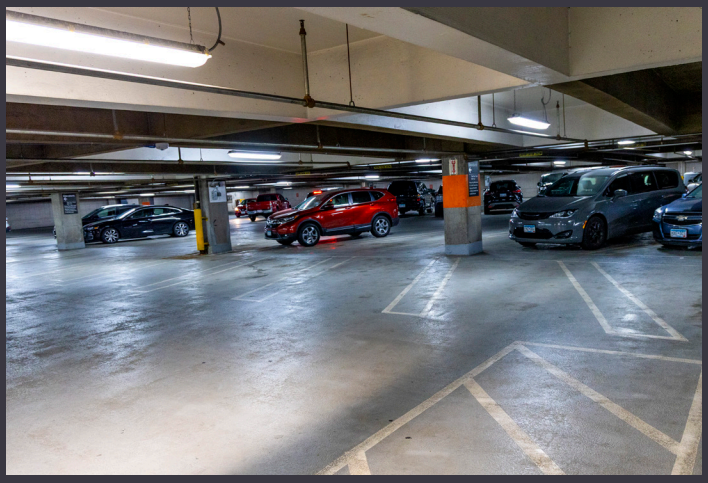
Modern equipment, free weights, and locker rooms with showers.

BICYCLE STORAGE

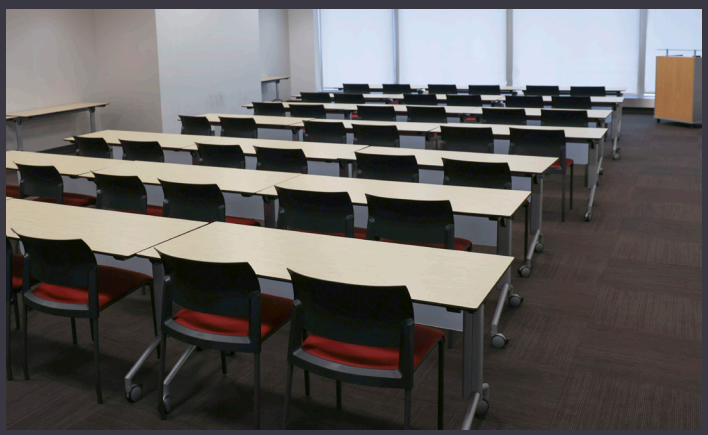
Secure bike storage, bike racks, and access to fitness center locker rooms, showers, and rentable lockers.

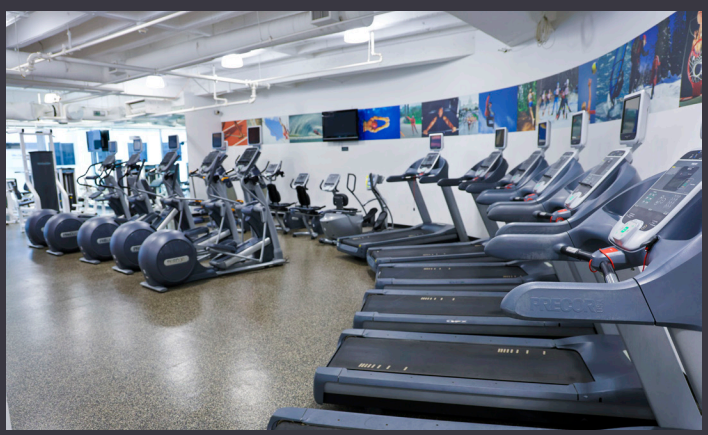







Fifth
Street
1st

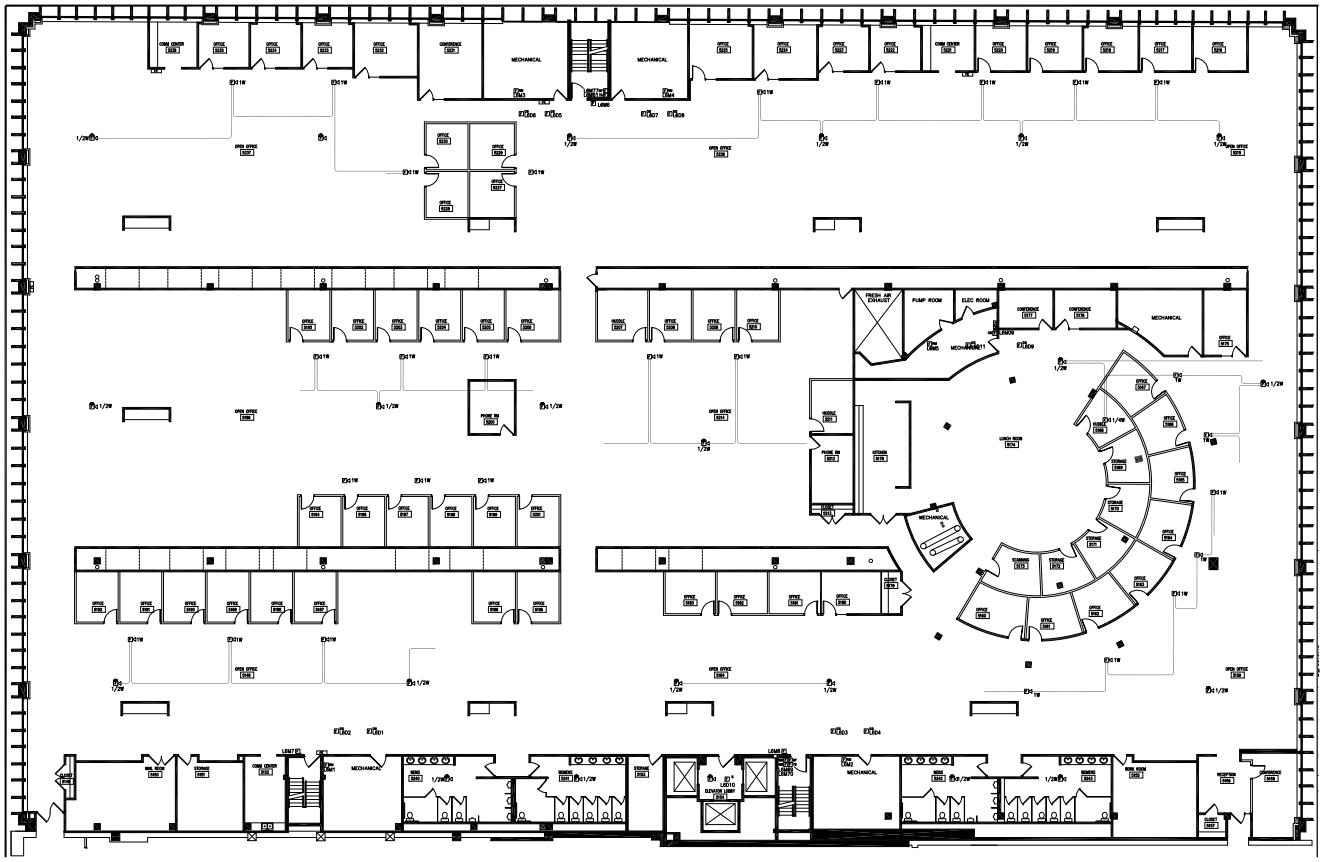




BUILDING PLANS

Sample Floorplate

The floorplate shown below encompasses approximately 63,000 square feet and is located on the 6th floor of the North Tower. Each floorplate offers a unique configuration and varies in size and layout, providing a range of options to accommodate different tenant needs.



BUILDING STORIES

31

STORIES

TOTAL BUILDINGS

3

BUILDINGS

TOTAL SQUARE FEET

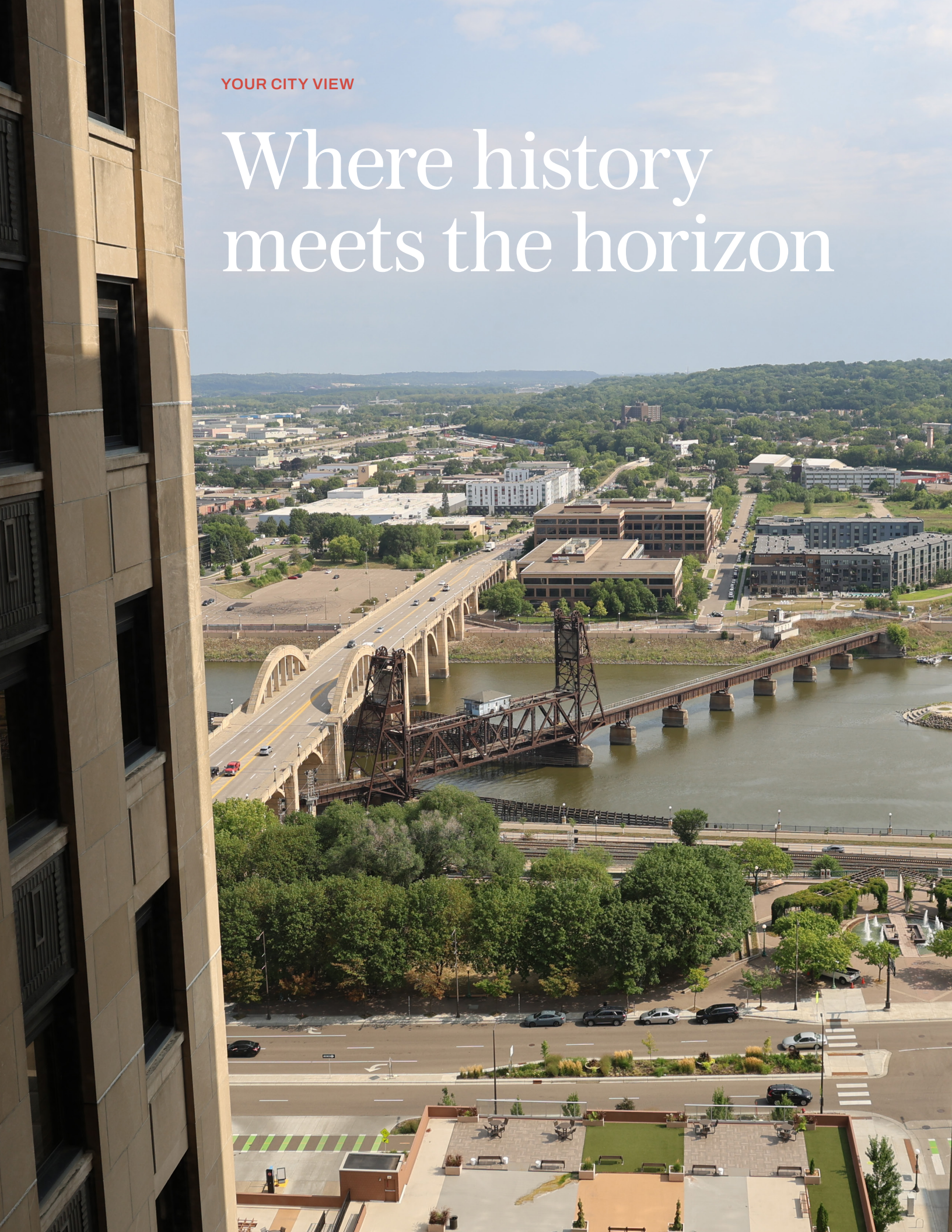
660,640

SQUARE FEET



YOUR CITY VIEW

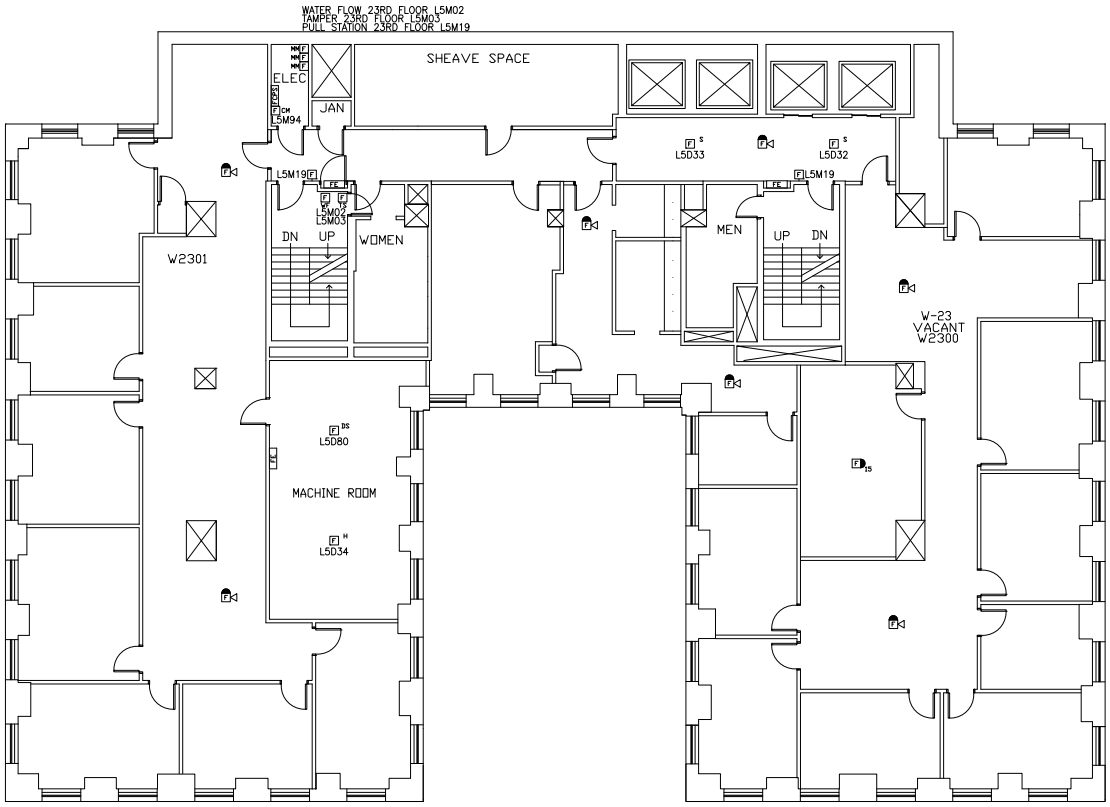
Where history meets the horizon



BUILDING PLANS

Sample Floorplate

The floorplate shown below encompasses approximately 7,500 square feet and is located on the 27th floor of the West Tower. Each floorplate offers a unique configuration and varies in size and layout, providing a range of options to accommodate different tenant needs.



LEASE RATE

$18.00 - $24.00

PER GROSS SQUARE FOOT

AVAILABILITY UP TO

172,000 SF

CONTIGUOUS

LEASING BY

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