

THE 
PENFIELD

THE GREAT ESCAPE



Everyone needs to escape from time to time, but getting away from it all doesn't necessarily mean leaving your home. When you live at The Penfield you'll enjoy luxuries and amenities in an exciting, vibrant urban neighborhood that's close to everything you need and love.



The Penfield is about the marriage of contemporary architecture with a historic 1920's façade, representing Saint Paul's rich, unique heritage. It's about spectacular living with a premier downtown address. It's about modern design, lavish amenity spaces and time-saving, in-house services that cater to both your well-being and aesthetic sensibilities.

The Penfield is about being able to walk, bike or catch the bus or Green Line to get to work. It's close to entertainment venues like the Fitzgerald Theater, featuring Garrison Keillor, or the Xcel Energy Center, home of the Minnesota Wild. It's about attending an opening at the Minnesota Museum of American Art, a performance at the Ordway or an al fresco dinner at Meritage.



It's about lounging by the pool, working out in the fitness center and inviting friends to your party in the clubroom. It's about having a concierge who will find you tickets to a Saint Paul Saints game or arrange to have dinner ingredients delivered right to your front door.

Simply stated, The Penfield is your great escape without ever leaving home.



VIEW OF THE PENFIELD FROM 10TH & ROBERT STREET

The Penfield incorporates part of the original historic façade from the Public Safety Building that opened in 1930.

YOURS TO ENJOY

Living at The Penfield means a new level of service, personal attention and amenities unmatched in Saint Paul.

Imagine a lobby that redefines contemporary, urban cool. A welcoming space with 16-foot high ceilings, a fireplace and media lounge with a large television, books and all the latest magazines. Imagine conversational seating zones and concierge services. Imagine a historic façade restored with exquisitely integrated, natural materials. Now imagine coming home to all of this.

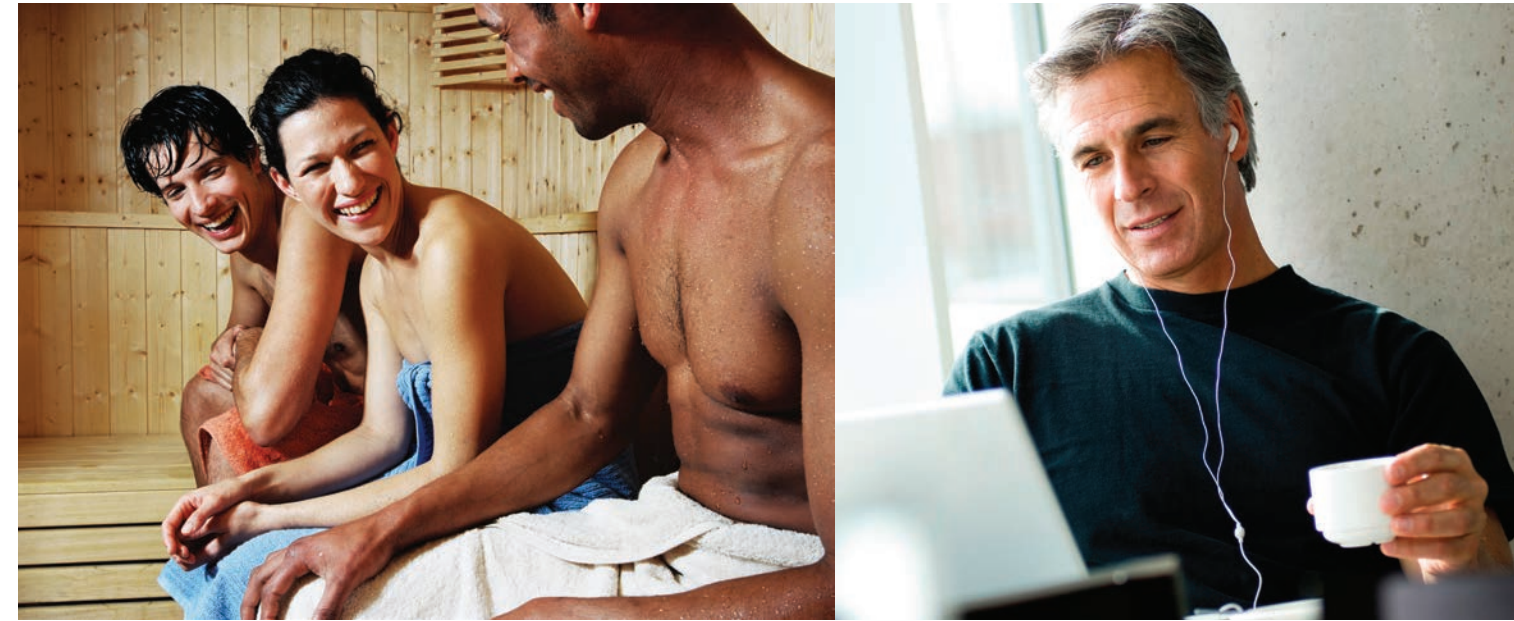
Lunds grocery store, downtown Saint Paul's first and finest upscale grocery store, is conveniently located on the ground floor of The Penfield. That chocolate fix you want right now, fresh salmon for your dinner party or the milk you need for your morning cereal is right downstairs.

Amenities at The Penfield are superlative. A beautifully landscaped, 18,000 square foot courtyard with outdoor pool, hot tub, sundeck, fire pit and grilling stations make for great three-season entertaining.

Kick-back in the clubroom and use the gourmet kitchen to create a snack. In the fitness center, you'll have access to the latest equipment and, after your workout, relax and refresh in the sauna.

Make full use of The Penfield's business center and conference room; it's a convenient and comfortable way to work. This is work/life balance at its finest. The perfect environment for your excellence and achievement.

The Penfield offers a world of possibilities. It's yours to enjoy.





VIEW OF THE PENFIELD COURTYARD

Green space with pool, hot tub, fire pit, grilling stations and lounge seating.



INSIDE THE PENFIELD CLUBROOM

Gourmet kitchen, fireplace, television and access to outdoor courtyard amenities.



DESIGNED FOR LIFE



Interiors at The Penfield redefine what contemporary and exquisitely designed living spaces should be.

It's not about playing around with what's been done before. It's evolving kitchens and designing them for sophisticated cooking and entertaining. It's designer baths that are luxurious and inviting. It's spacious living environments with areas finessed for quiet reflection or exuberant good times. It's clean lines and bright, airy spaces. It's spacious balconies and penthouse terraces where you can plant flowers, grow an herb garden or just take in the view. It's features, finishes and aesthetics that speak to a new, luxurious way of living.

The Penfield is about incorporating leading architectural and construction innovations to achieve LEED Silver Certification. It's about a commitment to sustainability and to you.

Living at The Penfield is living life. Where every day is a new experience. Where every day is designed for life.



FEATURES & FINISHES

BUILDING AMENITIES

- Lunds grocery store
- Extended-hour concierge
- Business center
- Conference room
- Clubroom with gourmet kitchen
- 18,000 square foot courtyard with outdoor pool, sundeck, hot tub, outdoor fire pit, grilling stations and green roof

- Designed and built to achieve LEED Silver Green Building Certification
- Sauna
- 24/7/365 fitness center
- Public art installations
- Dog run
- Indoor dog wash
- Enclosed parking

APARTMENT FEATURES & FINISHES

- Three finish packages to choose from
- Wood flooring throughout living space
- Ceramic tile flooring (select suites)
- Gourmet kitchen with:
 - + Full granite countertops and island
 - + Stainless steel appliances
 - + Tile backsplash
 - + Ice maker (select suites)
 - + Wine rack
 - + Undermount sink with sprayer
 - + Frosted glass accent doors (select suites)
 - + Track lighting and under-cabinet light
 - + Pantry
- Bathrooms with:
 - + Natural light window (select suites)
 - + Framed mirror
 - + Cultured marble vanity
 - + Large 36" soaking tub with curved shower rod
 - + Track lighting

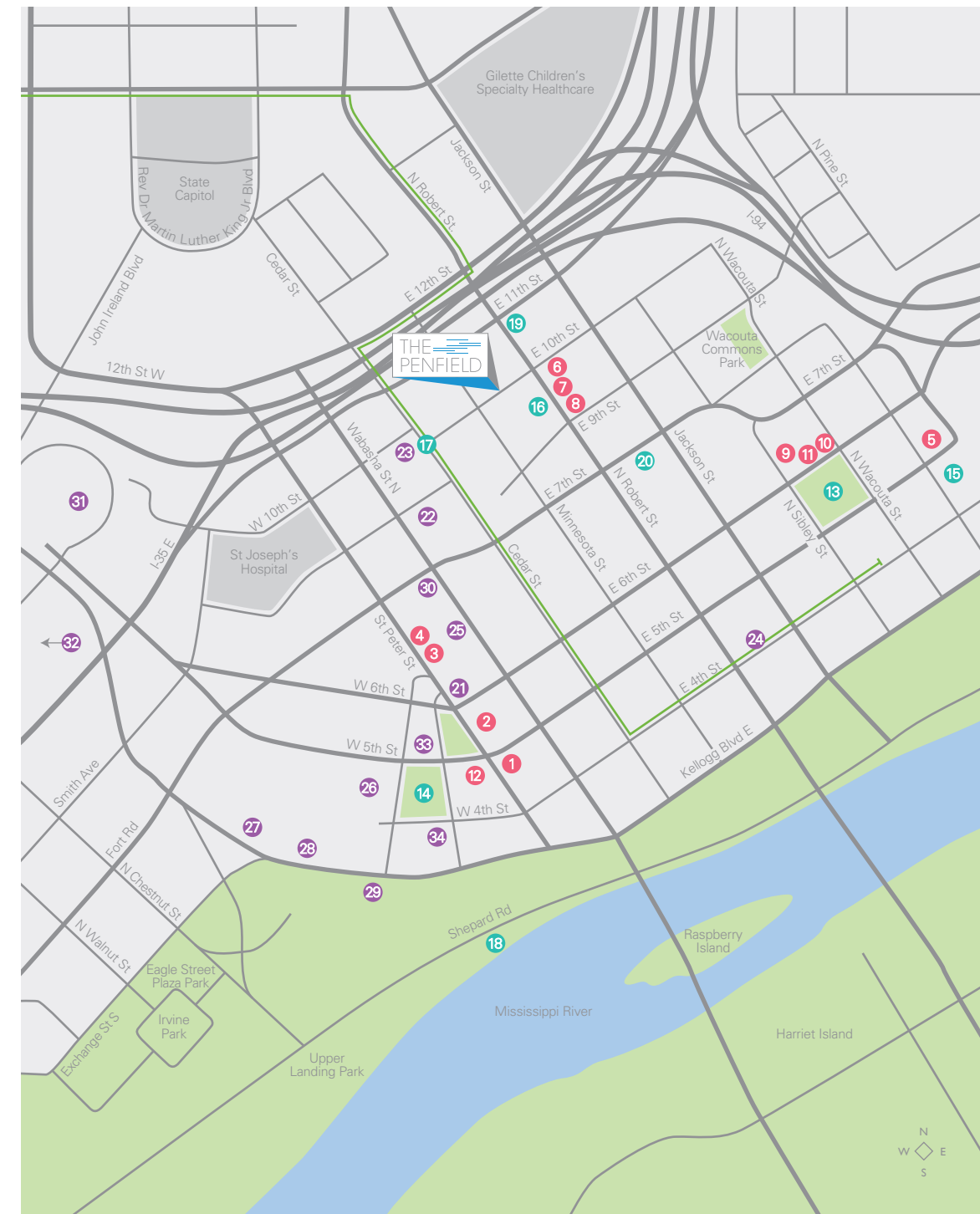
- Full-size stacked washer and dryer
- Lighted ceiling fans (select suites)
- Translucent sliding glass bedroom doors (select suites)
- Fireplace (select suites)
- USB charging stations
- Custom closets with shoe racks
- Oversized windows with window treatments
- Heating and cooling with programmable thermostat
- Custom paint color throughout
- Berber or plush carpet in bedrooms
- In-unit apartment storage and media nook

BENEFITS & SERVICES*

- #1 in the Nation for Resident Satisfaction 2009, 2010, 2011 and 2012
- 24-Hour Emergency Maintenance
- Personal concierge services
- Dry cleaning/laundry services
- Package receiving
- Online rent payment
- Housekeeping services

- Pet sitting services
- Village Green Resident Benefits
- Referral Rewards
- Home Purchasing Program
- Stars and Stripes Program
- V-Suites Furnished Rentals

*Some services listed above are offered at an additional cost.



These are just a few of the restaurants, recreation, culture and entertainment offerings in downtown Saint Paul.

RESTAURANTS / BARS

1. Pazzaluna
2. Kincaid's
3. Meritage
4. Great Waters Brewing Co.
5. Heartland Restaurant
6. Black Sheep Coal Fired Pizza
7. Keys Cafe & Bakery
8. Sawatdee
9. Bin Wine Bar
10. Bulldog Lowertown
11. Barrio
12. The Saint Paul Grill

RECREATION / TRANSPORTATION

13. Mears Park
14. Rice Park
15. Saint Paul Farmers' Market
16. Nice Ride Station
17. Green Line Light Rail Station
18. Running Trails
19. Metro Transit Stop

CULTURE / ENTERTAINMENT

20. Saint Paul Chamber Orchestra
21. Fitzgerald Theater
22. History Theatre
23. Museum of American Art
24. Park Square Theatre
25. Ordway Theater
26. Xcel Energy Center
27. Saint Paul River Centre
28. Science Museum
29. Children's Museum
30. History Center
31. Cathedral of Saint Paul
32. Landmark Center
33. James J. Hill Library

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