

Sentinel 



TOWN SQUARE TOWER

445 MINNESOTA STREET, ST. PAUL

FOR LEASE



On-Site Amenities

- Class “A” office tower
- Full floor availabilities
- Conference center with wireless internet and on-site catering facilities
- 24/7 security
- Training room that seats 50 and a conference room that can accommodate 40 people
- Adjacent to 500 stall parking ramp and the DoubleTree by Hilton
- Spectacular views of St. Paul skyline
- Stable institutional ownership
- **Building naming rights, skyline signage**



Places to Go in Saint Paul

- | | |
|--------------------------|----------------------|
| › RiverCentre | › The Science Museum |
| › Roy Wilkins Auditorium | › CHS Field |
| › The Ordway | › Rice Park |
| › Xcel Energy Center | › Mears Park |

TOWN SQUARE TOWER

445 MINNESOTA ST | ST. PAUL, MN 55101

Sentinel 

PROPERTY ADDRESS:

445 Minnesota Street
St. Paul, MN 55101

BUILDING SQUARE FEET:

248,140 rentable square feet

CURRENTLY AVAILABLE:

6th Floor: 11,705 SF
10th Floor: 2,743 SF
16th Floor: 11,689 SF
17th Floor: 4,069 SF
20th Floor: 11,977 SF
21st Floor: 11,977 SF
22nd Floor: 11,977 SF
23rd Floor: 11,977 SF
24th Floor: 11,977 SF

Total Available: 80,091 SF

MAXIMUM CONTIGUOUS:

59,885 square feet
(floors 20, 21, 22, 23 and 24)

MINIMUM DIVISIBLE:

2,752 square feet

R/U FACTOR:

11%

YEAR BUILT:

1979

CEILING HEIGHT:

9'

BUILDING HOURS OF OPERATION:

7:00 am - 6:00 pm
Monday - Friday
7:00 am - 1:00 pm
Saturday



NET RENTAL RATE:

\$9.00 - \$11.00 per square foot

2017 EST. CAM & REAL ESTATE TAX:

\$7.65 per square foot operating expenses
\$2.85 per square foot taxes
\$10.50 total per square foot

AMENITIES:

- Class "A" office tower located in the skyway system
- Conference center with on-site catering facilities
- Tenant Lounge
- 24/7 security
- Wi-Fi in the Tenant Lounge, food court, building lobby and conference center
- On-site Management office and building engineering
- Adjacent to 500 stall parking ramp
- Spectacular views of St. Paul skyline
- Town Square, convenience retail and food service offerings
- Storage space available
- Stable institutional ownership

For Leasing Information, Contact:

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

ERIC RAPP, SIOR
952 837 3060
eric.rapp@colliers.com

COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402
www.colliers.com

TENANT LOUNGE

TOWN SQUARE TOWER

445 MINNESOTA ST | ST. PAUL, MN 55101



For Leasing Information, Contact:

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

ERIC RAPP, SIOR
952 837 3060
eric.rapp@colliers.com

PROPERTY FLOOR PLANS



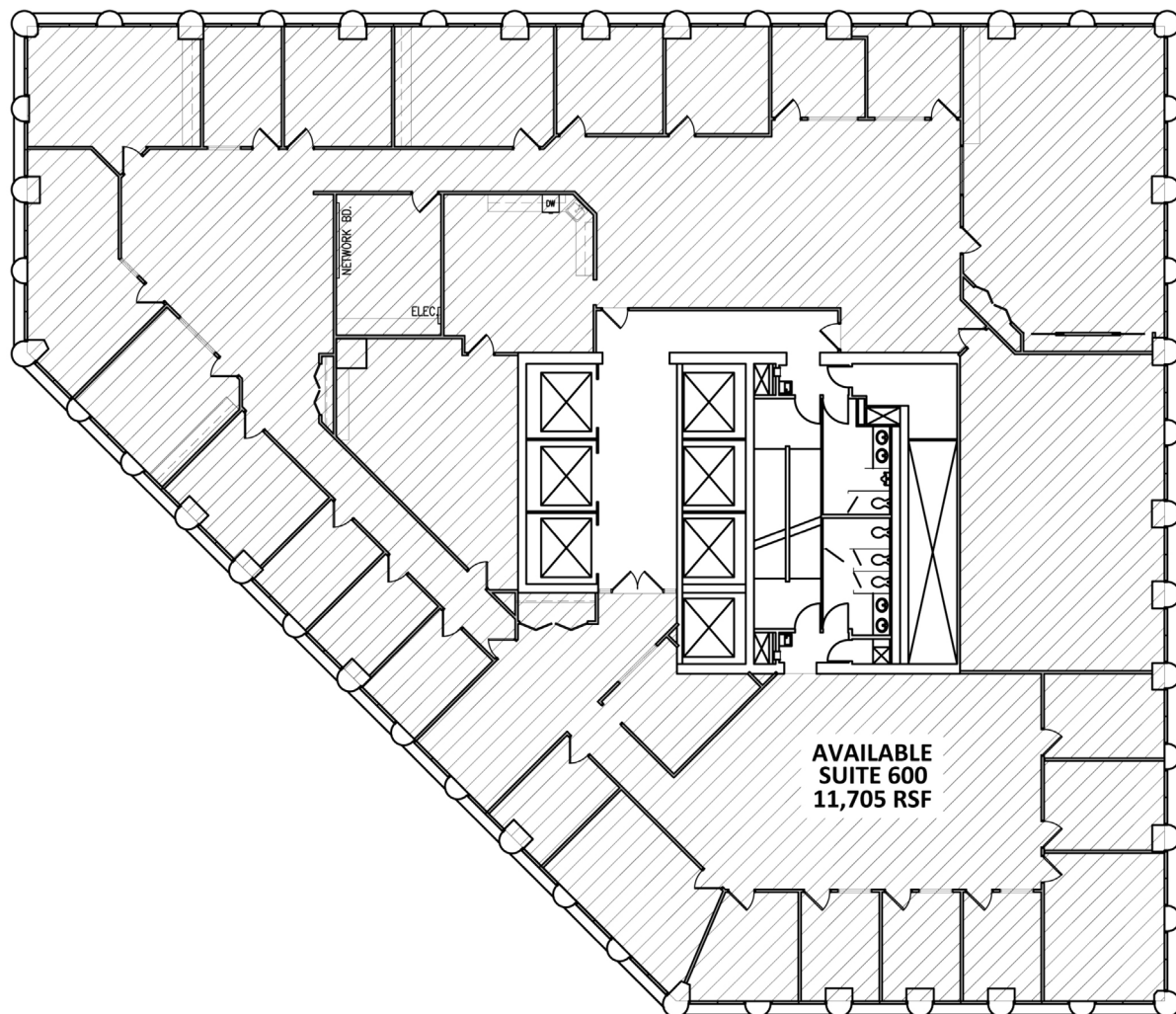
TOWN SQUARE TOWER

445 MINNESOTA ST | ST. PAUL, MN 55101



FLOOR 6

11,705 SF Available



For Leasing Information, Contact:

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

ERIC RAPP, SIOR
952 837 3060
eric.rapp@colliers.com

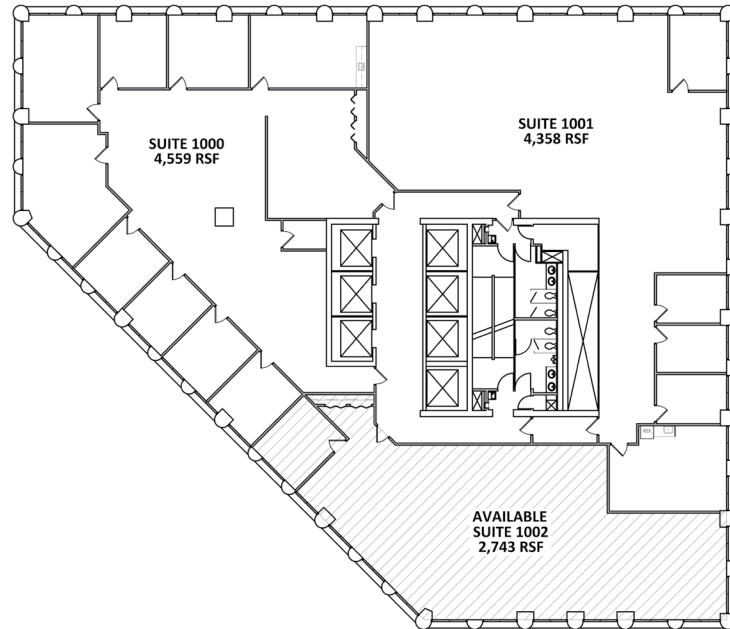
TOWN SQUARE TOWER

445 MINNESOTA ST | ST. PAUL, MN 55101



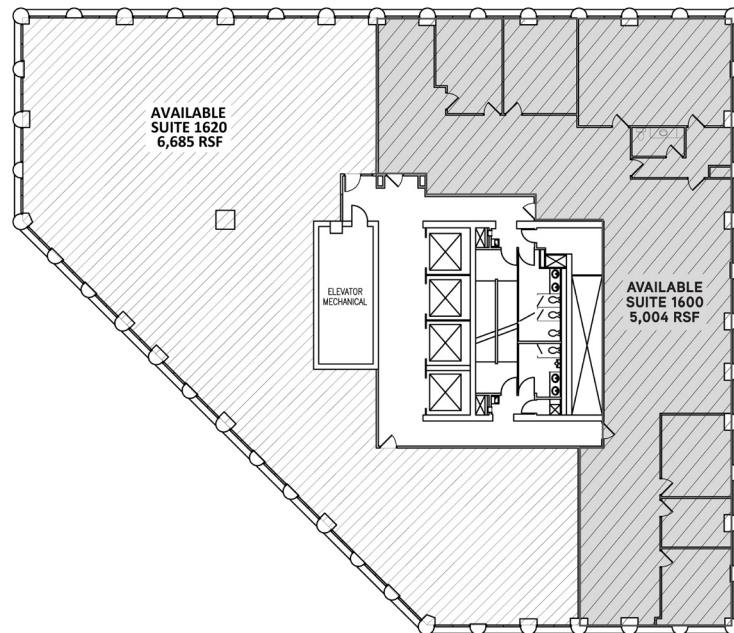
FLOOR 10

2,743 SF Available



FLOOR 16

11,689 SF Available



For Leasing Information, Contact:

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

ERIC RAPP, SIOR
952 837 3060
eric.rapp@colliers.com

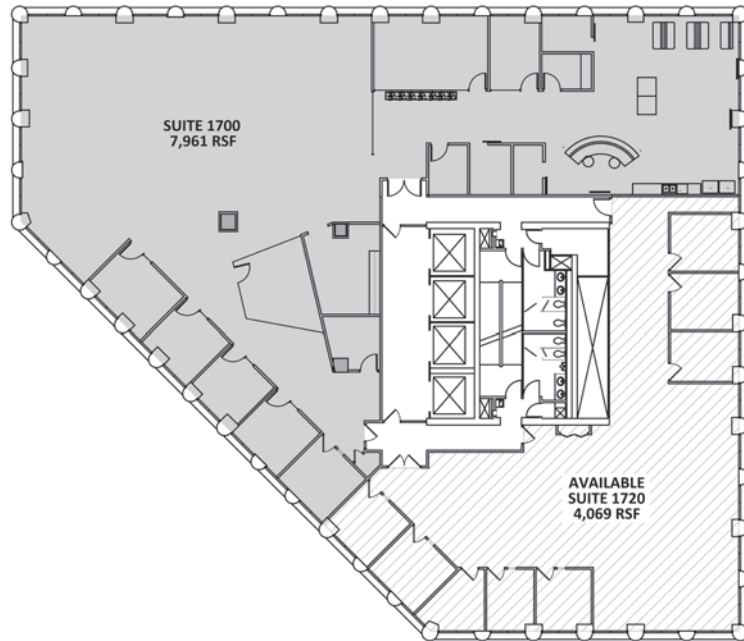
TOWN SQUARE TOWER

445 MINNESOTA ST | ST. PAUL, MN 55101

Sentinel 

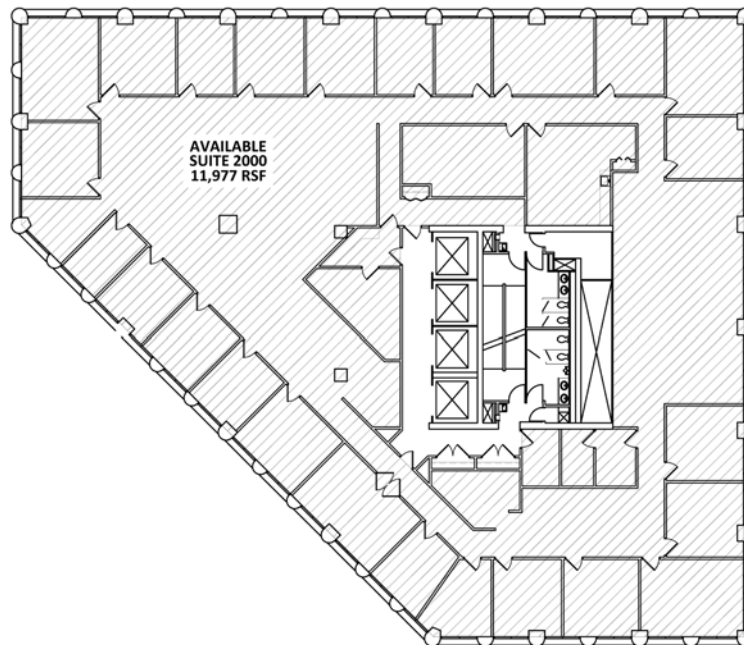
FLOOR 17

4,069 SF Available



FLOOR 20

11,977 SF Available



For Leasing Information, Contact:

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

ERIC RAPP, SIOR
952 837 3060
eric.rapp@colliers.com

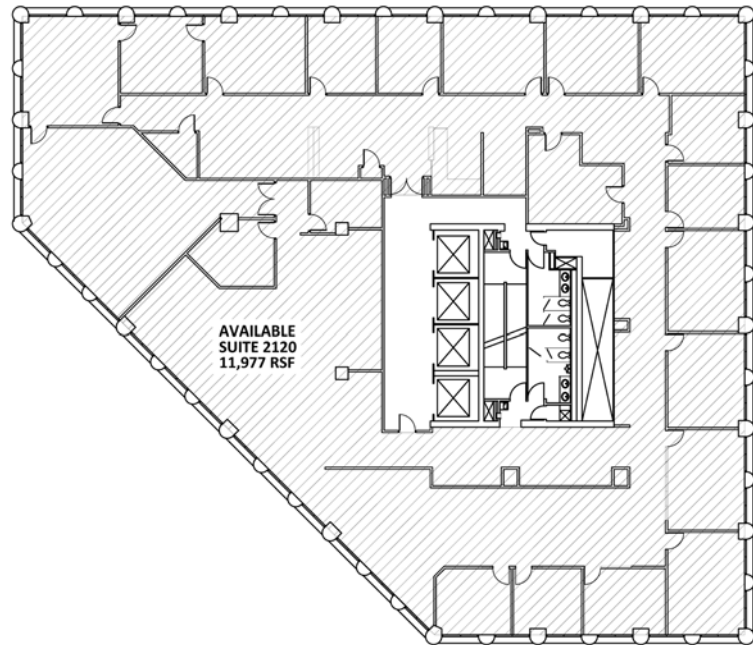
TOWN SQUARE TOWER

445 MINNESOTA ST | ST. PAUL, MN 55101

Sentinel 

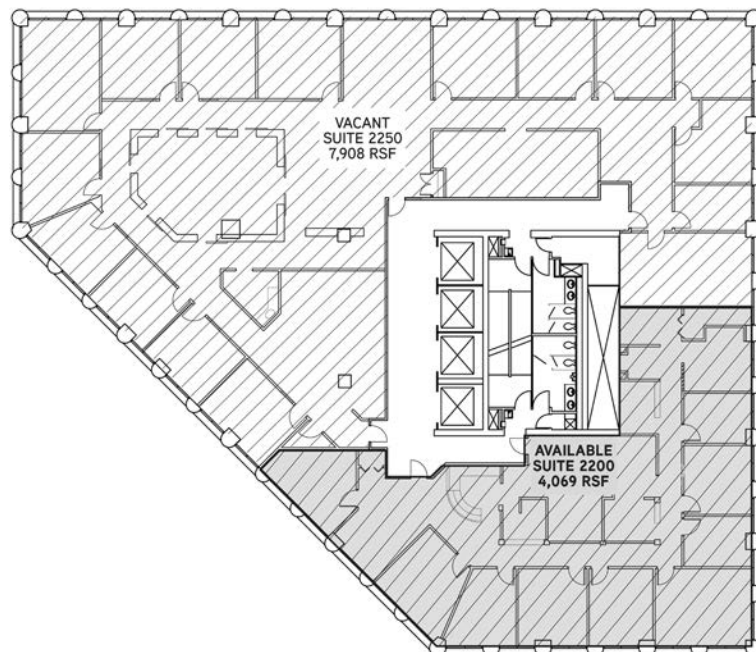
FLOOR 21

11,977 SF Available



FLOOR 22

11,977 SF Available



For Leasing Information, Contact:

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

ERIC RAPP, SIOR
952 837 3060
eric.rapp@colliers.com

PROPERTY FLOOR PLANS



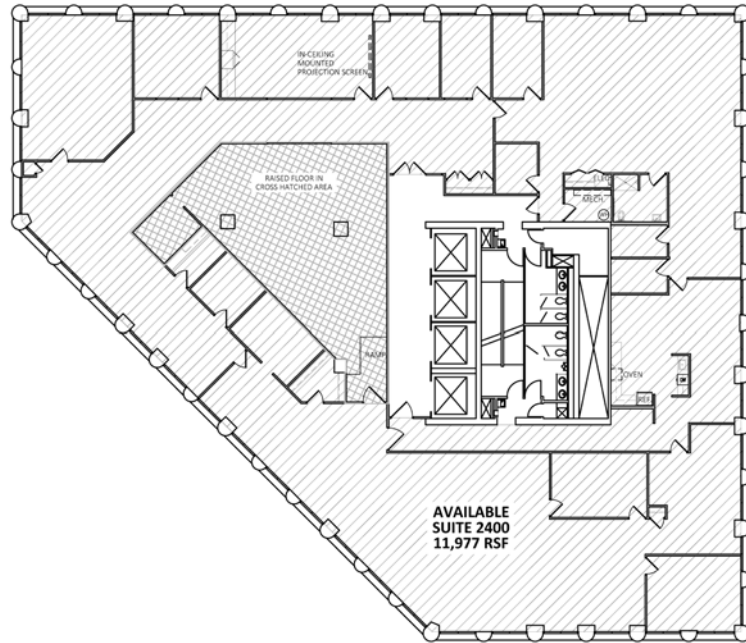
TOWN SQUARE TOWER

445 MINNESOTA ST | ST. PAUL, MN 55101



FLOOR 24

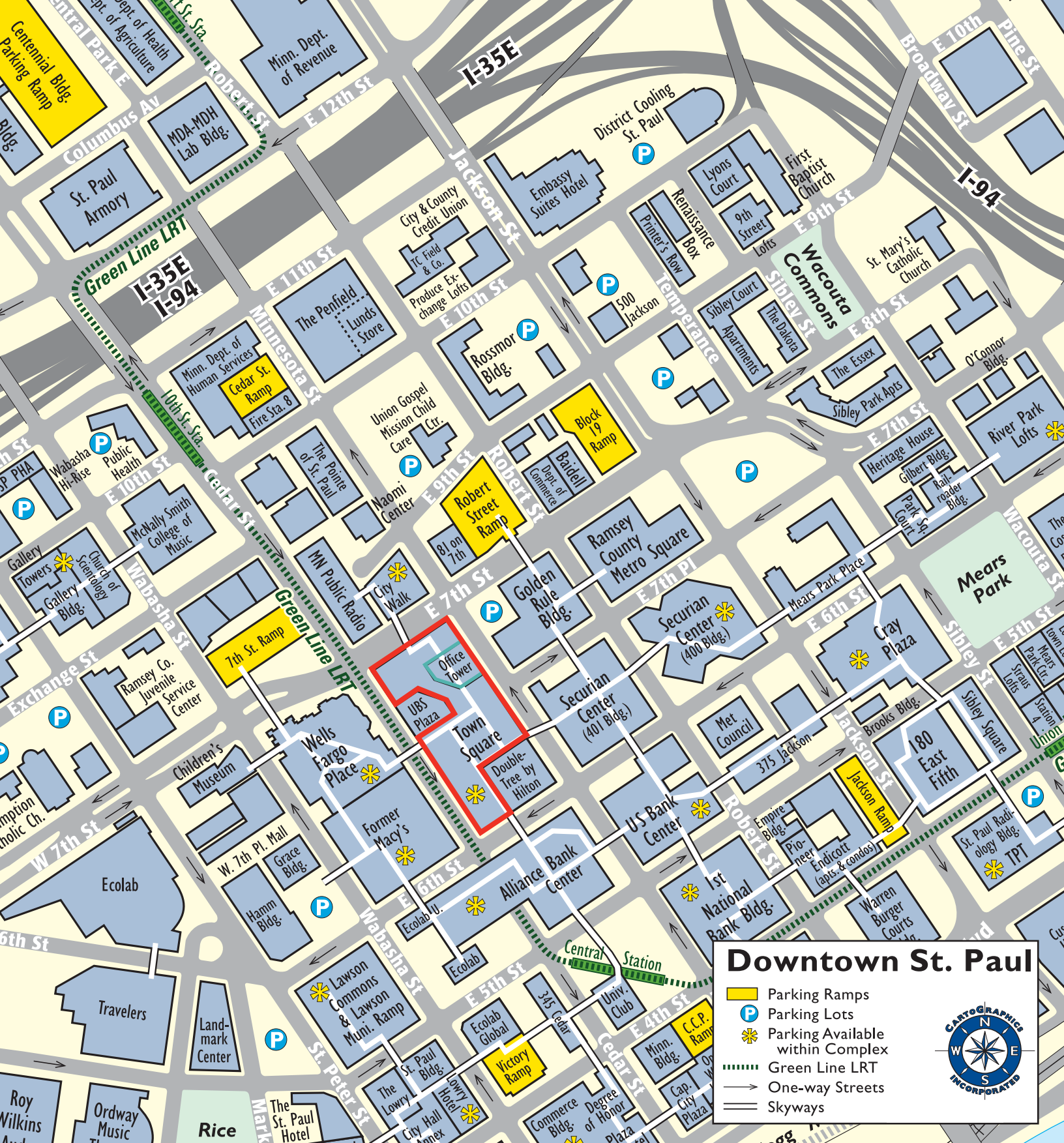
11,977 SF Available



For Leasing Information, Contact:

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

ERIC RAPP, SIOR
952 837 3060
eric.rapp@colliers.com



Downtown St. Paul

- Parking Ramps
- P Parking Lots
- ★ Parking Available within Complex
- Green Line LRT
- One-way Streets
- Skyways

PETE DUFOUR
 952 897 7717
pete.dufour@colliers.com

ERIC RAPP, SIOR
 952 837 3060
eric.rapp@colliers.com

Sentinel

