

OFFICE SPACE FOR LEASE >

Town Square Tower

445 Minnesota Street | St. Paul, MN

Welcome to Town Square Tower!

Town Square Tower offers a variety of space options. Its central location provides the most heavily traveled skyway in the entire CBD. Light-rail transit stops across the street, and Town Square houses an MTC bus-stop, making this a very accessible and identifiable location, providing some of the best skyline views in the Twin Cities.

This Class A property has been owned and managed by Sentinel Real Estate Corporation since 2000. Sentinel is a well-capitalized institutional owner with a 50 year history in acquiring and managing a range of property types. They currently have 26,000 apartment units and 5.4 million square feet of commercial real estate. They have no debt on Town Square.

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BUILDING INFORMATION

Address	445 Minnesota Street St. Paul, MN 55101
Building Size	248,140 rentable square feet
Year Built	1979
Maximum Contiguous:	19,153 square feet
Minimum Divisible:	2,381 square feet
Ceiling Height	9'
R/U Factor	15% multi tenant floors 8% full floor
Net Rental Rates	\$11.00 - \$14.00 per square foot
2026 Est. CAM & Taxes	\$12.10 total per square foot
Building Hours	Monday - Friday 7:00 am - 6:00 pm

ST. PAUL HIGHLIGHTS

- > Home to 13 colleges/universities
- > Nearly 100 theater companies in the Twin Cities, more than 30 venues, and more theater seats per capita than anywhere else in the US outside of New York City
- > Over 500 restaurants in Saint Paul
- > Over 15,000 hotel rooms in the Twin Cities; 5,500 near downtown St Paul

BUILDING AMENITIES

- > 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
- > Bike storage
- > On-site Management 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

AVAILABLE:

5th Floor	3,079 SF
7th Floor	2,381 SF
21st Floor / White-Boxed	2,708 SF
22nd Floor	4,065 SF
24th Floor	6,569 SF
25th Floor	12,584 SF

Skyway Level Lobby



Elevator Lobby



Training Room



Conference Room





Bike Storage



Spec Suite



21st Floor Vacancy



Tenant Lounge

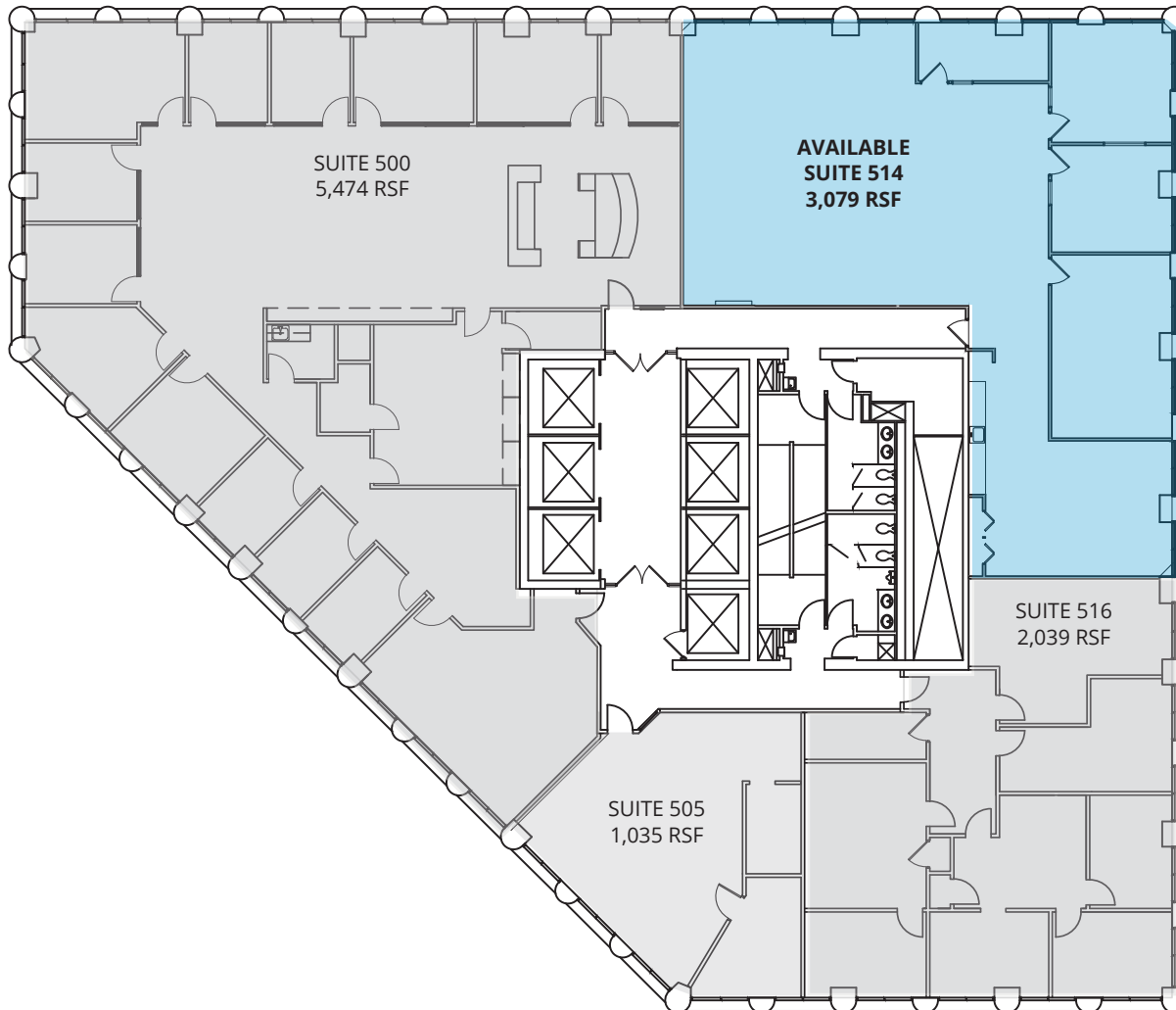
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Town Square Tower

5th Floor Plan

Suite 514:

3,079 square feet - Plug & Play



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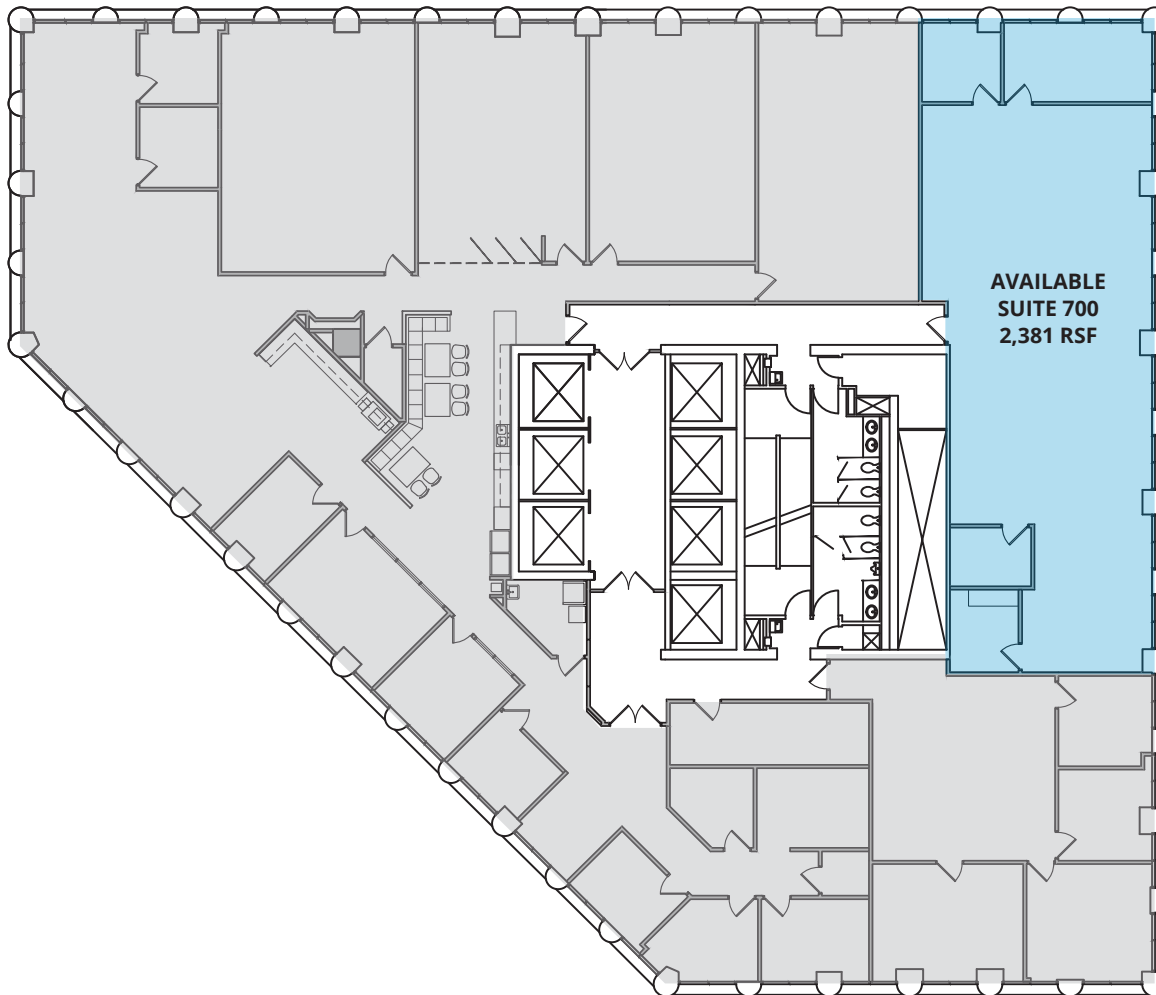
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7th Floor Plan

Suite 700:

2,381 square feet



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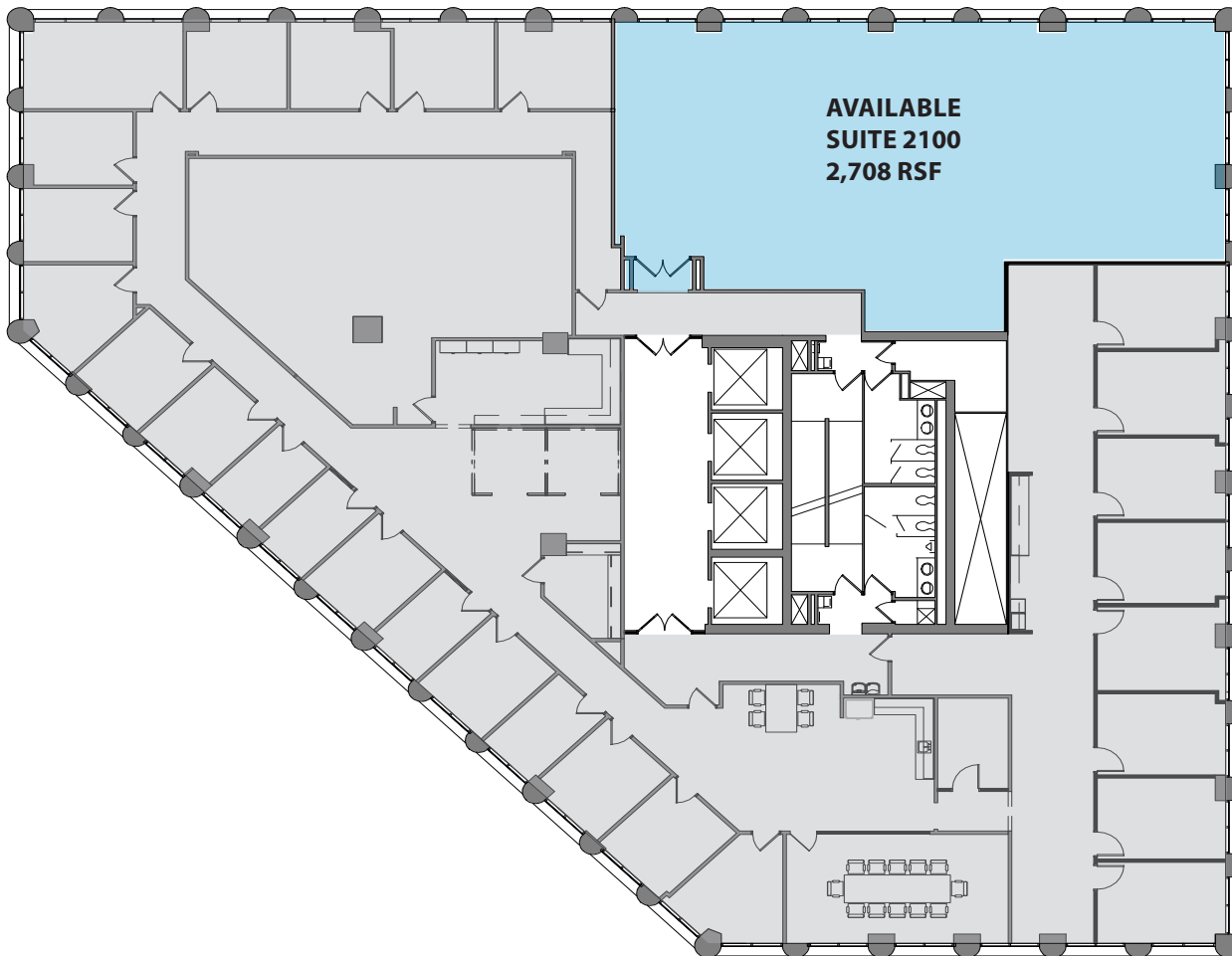

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21st Floor Plan

2,708 square feet



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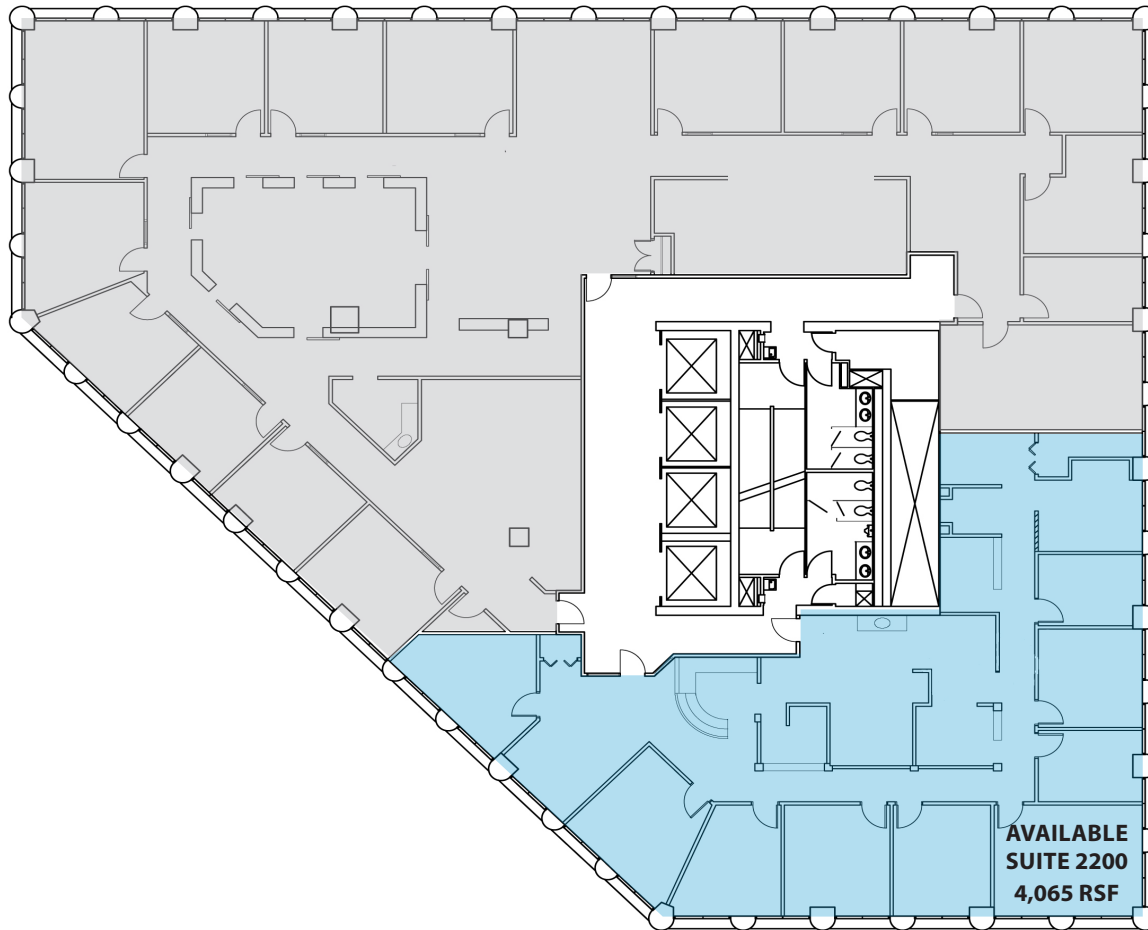
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22nd Floor Plan

4,065 square feet



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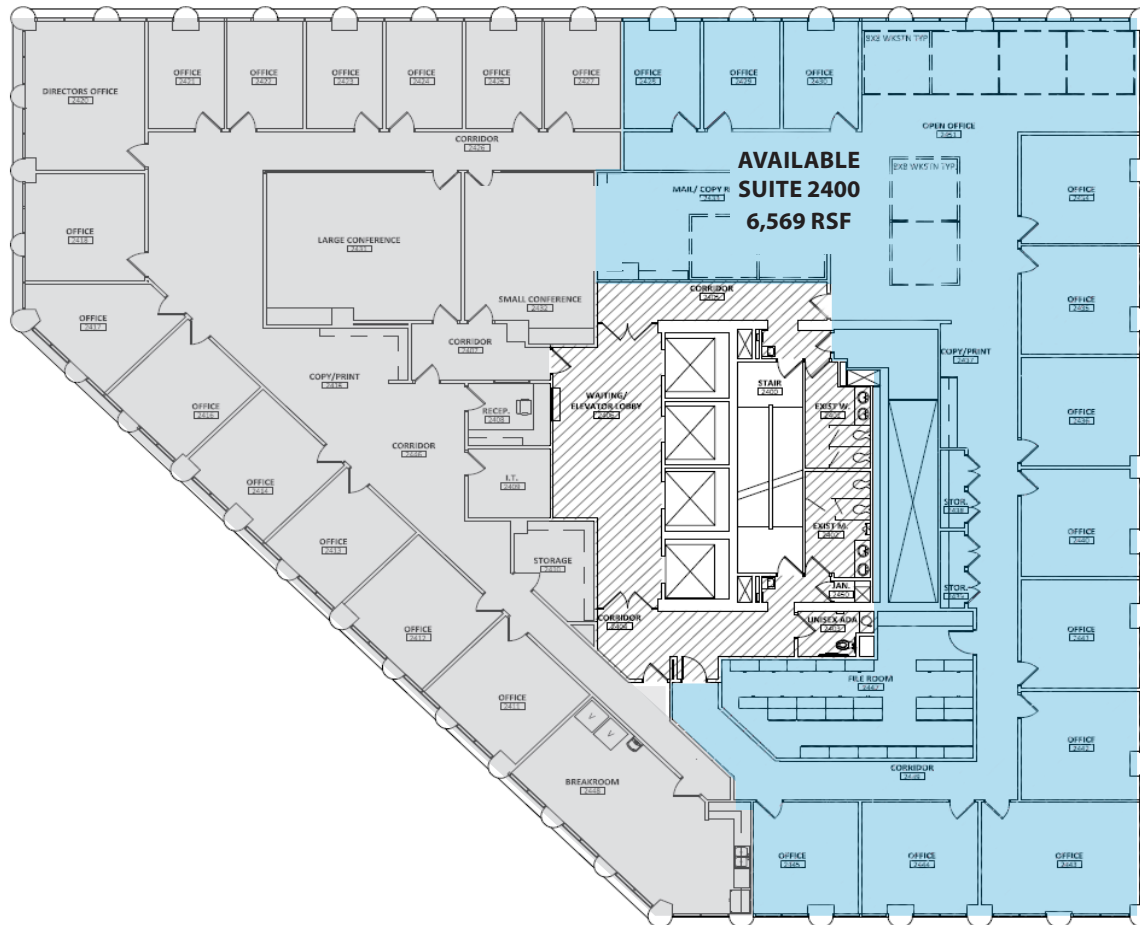
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24th Floor Plan

6,569 square feet



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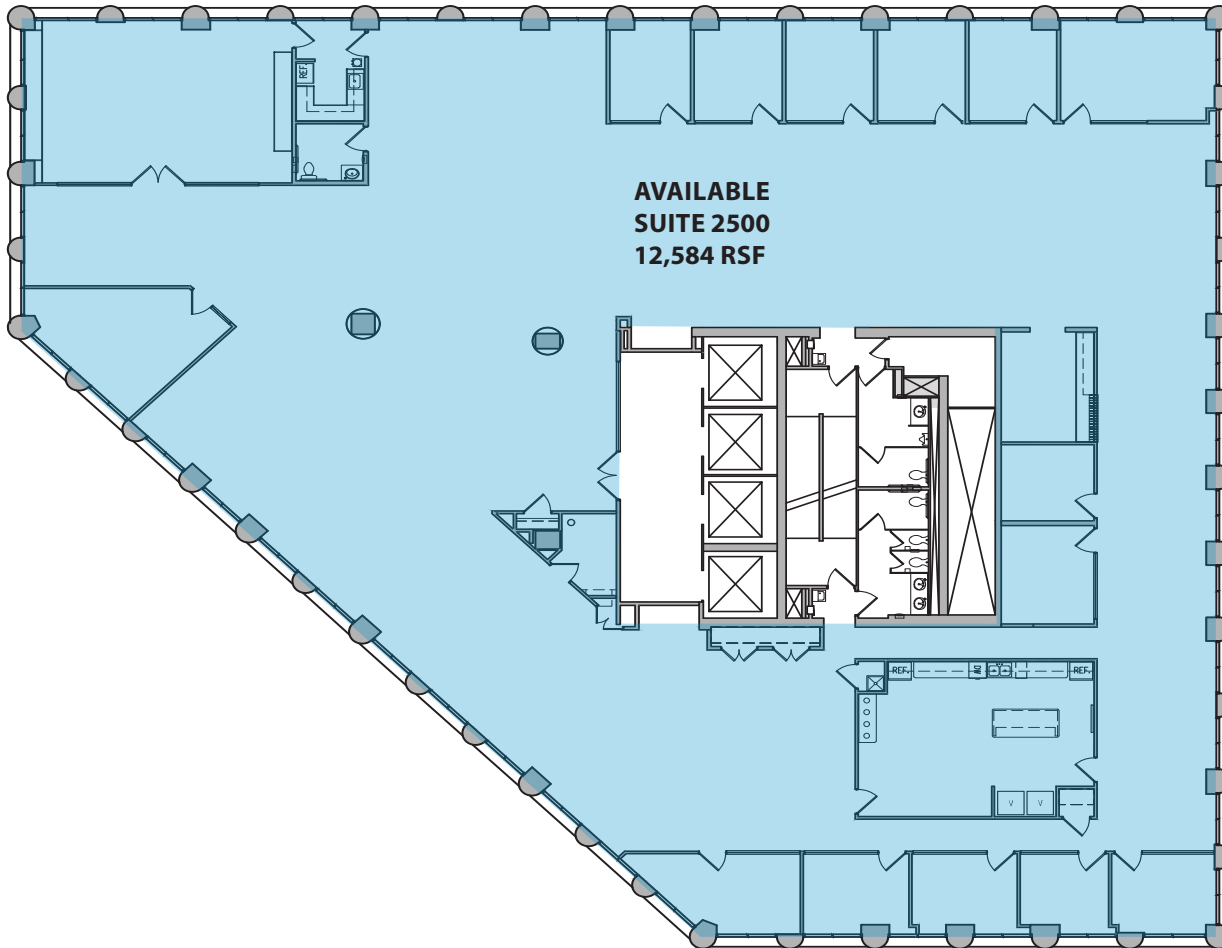
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25th Floor Plan

12,584 square feet



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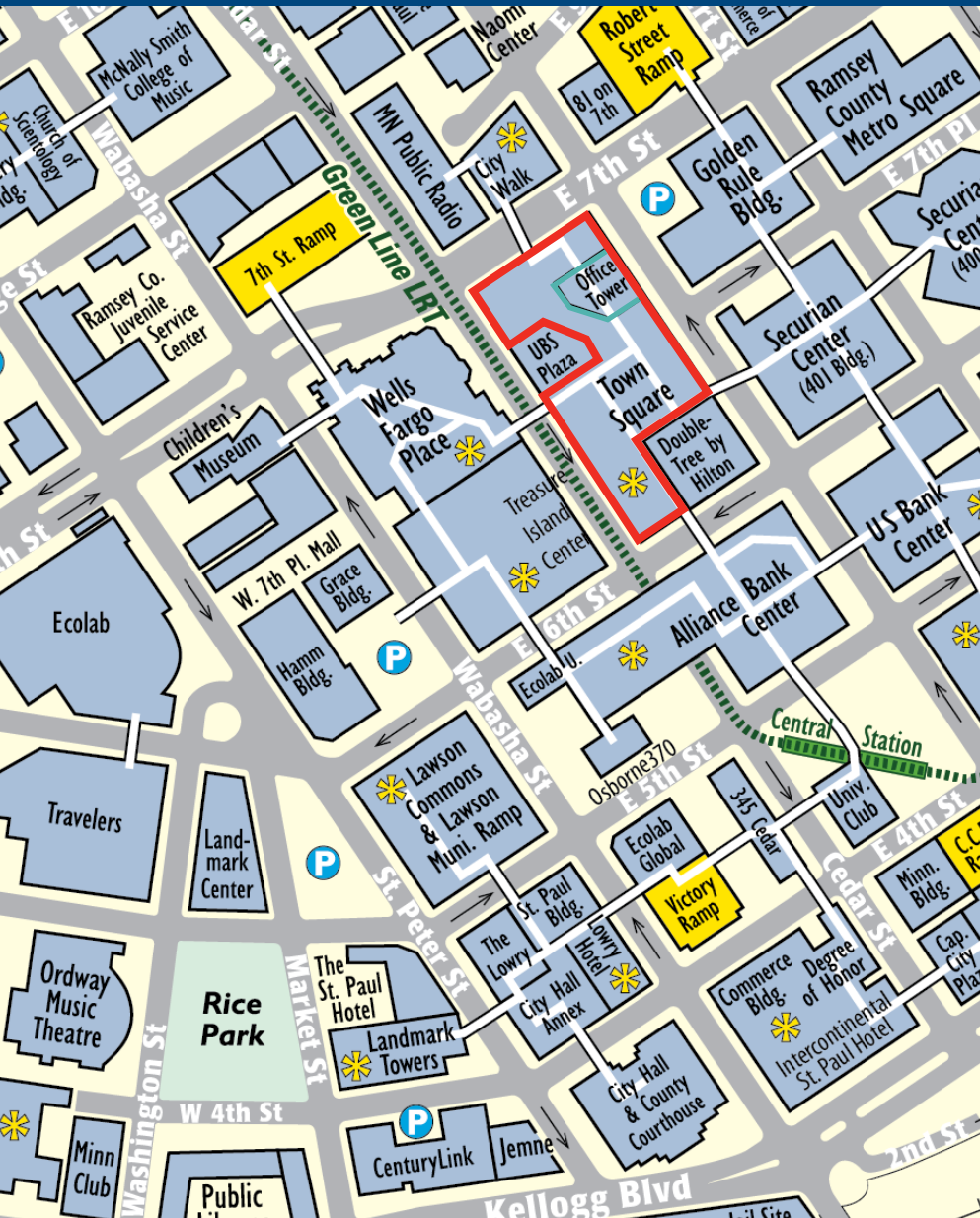
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Places to Go in St. Paul

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



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