



Office/Warehouse Space For Lease

Westgate Business Center II
1045 Westgate Drive
St. Paul, MN

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

SAM SVENDAHL
952 837 3025
sam.svendahl@colliers.com



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

AMENITIES

- > High-image office/warehouse space
- > **Currently Available:**
Suite 70: 13,125 total SF
1,542 SF Office
11,583 SF Warehouse
1,542 SF office, additional BTS
(3) dock doors
- > 18' clear height
- > Close proximity to public transportation
- > Excellent access to I-94 / I-35W and Hwy. 280
- > Located in high image Westgate Business Park

Owned by:
 **CSM**

FOR LEASE > Office/Warehouse Space

Address: 1045 Westgate Drive
St Paul, MN

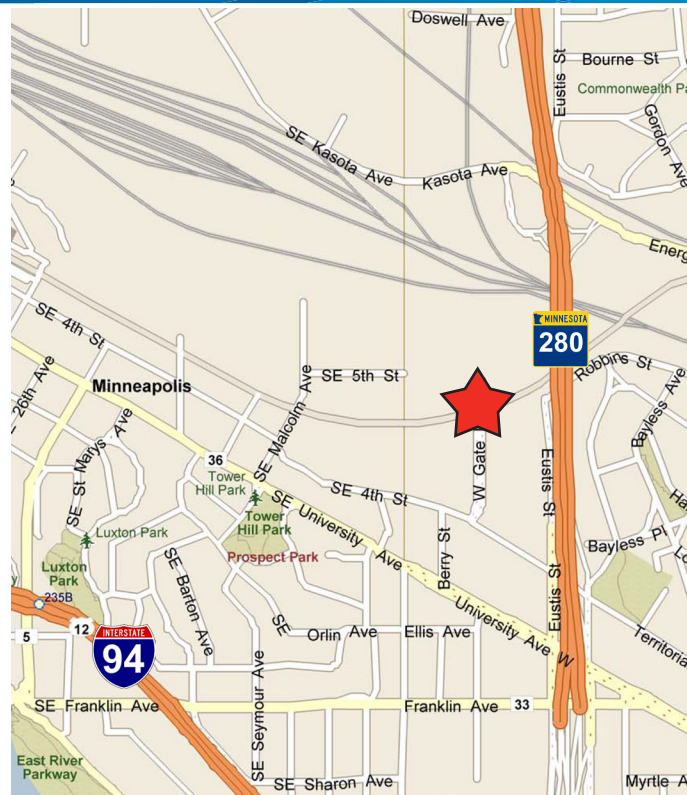
Building Square Feet 64,762 square feet total

Currently Available: **Suite 70**
13,125 total SF
1,542 SF office
11,583 SF Warehouse
(3) dock doors

Clear Height: 18'

Net Rental Rates: \$9.00 per square foot office space
\$4.50 per square foot Warehouse space

2018 CAM & RET: \$3.89 PSF Utility services are separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.



CONTACT US

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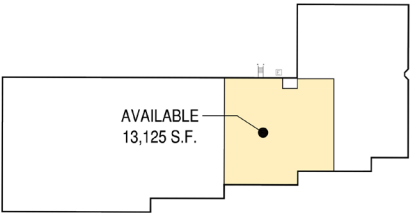
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WESTGATE BUSINESS CENTER II

1045 WESTGATE DRIVE, ST. PAUL MN

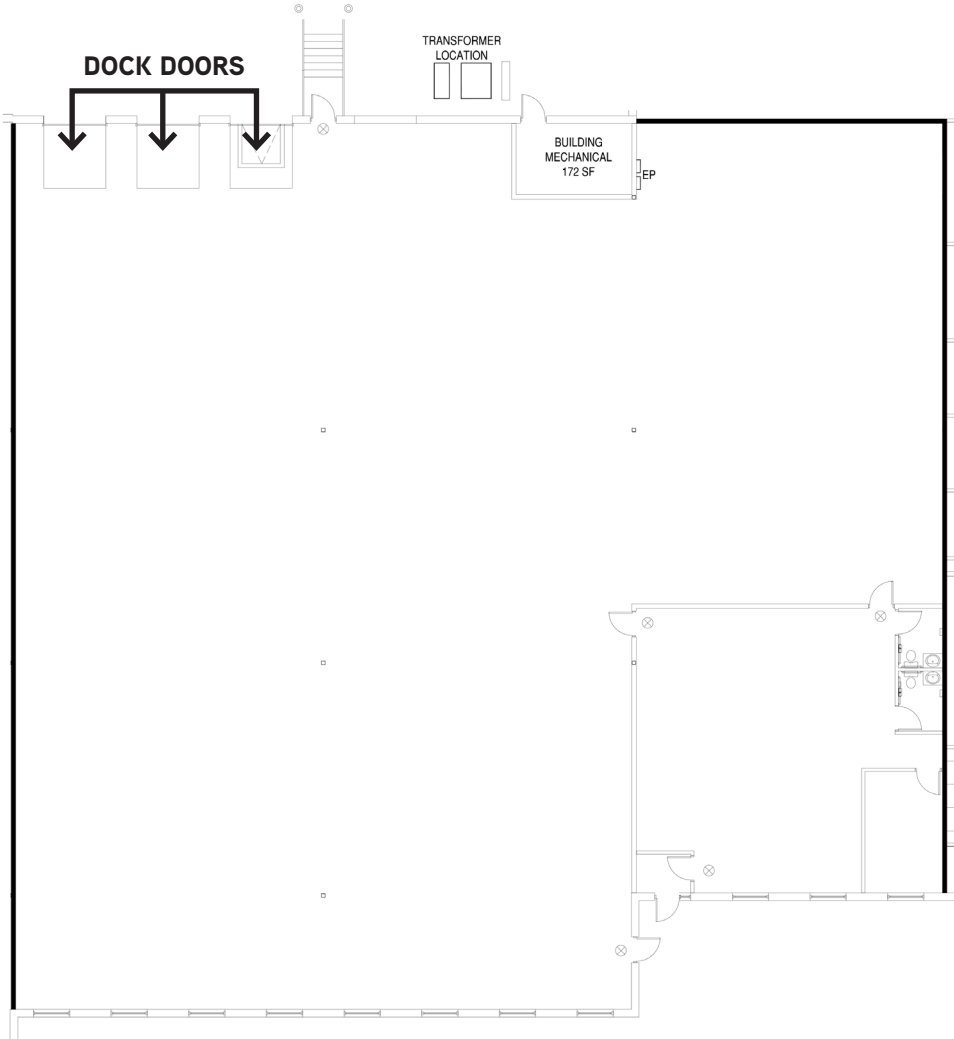


SUITE 70 FLOOR PLAN



BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	1,542 SF
WAREHOUSE	11,583 SF
TOTAL	13,125 SF



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