



## Office/Flex Space For Lease

Westgate Business Center V  
1055 Westgate Drive  
St. Paul, MN

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### AMENITIES

- > High-image office/flex end cap space
- > Two blocks to light rail station
- > 12' ceilings in open office area
- > Near Surly Brewing Beer Hall
- > Excellent access to I-94 / I-35W and Hwy. 280
- > Located in high image Westgate Business Park
- > Dock and drive-in loading possible
- > Ample off street parking available

Owned by:  
 **CSM**



## FOR LEASE > Office/Flex Space

Address: 1055 Westgate Drive  
St Paul, MN

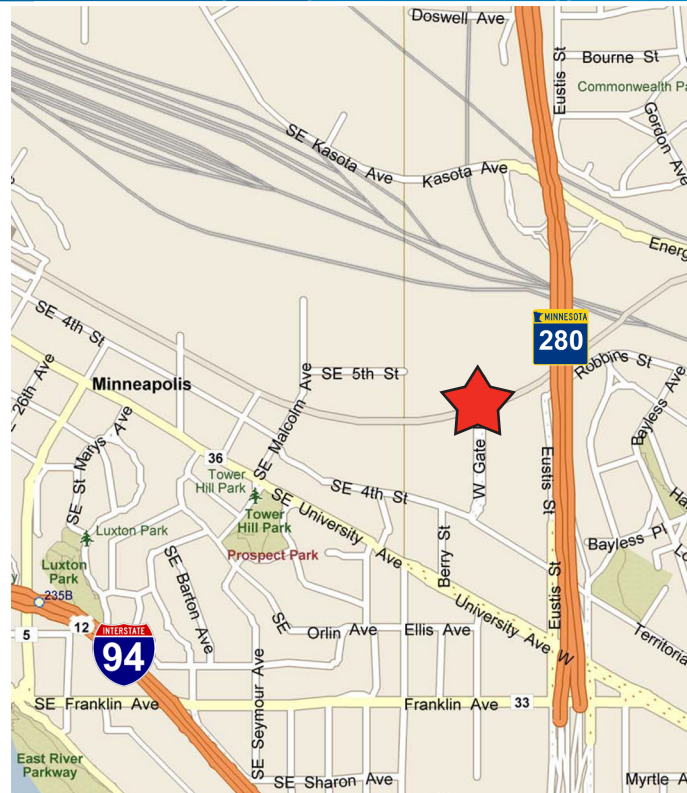
Building Square Feet 98,200 square feet total

Currently Available: **Suite 190**  
**10,686 total SF**  
10,686 SF office  
(small warehouse could be created)  
ability to add dock or drive-in doors  
12' ceilings in open office area

Clear Height: 12' Ceilings in open office area

Net Rental Rates: \$11.00 per square foot office space

2017 CAM & RET: \$5.47 PSF Utility services are separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.



### CONTACT US

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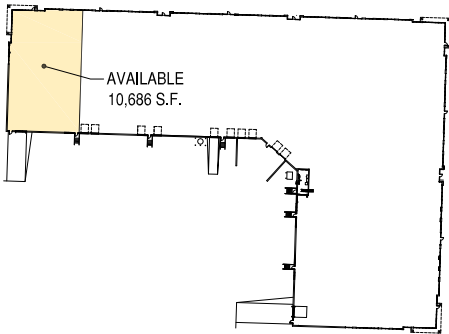
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# WESTGATE BUSINESS CENTER V

1055 WESTGATE DRIVE, ST. PAUL MN

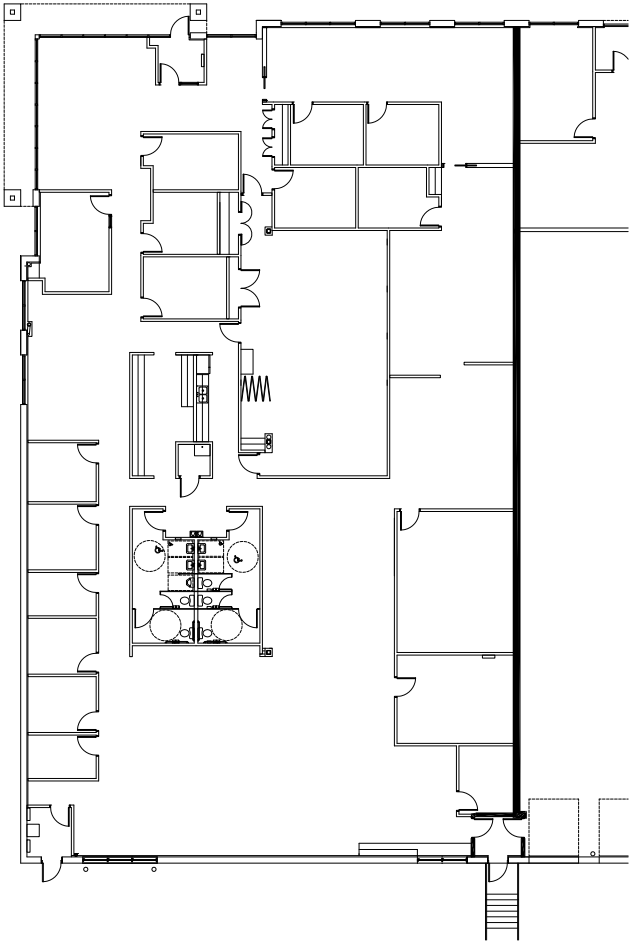


## SUITE 190 FLOOR PLAN



BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	10,686 SF
TOTAL	10,686 SF



FLOOR PLAN

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