

OFFICE/WAREHOUSE SPACE FOR LEASE >

Westgate Business Center I

2561 - 2631 Territorial Road | St. Paul, MN 55114



Accelerating success.



Under New Ownership!

BUILDING AMENITIES

- > High-image office/warehouse space
- > 18' clear height
- > 78,945 SF office/warehouse building
- > Close proximity to public transportation; just two short blocks from the Green Line LRT (Westgate Station) and Metro Transit bus routes along University Avenue
- > Excellent access to I-94 / I-35W and Highway 280
- > Located in high-image Westgate Business Park
- > Space available immediately



CONTACT US >

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

STEVE NILSSON CCIM SIOR
952 897 7899
steve.nilsson@colliers.com

MATT NEWELL
651 356 5074
matthew.newell@colliers.com

Owned by:



WESTGATE BUSINESS CENTER I > FOR LEASE



BUILDING HIGHLIGHTS

PROPERTY ADDRESS:

2561-2631 Territorial Road
St. Paul, MN 55114

BUILDING SQUARE FEET:

78,945 SF Total

YEAR BUILT:

1991

PARKING:

232 surface spaces
(2.94/1,000 SF)

2020 EST CAM & REAL ESTATE

TAX:

\$2.64 PSF Tax

\$2.33 PSF CAM

\$4.97 PSF TOTAL

NET LEASE RATES:

Negotiable

CLEAR HEIGHT:

18'

AVAILABLE:

Suite 2609-A (2631 Territorial Rd)

2,417 sf office

3,572 sf warehouse

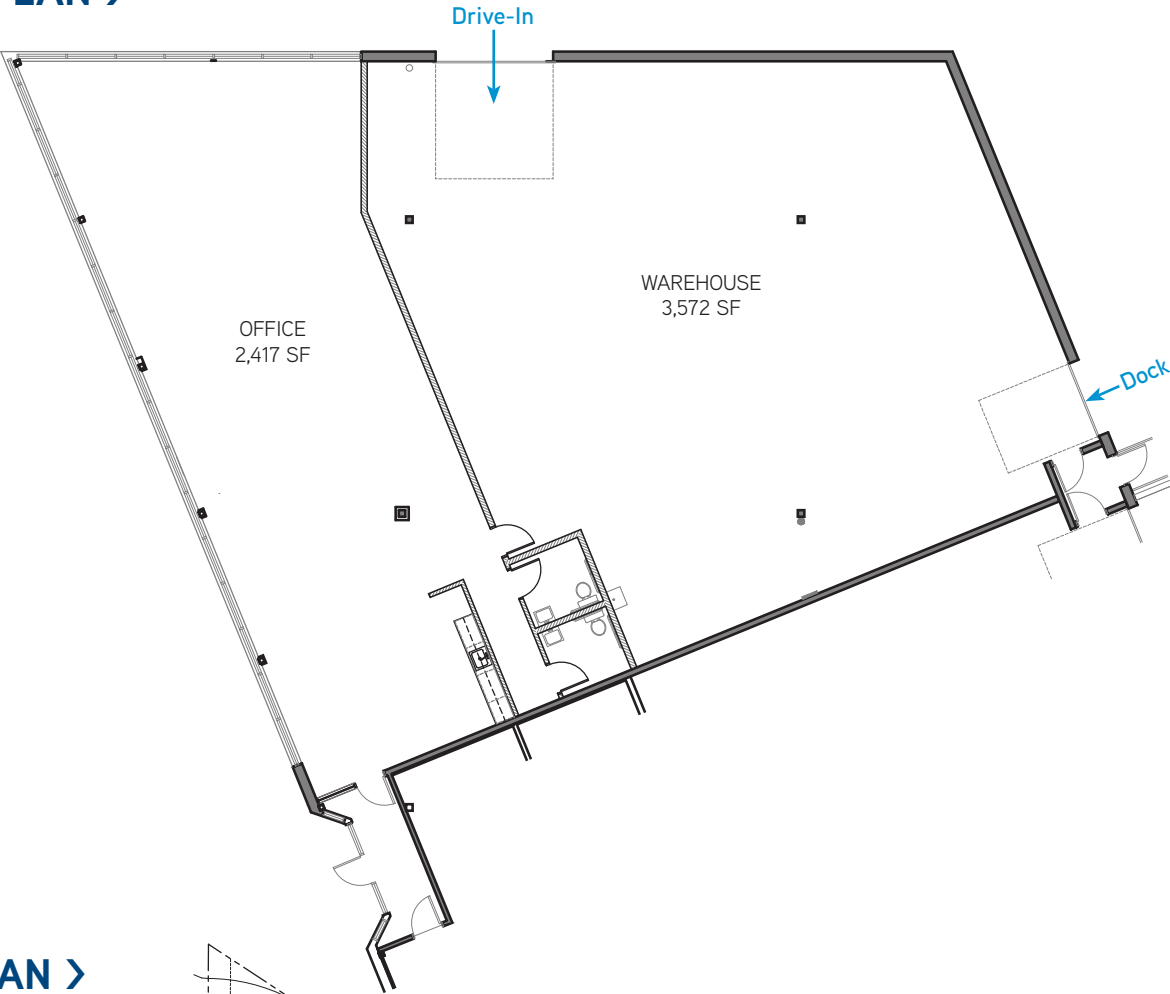
5,989 sf total

LOADING:

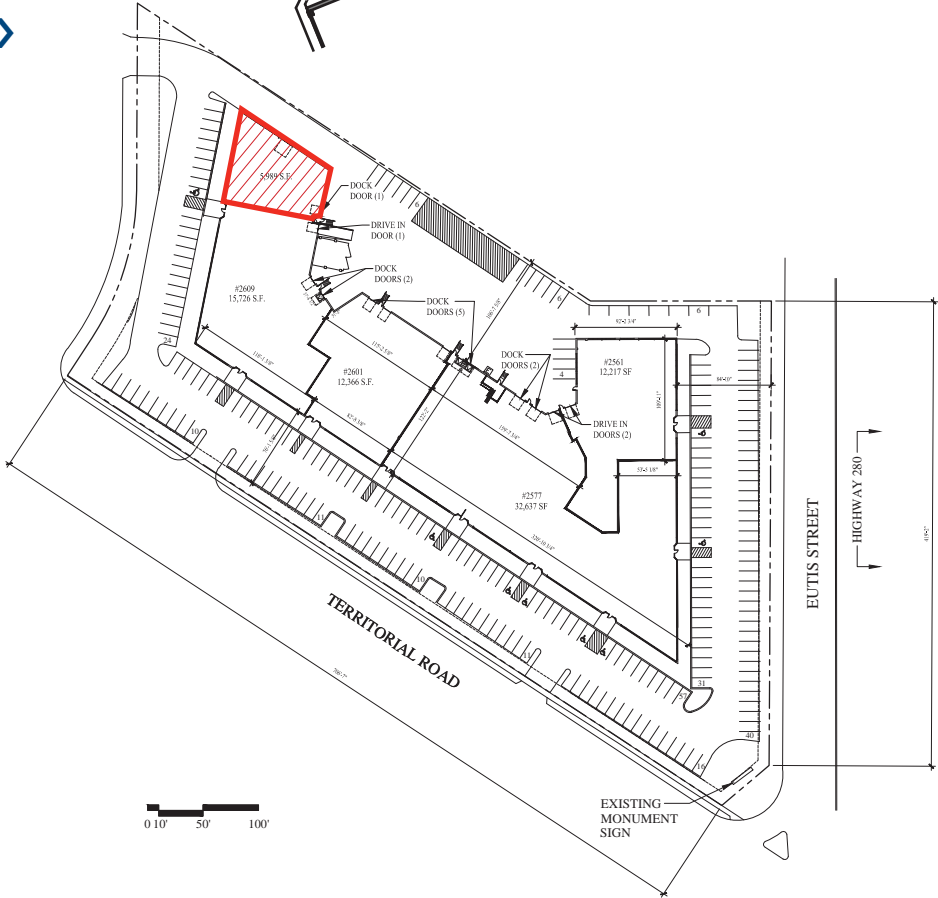
One (1) dock door

One (1) grade-level drive-in door

FLOOR PLAN >



SITE PLAN >





WESTGATE BUSINESS CENTER I >

AMENITIES AERIAL



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Colliers International | Minneapolis-St. Paul
901 South Marquette Ave, Suite 300
Minneapolis, MN 55402

colliers.com/msp

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