

WESTGATE BUSINESS CENTER III

ST. PAUL
MIDWAY

2635 University Ave W
St. Paul, MN 55114



FOR LEASE

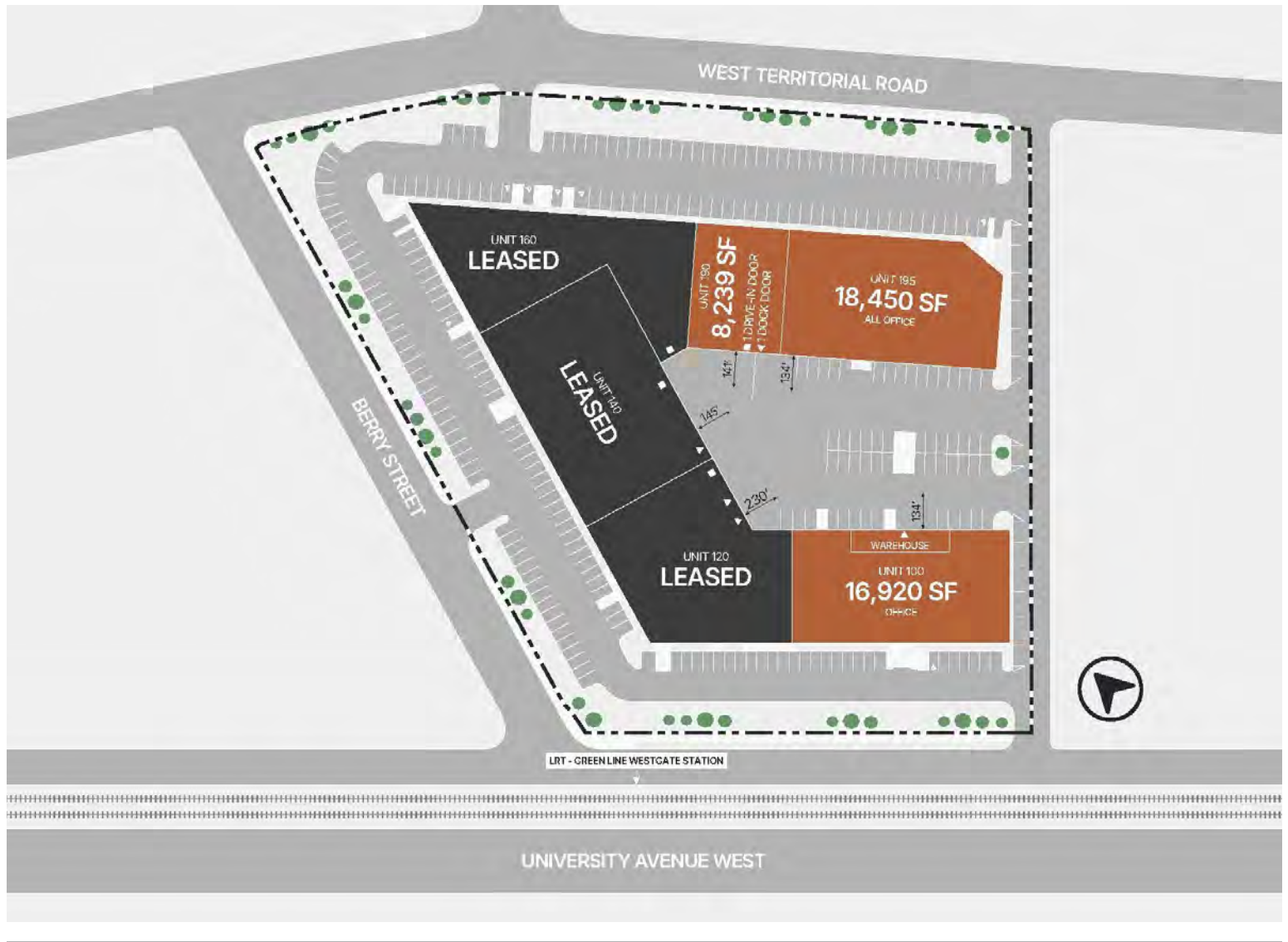
8,239 - 26,639 SF

Suite 190 & 195



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PROPERTY OVERVIEW

Westgate Business Center III is a 101,534 SF high image office/warehouse building located in a Business park setting with easy access to Interstate I-35W, I-94 and Hwy 280.

- > Abundant natural light
- > Close proximity to public transportation including the Green Line LRT (1/2 block to Westgate Station) and Metro Transit bus routes along University Avenue
- > Quality office finish level
- > Excellent access to I-94 / I-35W and Highway 280
- > Convenient to numerous area amenities including the University of Minnesota, Mississippi River, recreation and an abundance of retail and restaurants

BUILDING SPECIFICATIONS

Available SF	8,239 - 26,689 SF
Clear Height	20'
Dock Doors	Suite 190: One (1) Suite 195: Ability to add dock door
Drive-in doors	Suite 190: One (1)
Year Built	1993
Lease Rate	Negotiable
2026 Tax & CAM	\$6.95 PSF

Floor Plan

Suite 195

18,450 SF Office

Ability to add dock door



Suite 190

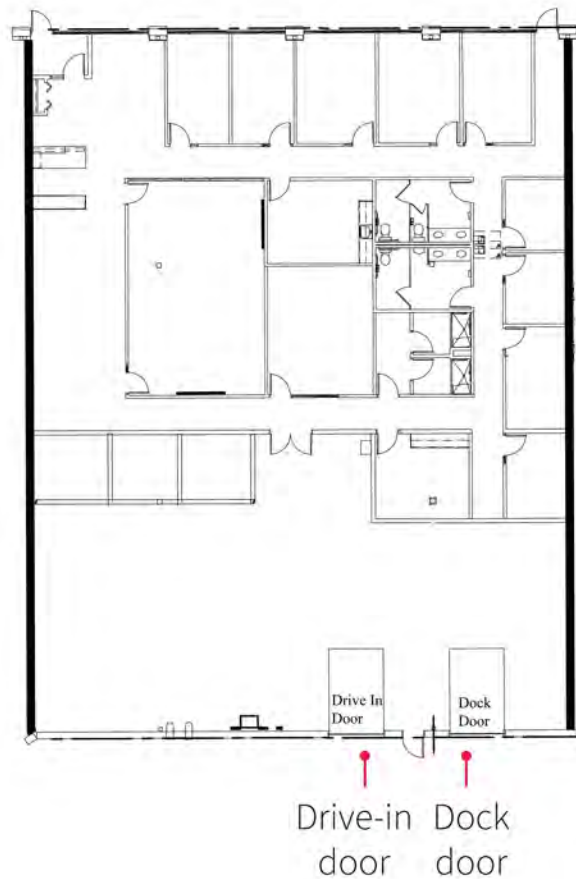
5,051 SF Office

3,188 SF Warehouse

8,239 SF Total

One (1) dock door

One (1) drive-in door



Floor Plan

Suite 190 & 195

23,501 SF Office

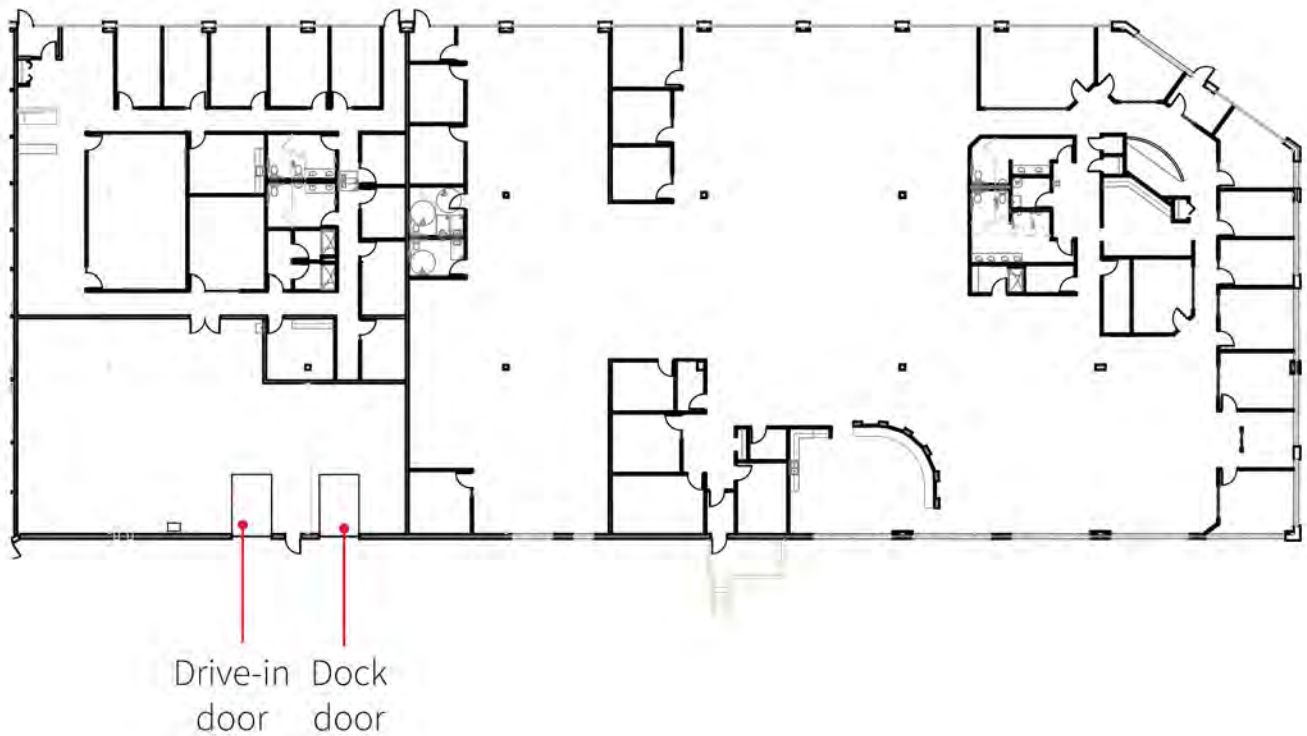
3,188 SF Warehouse

23,389 SF Total

One (1) dock door*

One (1) drive-in door

**Ability to add additional dock door*







Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

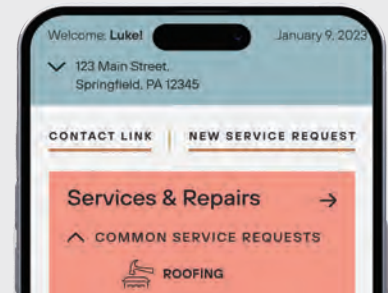


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