

WESTGATE BUSINESS CENTER III

ST. PAUL
MIDWAY

2635 University Ave W
St. Paul, MN 55114



FOR LEASE

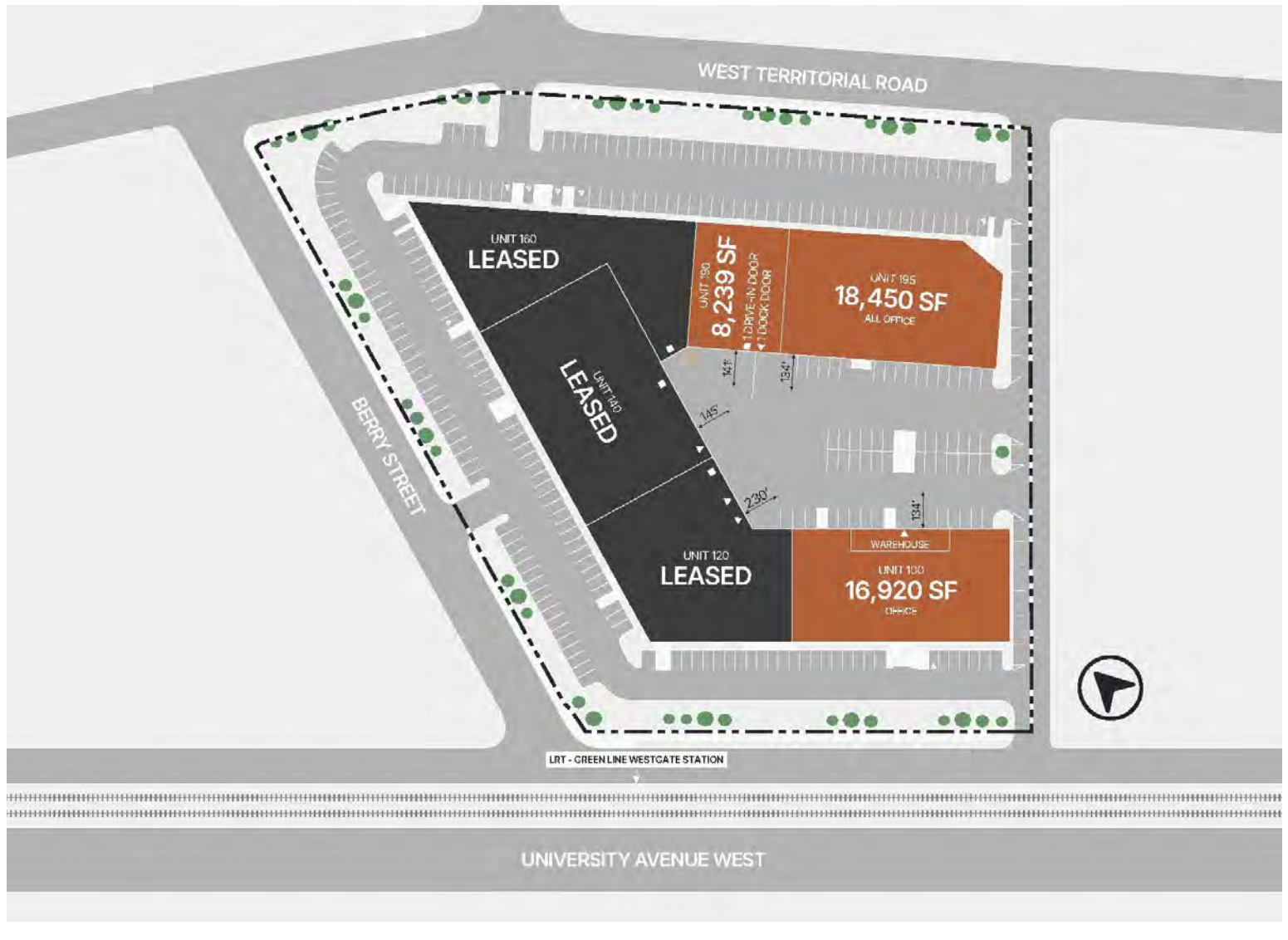
16,920 SF

Suite 100



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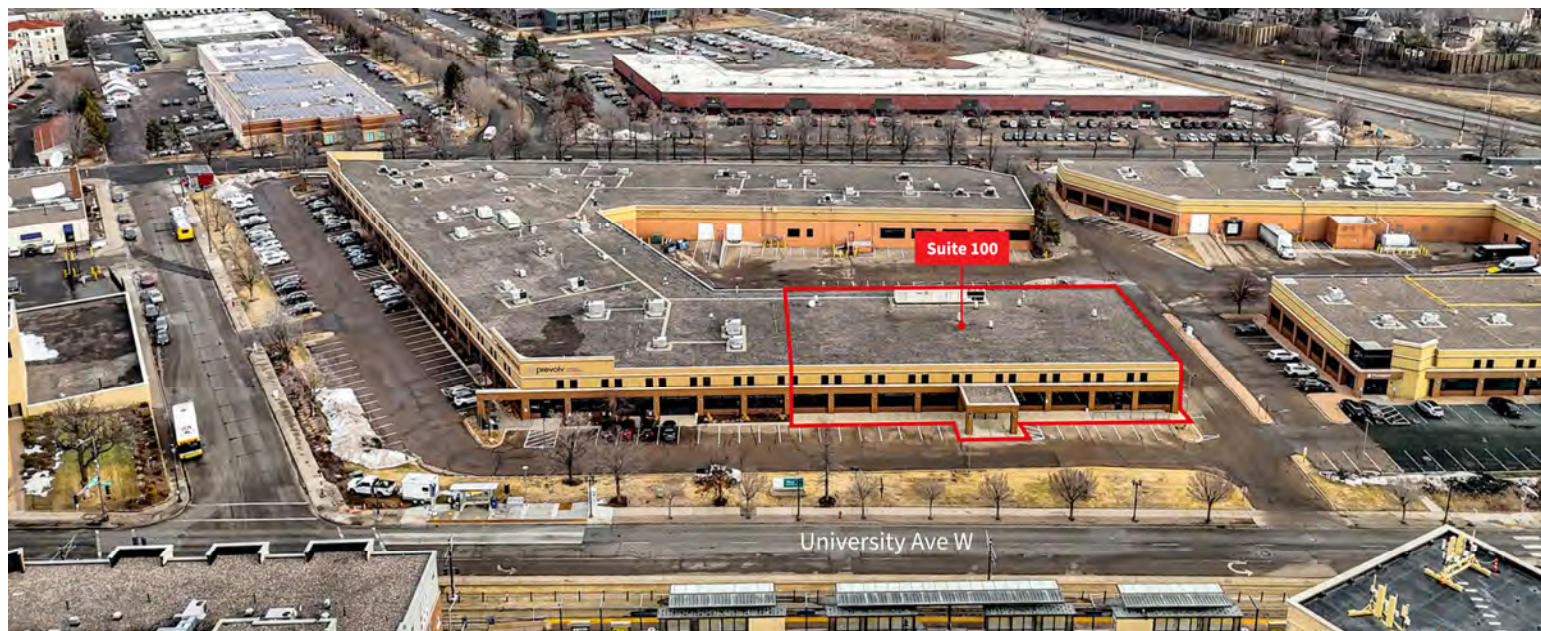
PROPERTY OVERVIEW

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.

- > **Former surgery center and clinic**
- > Prominent building entrance with porte-cochere
- > 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	16,920 SF
Clear Height	20'
Dock Doors	One (1)
Former Use	Surgery Center and Clinic
Year Built	1993
Lease Rate	Negotiable
2026 Tax & CAM	\$6.95 PSF





**LRT - Green Line
Westgate Station**

**Westgate Bus
Station Gate A**

**Westgate Bus
Station Gate C**

**Westgate Bus
Station Gate B**

Suite 100

**Territorial Rd &
Westgate Dr**

Committed to Driving Value for Our Customers

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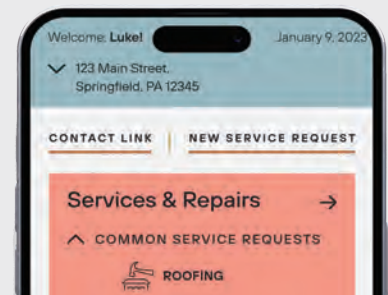


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