



OFFICE/WHSE FLEX SPACE FOR LEASE

953 Westgate Drive | Saint Paul, MN 55116

DETAILS

AVAILABLE	Office/Flex Space: 7,500 RSF
RENT RATES	\$14.00/RSF Office \$7.00/RSF Warehouse
PARKING	Plenty of surface lot parking on site
BUILDING SIZE	51,749 SF
LOADING	2 (two) docks
CLEAR HEIGHT	18'
ZONING	I1 - Light Industrial

AMENITIES

Ideally located in Midway Industrial Corridor just off University Avenue in Saint Paul

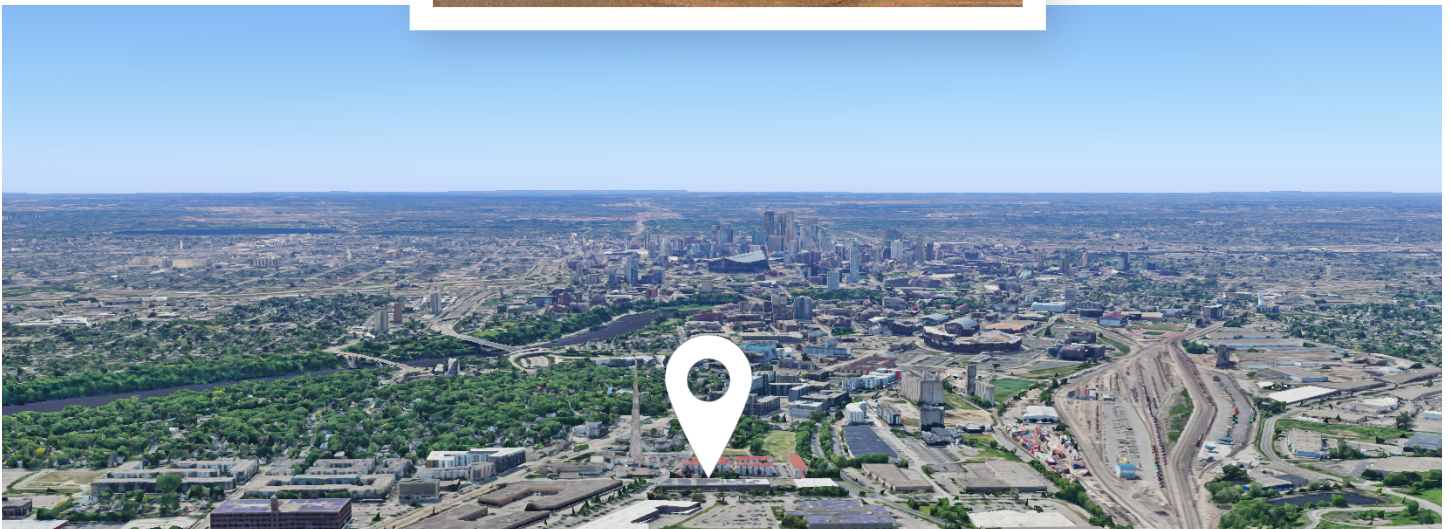
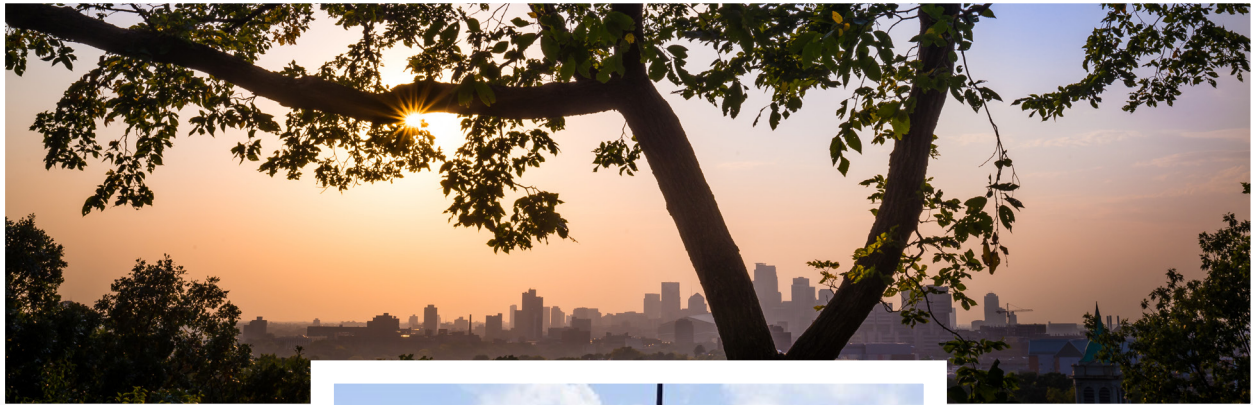
Immediately adjacent to I-94 and MN 280

Easy access to transit routes - METRO Transit bus and light rail

Nearby tenants include University Enterprise Labs, Minnesota Geological Survey, others in Towerside Innovation District

Short walk or bike from restaurants and shops in U of MN's Dinkytown, Huntington Bank Stadium, and green space in Prospect Park, home of the historic Witch's Hat Tower, with fantastic views of downtown Minneapolis

Opportunity Zone tax incentives available in the area



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

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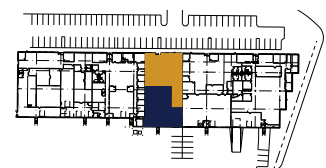
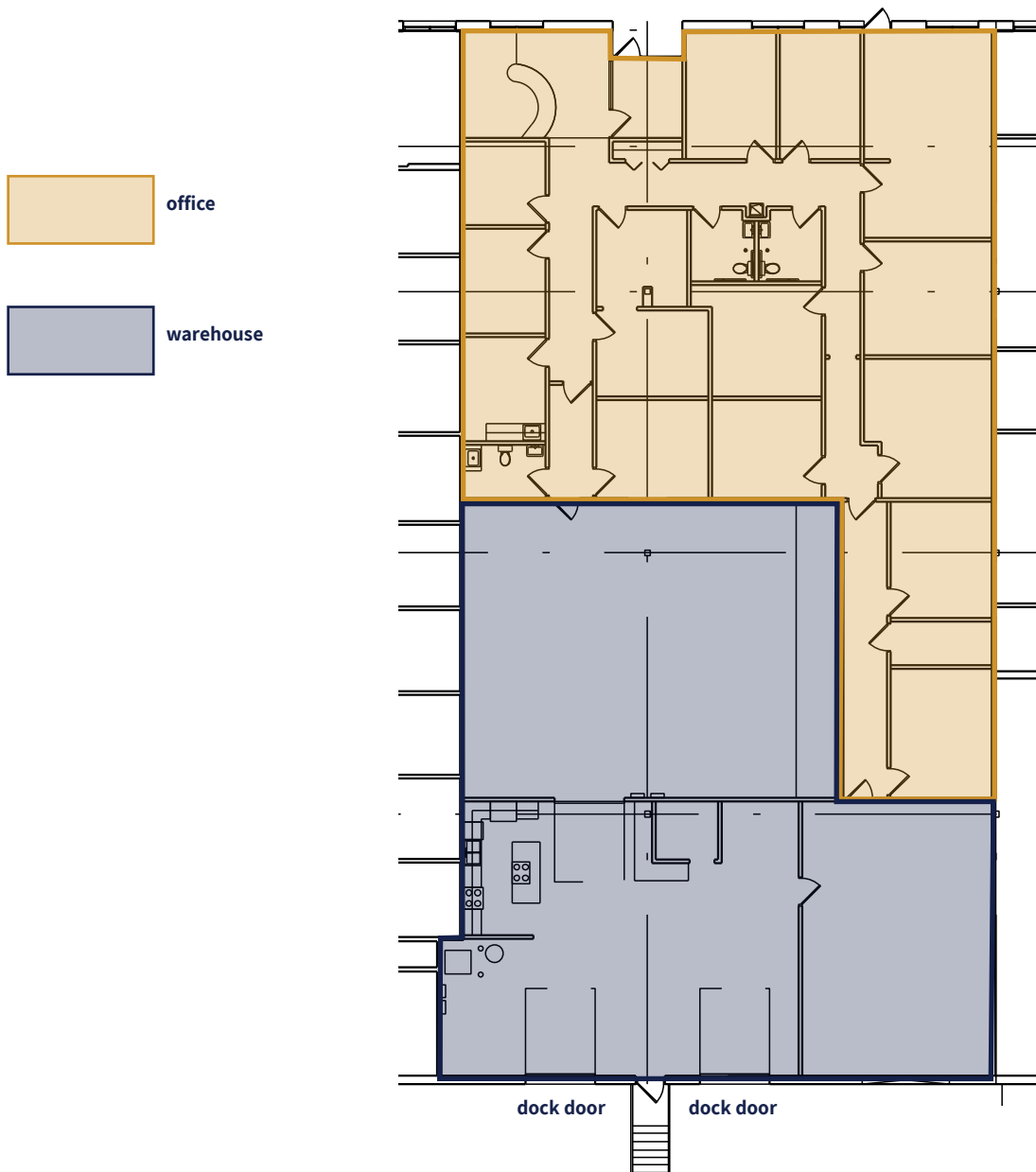
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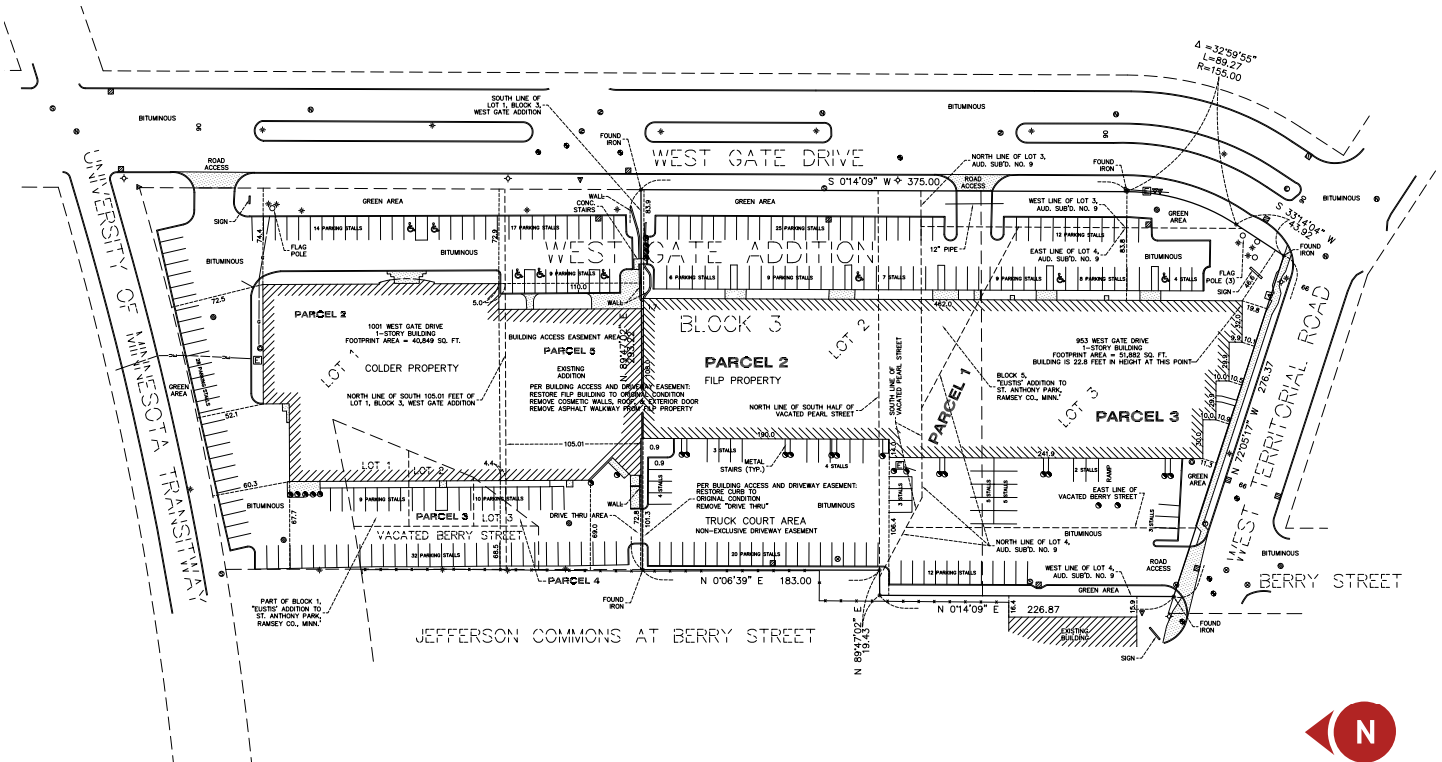
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FLOOR PLAN

7,500 RSF



PROPERTY SURVEY



AREA MAP

