

**FOR LEASE**

Owned and Operated by



# WESTGATE BUSINESS CENTER I

2561-2631 Territorial Road, St Paul, MN 55114

5,989 & 11,075 SF



**LEASING INFO  
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



PROPERTY OVERVIEW

Westgate Business Center I is a 78,945 SF high-image office/warehouse building located in Westgate Business Park with excellent access to I-94, I-35W and Highway 280.

AMENITIES

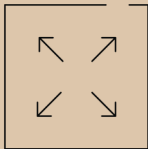
- > Close proximity to public transportation; just two short blocks from the Green Line LRT (Westgate Station) and Metro Transit bus routes along University Avenue
- > Excellent access to I-94, I-35W and Highway 280
- > High-image office/warehouse
- > 18' clear height



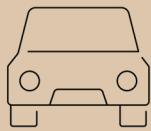
Buiding Size:  
78,945 SF



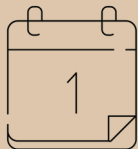
2561-2631 Territorial Rd  
St Paul, MN



Available SF:  
#2609A: 5,989 SF  
#2577: 11,075 SF



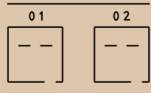
Parking:  
232 stalls  
(2.94/1,000 SF)



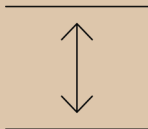
Date Available:  
Now



Lease Rate  
Negotiable



Loading:  
One (1) dock door  
One (1) drive-in door



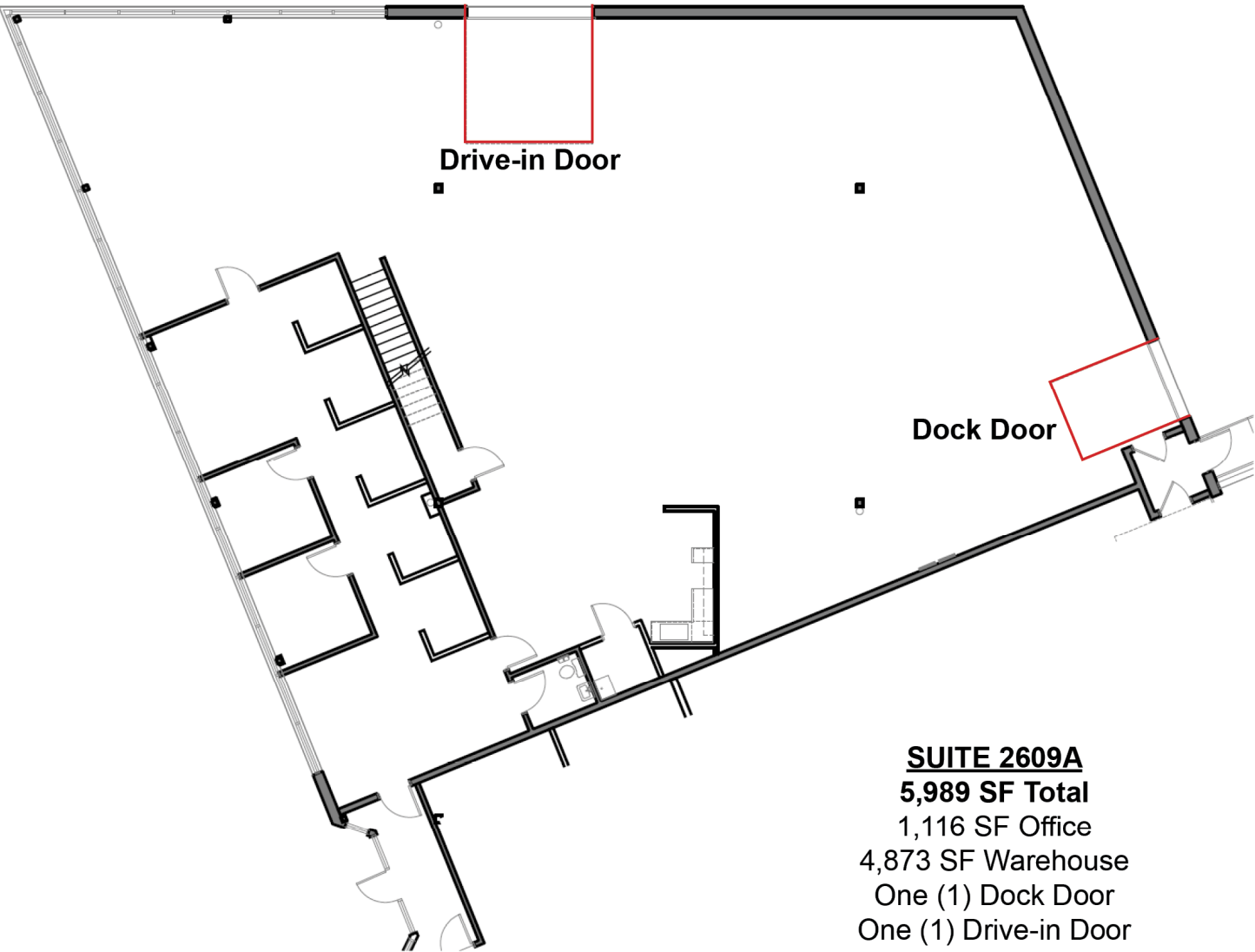
18' Clear Height



2023 Tax & CAM:  
\$5.57 PSF

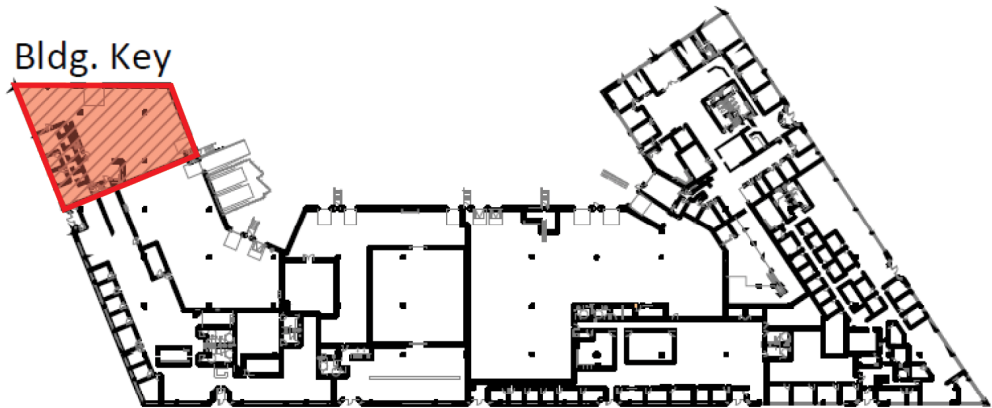


# FLOOR PLAN



**SUITE 2609A**  
**5,989 SF Total**  
1,116 SF Office  
4,873 SF Warehouse  
One (1) Dock Door  
One (1) Drive-in Door

**Available Now**



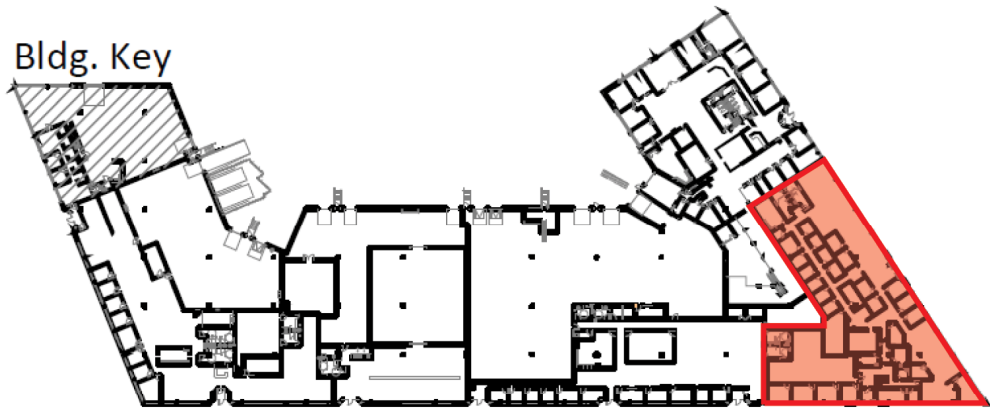


# FLOOR PLAN

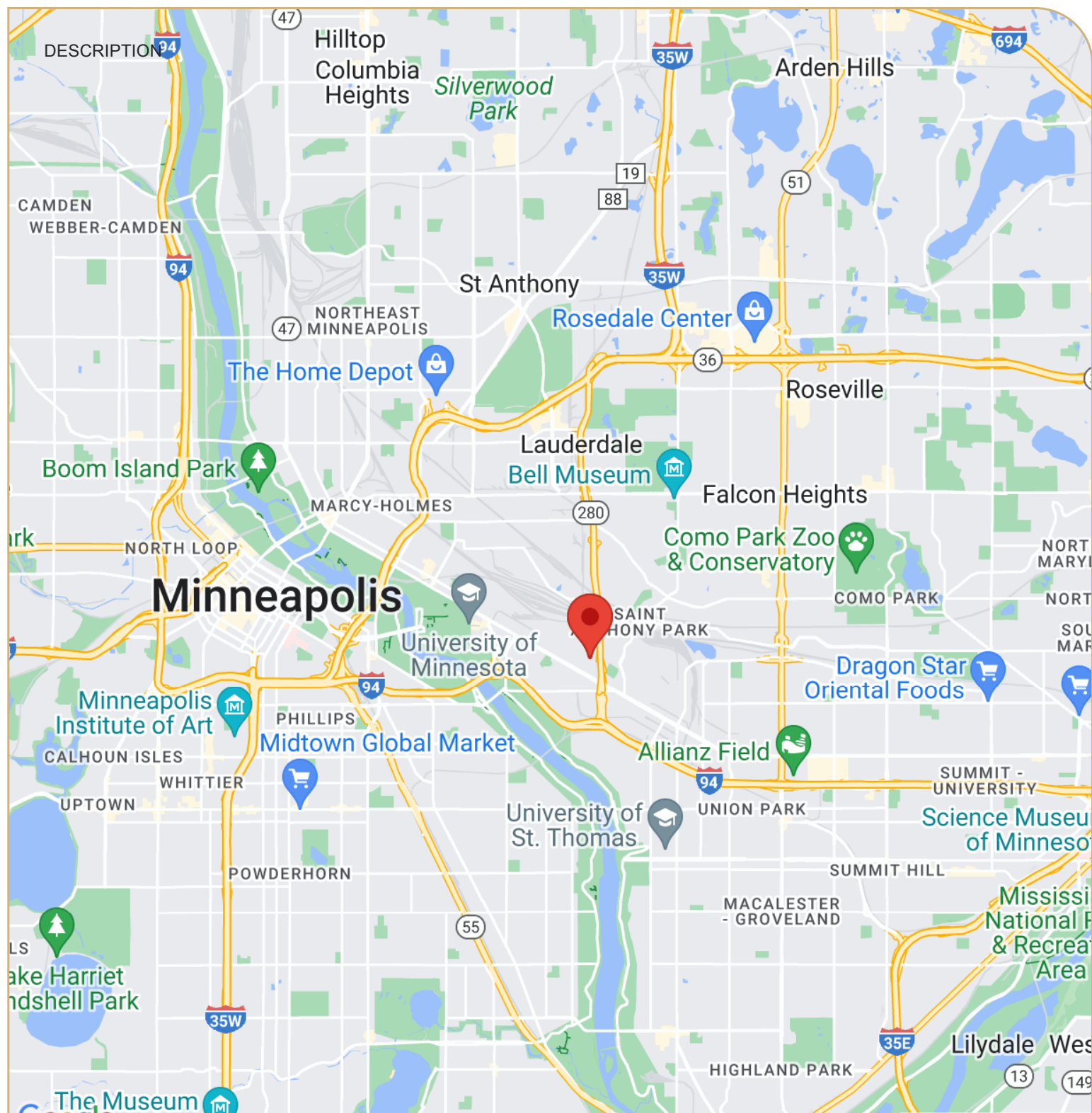


**SUITE 2577**  
**11,075 SF Total - All Office**

**Available Now**







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