



Westgate Business Center V

1055-1099 Westgate Drive
St. Paul, MN 55114



5,242 s.f.
Available for lease

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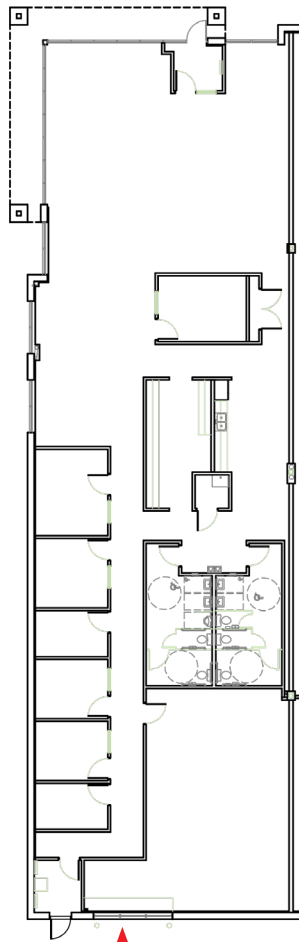
Westgate Business Center V is a 98,200 SF
High-image office/warehouse building
Westgate Business Park
Excellent access to I-94 / I-35W and Highway 280

Building amenities

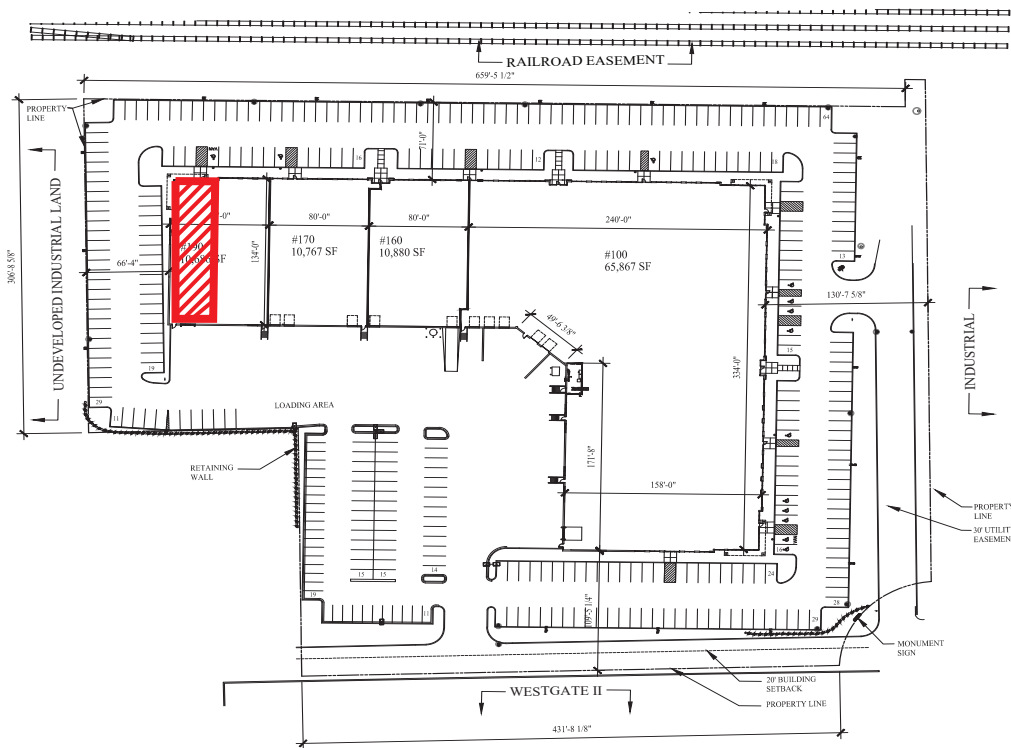
- > High-image office/warehouse space
- > 18' clear height
- > 98,200 SF office/warehouse building
- > Close proximity to public transportation including the Green Line LRT (Westgate Station) and Metro Transit bus routes along University Avenue
- > Excellent access to I-94 / I-35W and Highway 280
- > Located in high-image Westgate Business Park
- > Convenient to numerous area amenities including Surly Brewing Co. (adjacent to property), University of Minnesota, Mississippi River recreation and an abundance of retail and restaurants

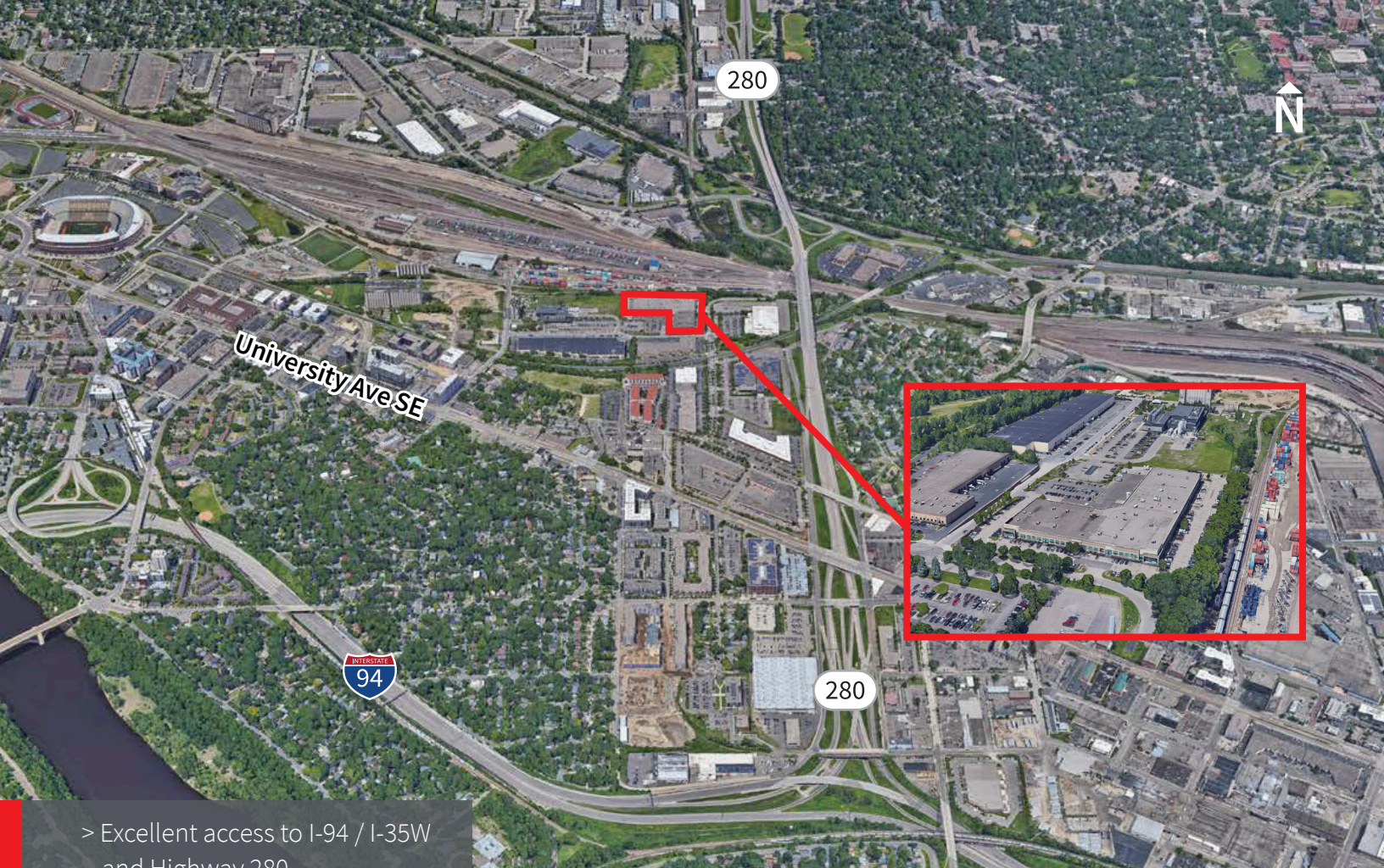
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|----------------------------|---|---|--|
| Building size | 98,200 SF total | Parking | 368 surface spaces (3.75/1,000 SF) |
| Year built | 2003 | Clear height | 18' |
| Currently available | Suite 190 5,242 sf office 0 sf warehouse 5,242 sf total | Lease rates | Negotiable |
| | | 2021 EST CAM & real estate tax | \$4.00 PSF Tax \$1.72 PSF CAM \$5.72 PSF TOTAL |
| Loading | Suite 190 Potential for one (1) drive-in door (currently used as a window) | | |

Floor Plan

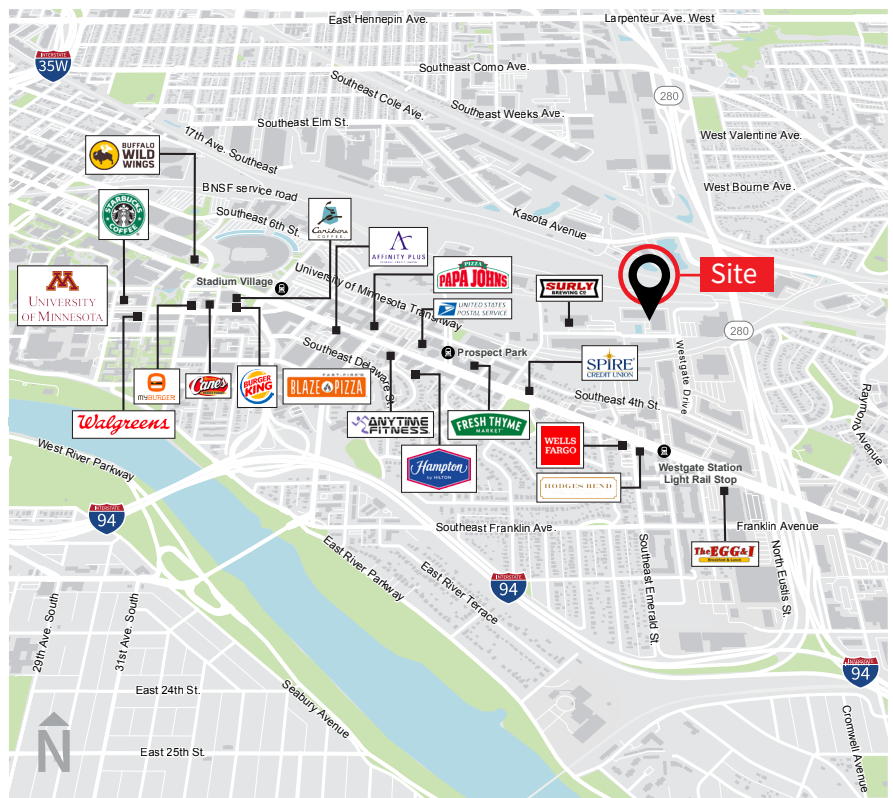


Site Plan





> Excellent access to I-94 / I-35W and Highway 280



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