

# WESTGATE BUSINESS CENTER III

ST. PAUL  
MIDWAY

2635 University Ave W  
St. Paul, MN 55114

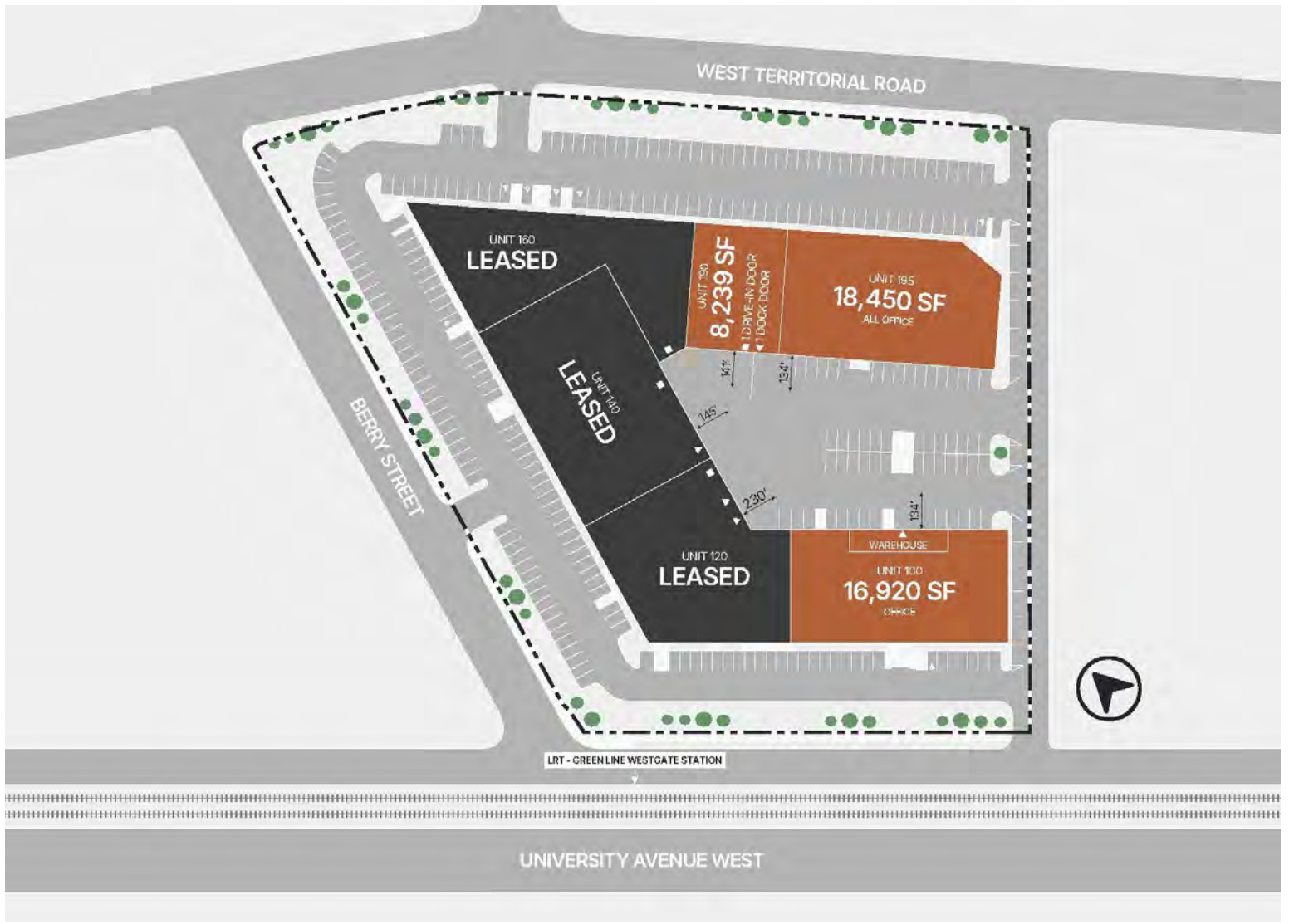


FOR LEASE

8,239 - 26,639 SF

Suite 190 & 195





## 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	\$7.34 PSF

# Floor Plan

## Suite 195

18,450 SF Office

**Ability to add dock door**



## Suite 190

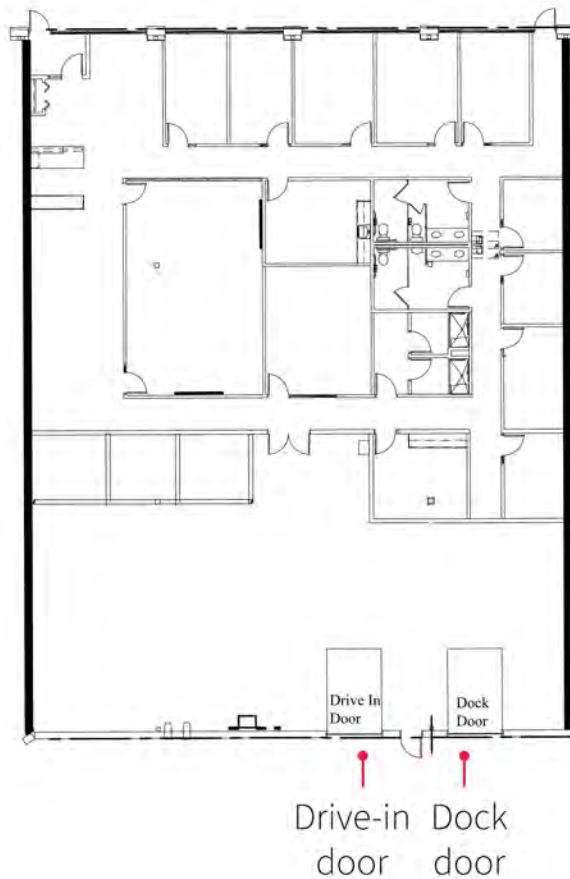
5,051 SF Office

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

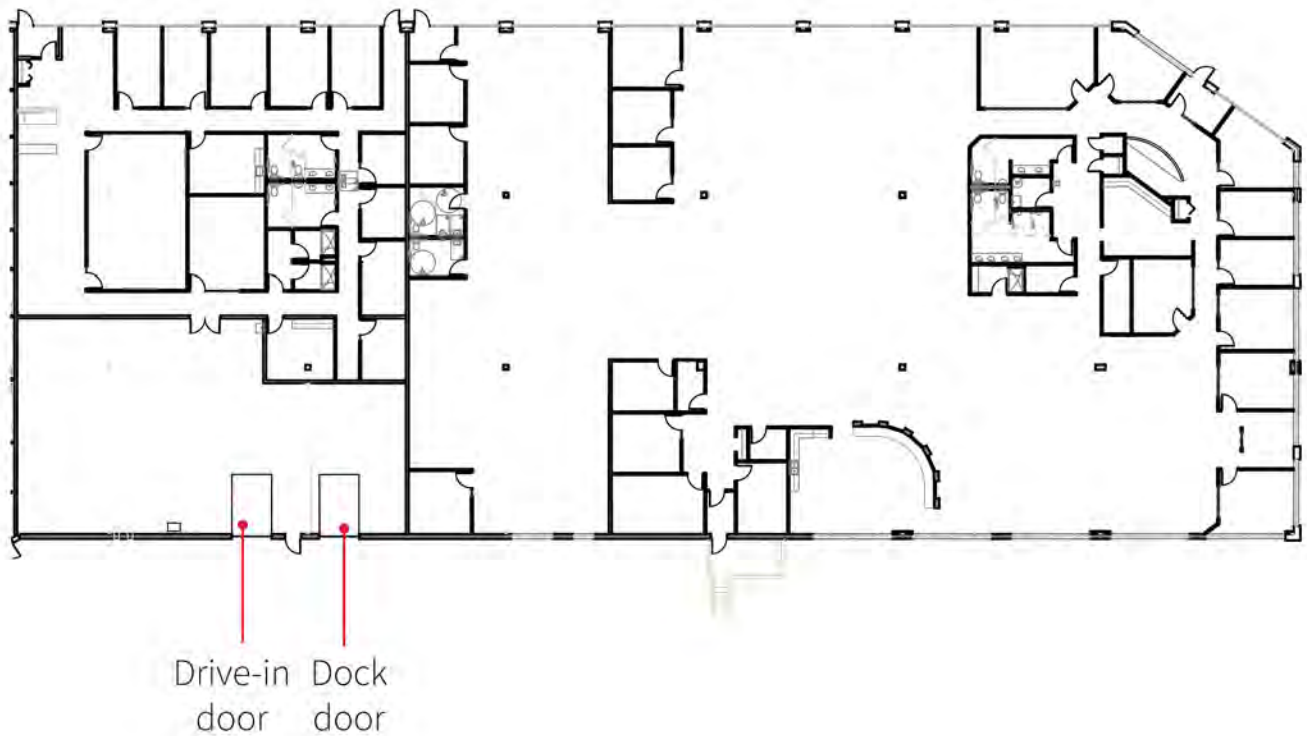
3,188 SF Warehouse

**23,389 SF Total**

**One (1) dock door\***

**One (1) drive-in door**

*\*Ability to add additional dock door*







**LRT - Green Line  
Westgate Station**

**Westgate Bus  
Station Gate A**

**Westgate Bus  
Station Gate C**

**Westgate Bus  
Station Gate B**

**Suite 195**

**Suite 190**

**Territorial Rd &  
Westgate Dr**

# 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.

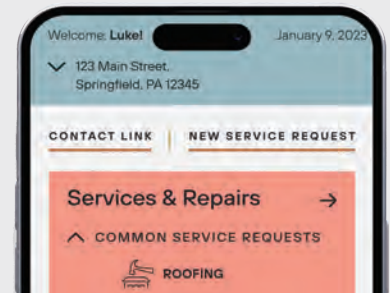


## Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

## Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

## Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



# CONTACT INFORMATION

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