

# WESTSIDE CENTER

5320 W. 23rd Street | St. Louis Park, MN



**NEWMARK**

 **Capital Partners**

# Modern ◀ Industrial ◀ Accessible

Located at the intersection of HWY 394 and HWY 100, West End is an optimal place for action in the Twin Cities Suburbs. With polished cement floors, large garage-style glass windows, high ceilings and open floor plans, Westside Center creates a work environment that every employee seeks.



**197,258 SF**  
creative redevelopment



**CEILING HEIGHT:**  
16' - 20'



**SPACE AVAILABLE:**  
Suite 205 6,449 RSF  
Suite 235 4,356 RSF  
Suite 375 3,585 RSF



**LEASE RATE:**  
\$22.00/SF



**2025 TAX/OPEX:**  
\$10.13/SF  
including utilities



**PARKING:**  
4/1000





# Customizable Spaces < Collaborative Amenities



Fitness Center



Free Surface Parking



Outdoor Patio



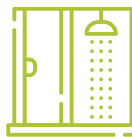
Indoor Bike Storage



Large Garage Door Windows



Open Floor Plans



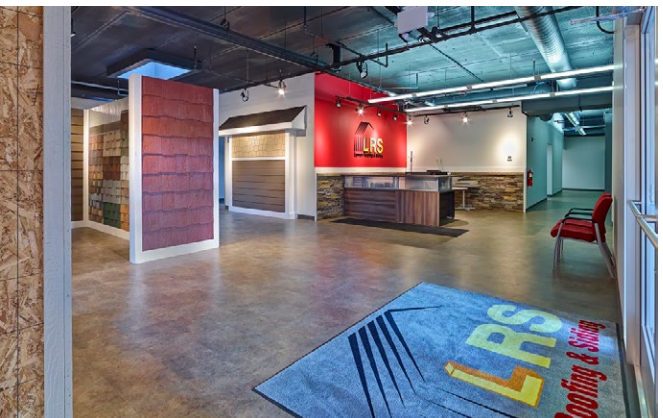
Shower Rooms



3rd Workspaces



Exposed Ceiling & Polished Concrete







## Suburban Neighborhood Urban Convenience

Located in affluent St. Louis Park, Westside Center is situated in the "sweet spot" of the Minneapolis Metro. With easy access to major highways and biking trails, Westside Center's tenants are minutes away from abundant shopping, dining, entertainment and housing options. This is the perfect location to work where you live and love where you work!

  
**4 Miles To**  
Minneapolis CBD

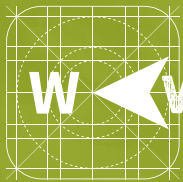
  
**50+**  
Shops, Bars  
& restaurants

  
**52**  
City parks

  
**15 Miles from**  
MSP Airport

  
**24 Miles of**  
Trails

  
**1,263**  
Apartment units  
536 Under Construction  
In The West End



**WESTSIDE CENTER**

5320 W. 23rd Street | St. Louis Park, MN

**FOR MORE INFORMATION, CONTACT:**

**STEVE SHEPHERD** SIOR  
Senior Managing Director

T +1 612 430 9973  
steve.shepherd@nmrk.com

**MATT ELDER** CCIM, SIOR  
Senior Managing Director

T +1 612 430 9974  
matt.elder@nmrk.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

**NEWMARK**

 **Capital Partners**