

# 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.



## WESTSIDE CENTER



**197,258 SF**

creative redevelopment



**SPACE AVAILABLE:**

Suite 205   Suite 235   Suite 375  
6,449 RSF   4,356 RSF   3,585 RSF



**2025 TAX/OPEX:**

\$10.13/SF  
including utilities



**CEILING HEIGHT:**

16' - 20'



**LEASE RATE:**

\$22.00/SF



**PARKING:**

4/1000

# Customizable Spaces < Collaborative Amenities



Fitness Center



Free Surface Parking



Indoor Bike Storage



Large Garage Door Windows



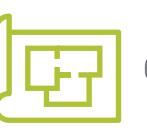
Shower Rooms



3rd Workspaces



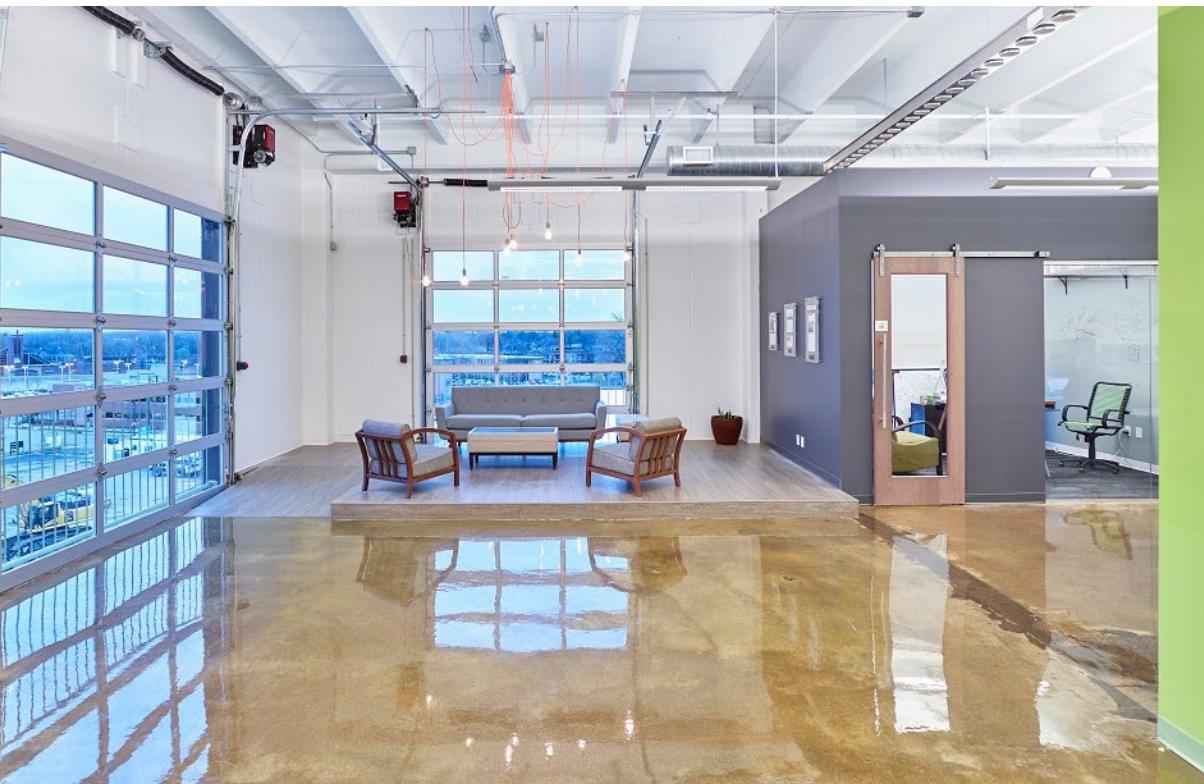
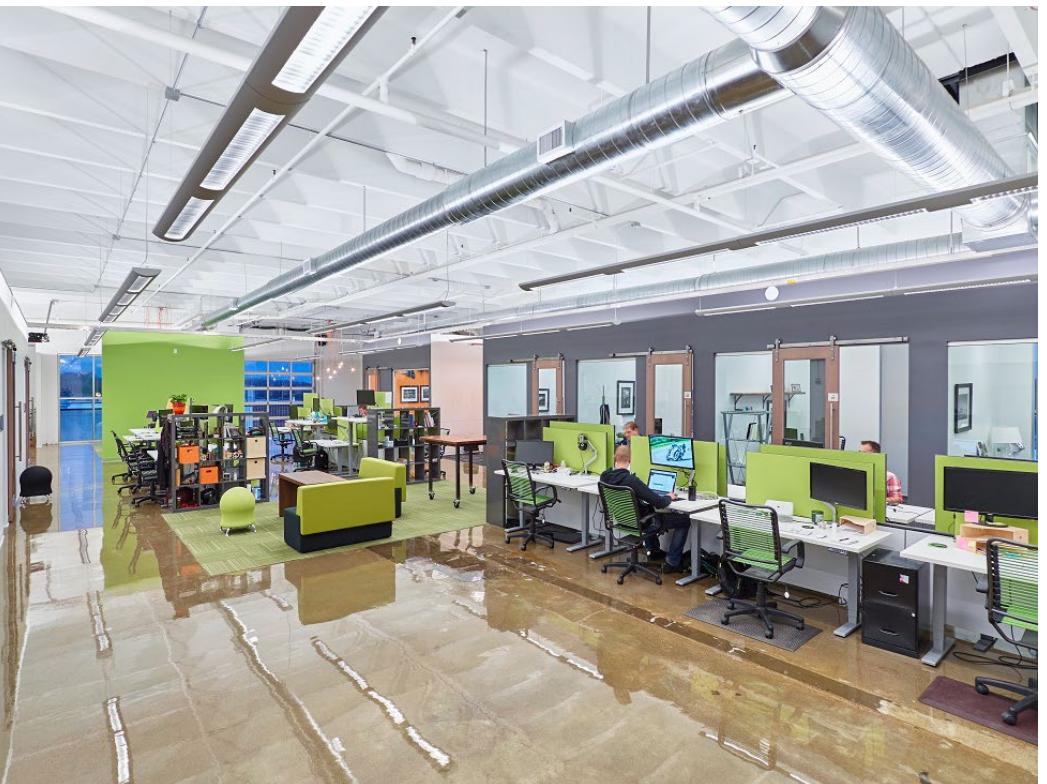
Outdoor Patio



Open Floor Plans



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



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## FOR MORE INFORMATION, CONTACT:

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