

**FOR LEASE**

Owned and Operated by



# Westgate Business Center III

2635 University Ave, St. Paul, MN 55114

**8,239 - 26,639 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 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

- > Quality office finish level
- > Close proximity to public transportation including the Green Line LRT (1/2 block to Westgate Station) and Metro Transit bus routes along University Avenue
- > 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 Size:  
101,534 SF



Available SF:  
8,239 - 26,689 SF



Parking:  
269 surface stalls



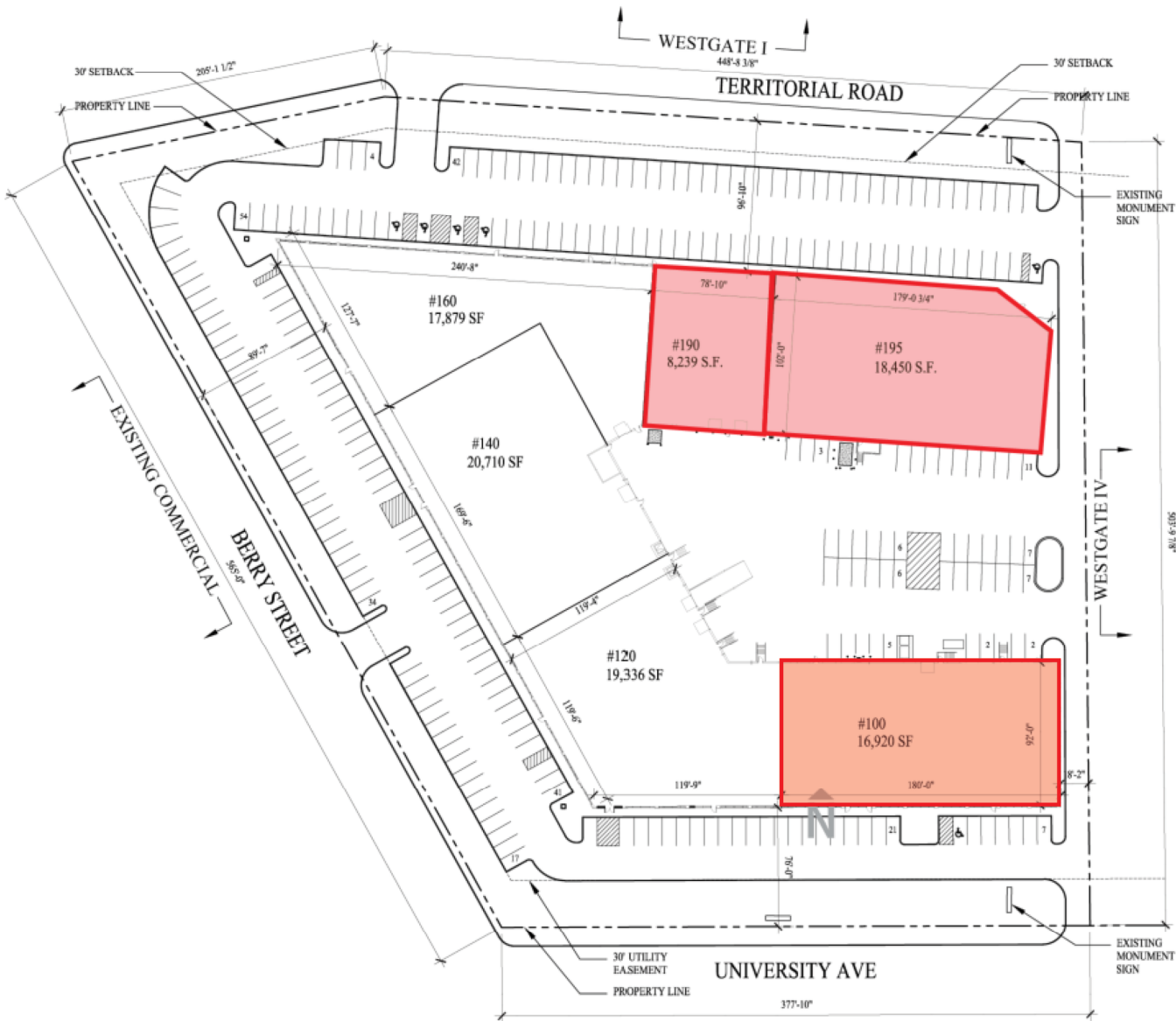
Clear Height:  
20'



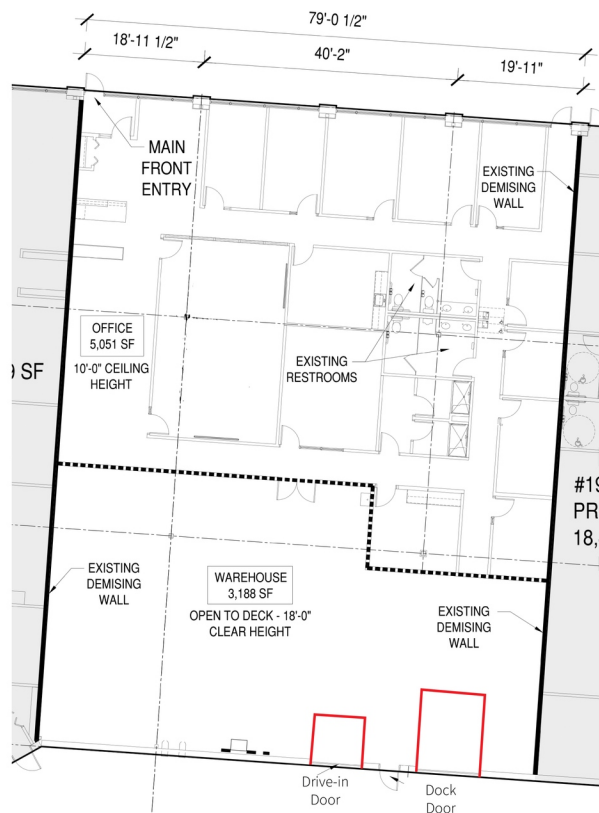
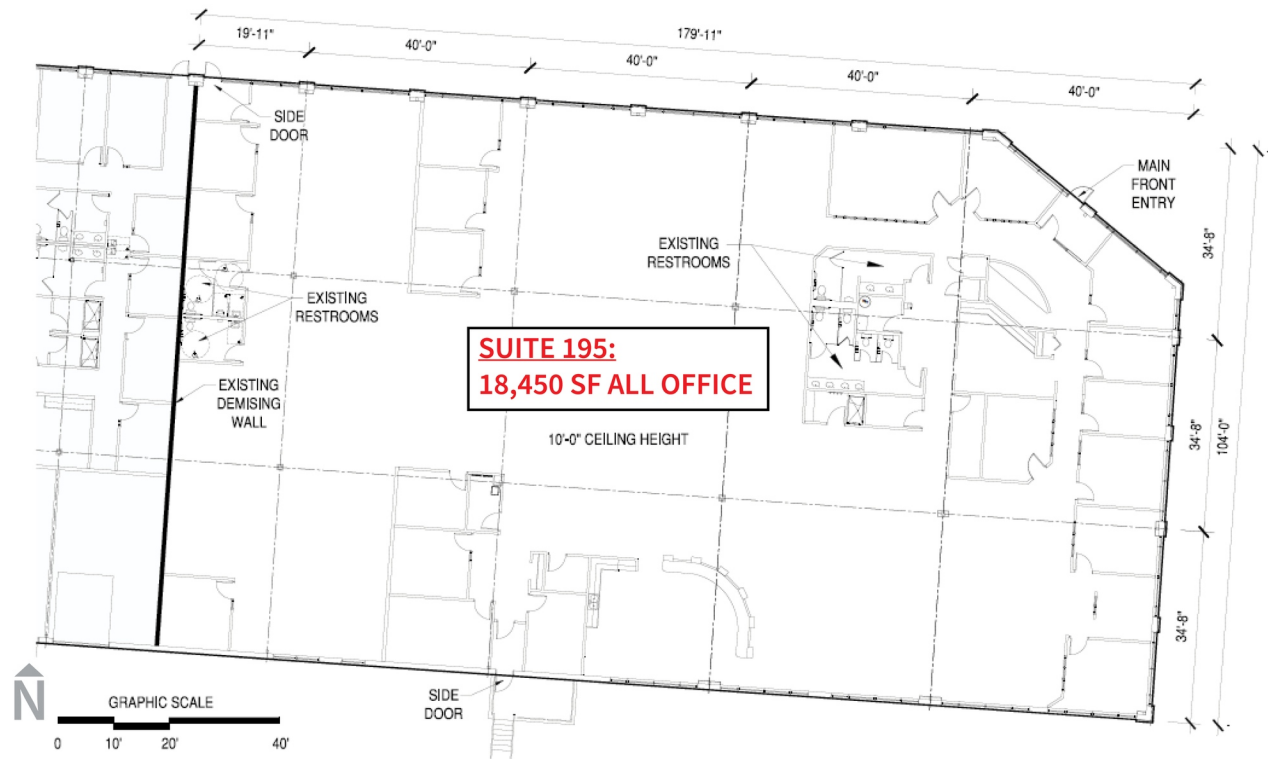
Lease Rate:  
Negotiable



2025 Tax & CAM:  
\$7.37 PSF





**Suite 195 (Available Now)**

18,450 SF - All Office

**Suite 190 (Available Now)**

8,239 SF Total

5,051 SF Office

3,188 SF Warehouse

One (1) Dock Door

One (1) Drive-in Door

**Suite 190 & 195 Combined**

26,689 SF Total

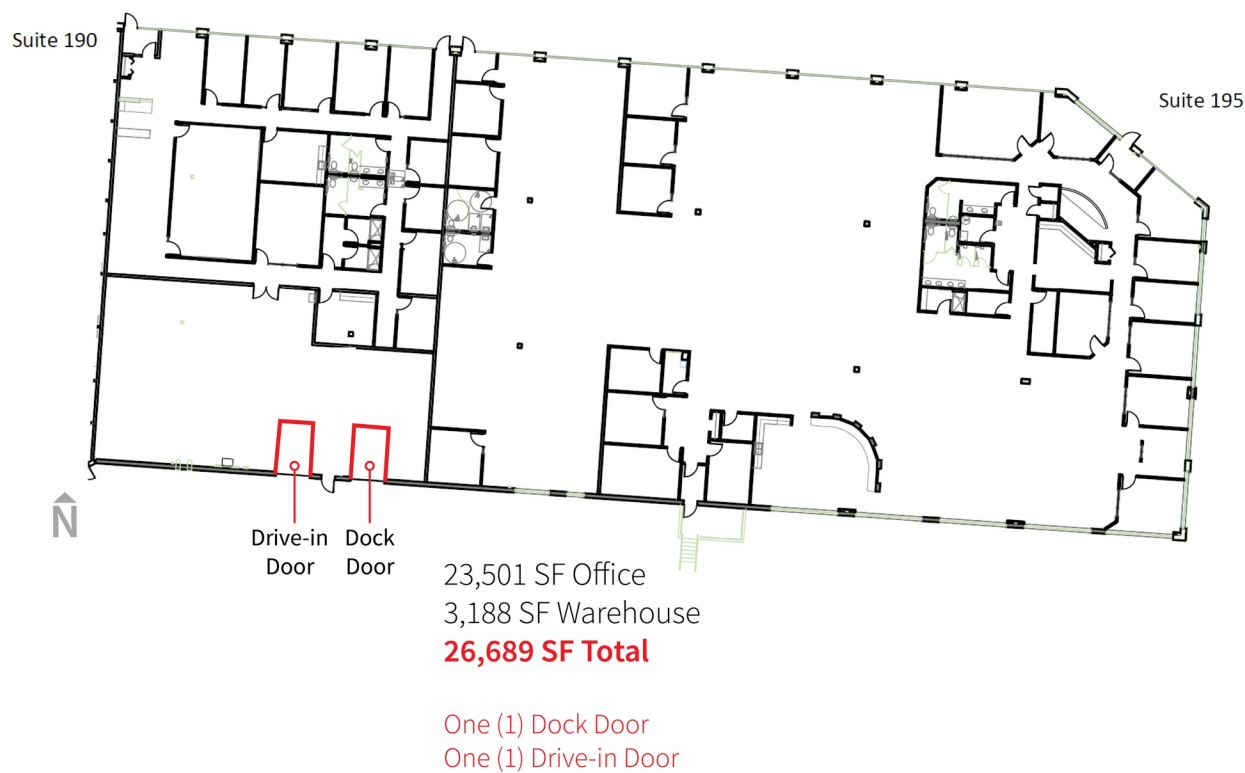
23,501 SF Office

3,188 SF Warehouse

One (1) Dock Door

One (1) Drive-in Door

## FLOOR PLAN - CONTIGUOUS

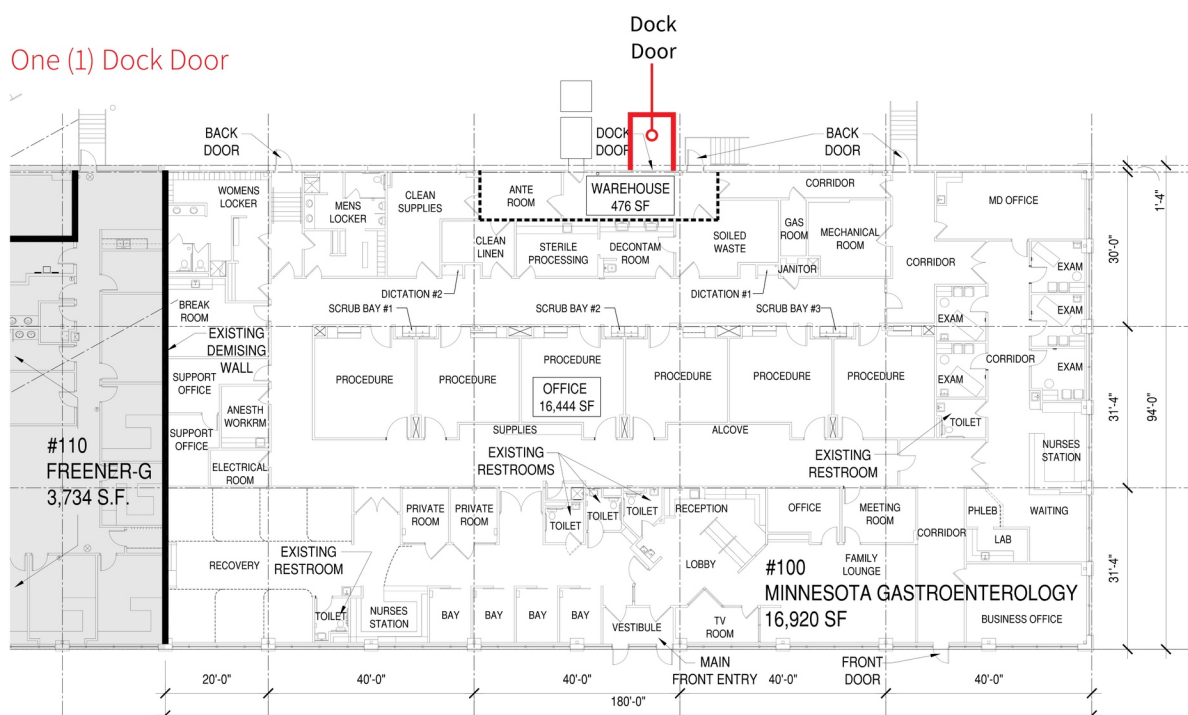


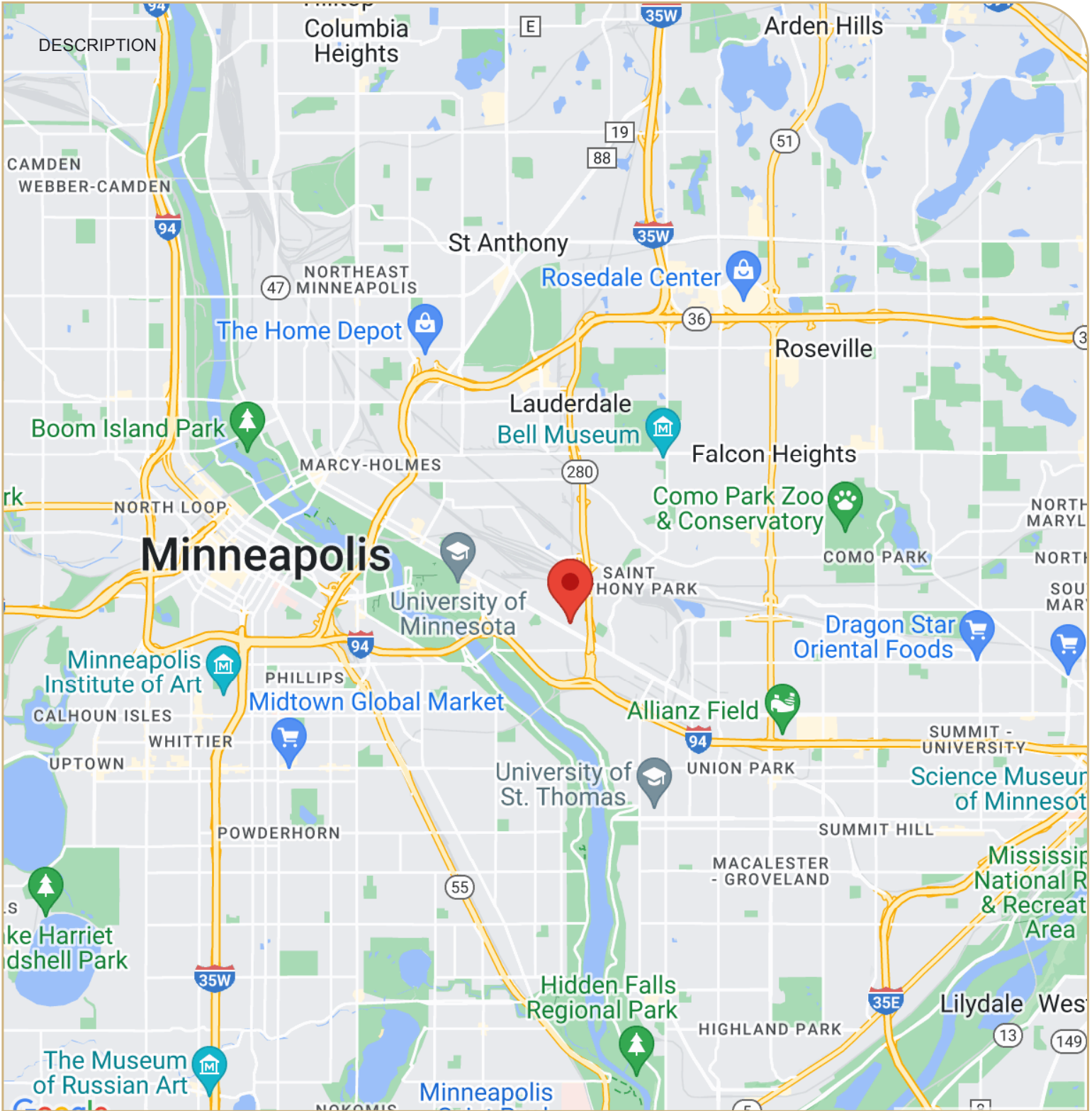
## Suite 100

**16,920 SF Total**

16,444 SF Office, Medical Clinic & Surgical  
476 SF Warehouse

## One (1) Dock Door





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