FORSALE





WENTWORTH CENTER 33 WENTWORTH AVENUE, WEST ST. PAUL, MN

Wentworth Center | 33 Wentworth Avenue | West St. Paul, MN

PROPERTY HIGHLIGHTS

SALE PRICE:	\$6,490,000
YEAR BUILT:	1970
BUILDING SIZE	 Footprint 251' x 80' 20,080 sf Gross x 3 Floors = 60,240 sf gross
	 BOMA RSF = 18,200 RSF x 3 Floors = 54,600 RSF Deducting 1st Floor mechanicals leaves 14,600 RSF for 1st floor
	 RSF = 14,600 + 18,200 + 18,200 = 51,000 RSF If a tenant occupies the entire 1st floor, there is no Common Area Factor, but there is also no deduction for common hallways If they rent sections of the 1st Floor, the 1.15 factor is added, and the floor gets to 16,000 RSF or more
RENOVATED 1984,	New Power Transformers & Electrical panel updated 1992 2005 (approx \$7 Million) repovation included all new exterior
1991, 2005, 2020 & 2021	 2005 (approx \$3 Million) renovation included all new exterior windows, new exterior EFIS, New Entryways, New Roof Caps New monument sign, complete interior renovation; carpet, tile, walls, all new bathrooms, including ADA Unisex Family rooms
	• 2006 Complete light fixture replacement, Parking Lot Perimeter Lighting Upgraded to LED approx 2017
	Card Access Updated 2020 - \$7,900Elevator Upgrade 2014/2015 - Approx. \$125,000
	• Parking Lot & Curbing Replaced 2020 - Approx. \$288,000
	Chiller & Chiller Tower Replaced 2021 approx \$305,000
ROOF	• Replaced 1991 with industrial roofing material, West end replaced 2007
	Roof maintenance & replacement program ongoing
	 Scuppers replaced, seems re-enforced, no leaks
MISCELLANEOUS	 Building is fully sprinklered and is of Spancrete construction, including the ground floor and roof
	 River to River Greenway Trail bike path on the South and East sides of the property being maintained by the County

PROPERTY OVERVIEW

- Professional Class B+ Office Building
- 4.3 acres of land
- Conference/training rooms
- Card access security system
- Abundant on-site parking
- Located in West St. Paul City Center across from City Hall, Recreation Center & LA Fitness
- Outstanding access & visibility
- Minutes from the Airport, MOA and Downtown St. Paul
- 1 block off bus line

PROPERTY PHOTOS

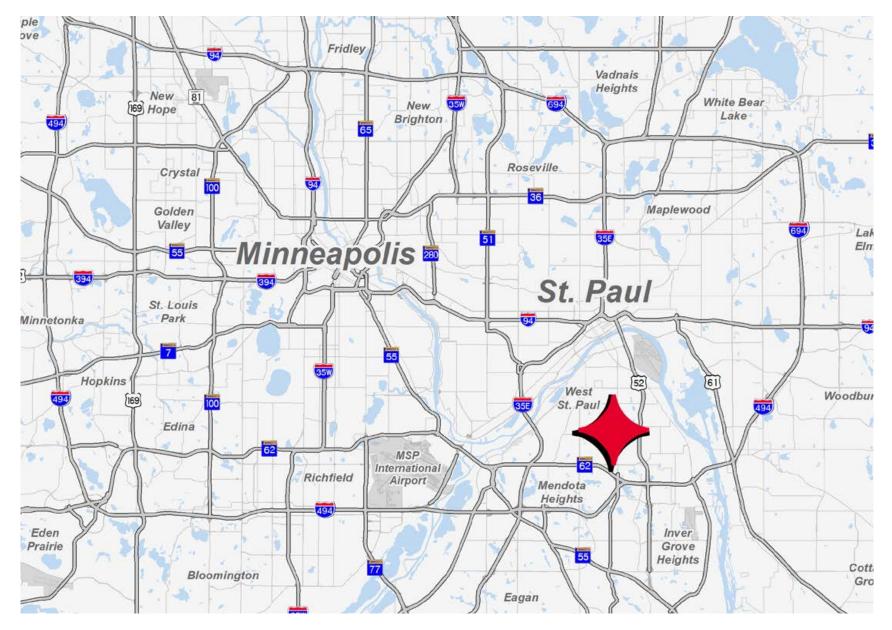




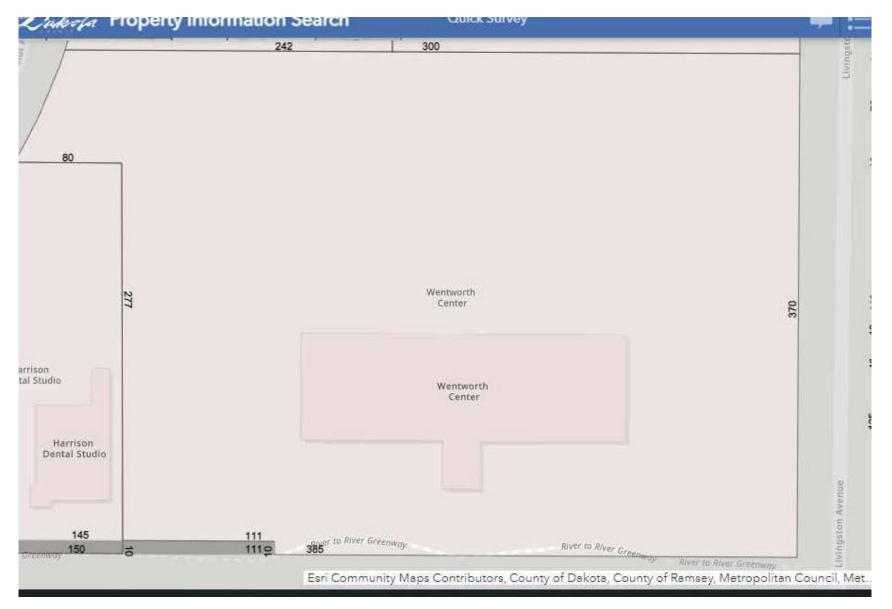




AERIAL MAP



LOCATION MAP



SITE **PLAN**



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