

FOR LEASE



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

PROPERTY HIGHLIGHTS

YEAR BUILT:	1970
BUILDING SIZE	<ul style="list-style-type: none">• Footprint 251' x 80'<ul style="list-style-type: none">- 20,080 sf Gross x 3 Floors = 60,240 sf gross• BOMA RSF = 18,200 RSF x 3 Floors = 54,600 RSF<ul style="list-style-type: none">- Deducting 1st Floor mechanicals leaves 14,600 RSF for 1st floor• RSF = 14,600 + 18,200 + 18,200 = 51,000 RSF<ul style="list-style-type: none">- 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, 1991, 2005, 2020 & 2021	<ul style="list-style-type: none">• New Power Transformers & Electrical panel updated 1992• 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 - \$7,900• Elevator Upgrade 2014/2015 - Approx. \$125,000• Parking Lot & Curbing Replaced 2020 - Approx. \$288,000• Chiller & Chiller Tower Replaced 2021 approx \$305,000
ROOF	<ul style="list-style-type: none">• Replaced 1991 with industrial roofing material, West end replaced 2007• Roof maintenance & replacement program ongoing• Scuppers replaced, seems re-enforced, no leaks
MISCELLANEOUS	<ul style="list-style-type: none">• 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
RENTAL RATE	\$19.00/rsf
TAX/OPS	\$8.95/rsf

PROPERTY OVERVIEW

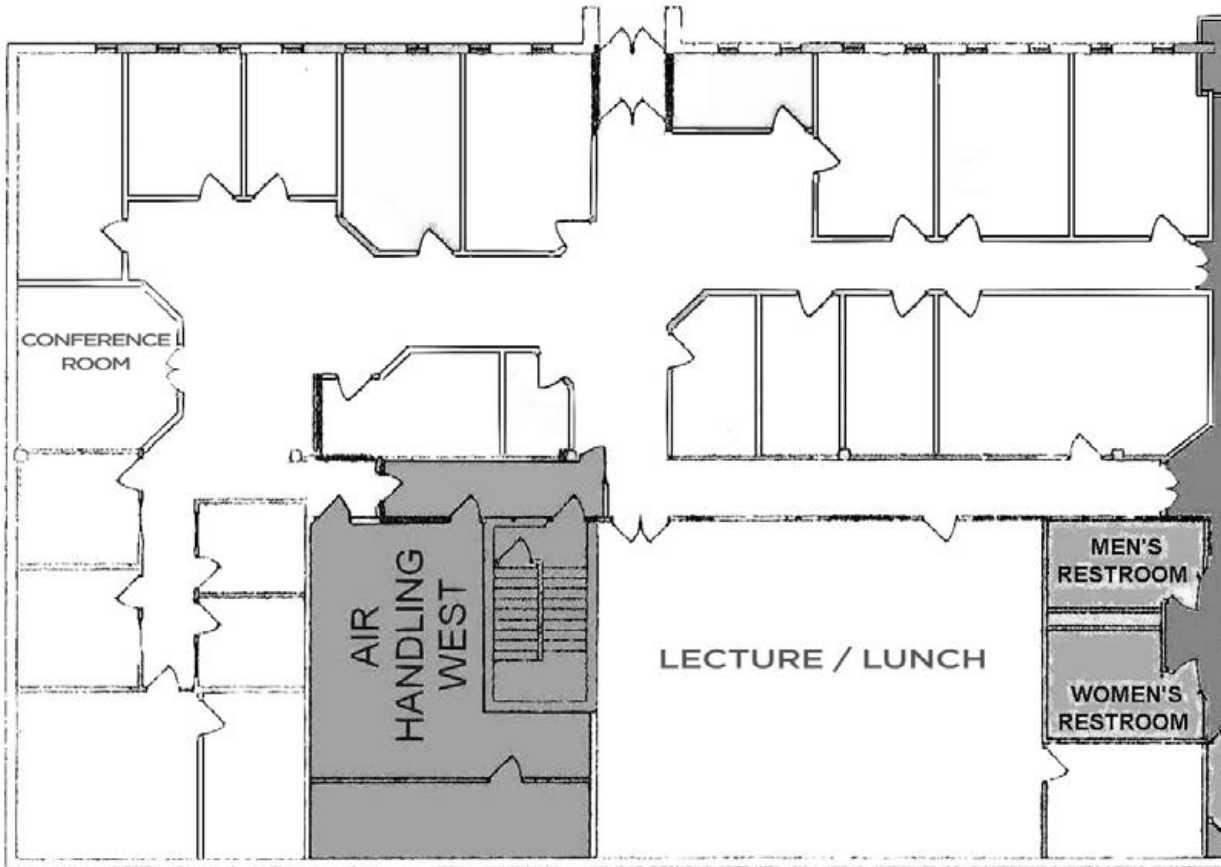
- Professional Class B+ Office Building
- 4.3 acres of land
- Conference/training rooms
- Card access security system
- Abundant on-site parking
- Located in West St. Paul City Center across from City Hall, Recreation Center & LA Fitness
- Outstanding access & visibility
- Minutes from the Airport, MOA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

AVAILABILITIES

Suite 180	8,440 SF
Suite 300	1,125 SF
Suite 310	1,275 SF
Suite 330	3,140 SF
Suite 360	1,125 SF

FLOOR PLAN

SUITE 180 - 8,440 SF



KEY PLAN - 1ST FLOOR

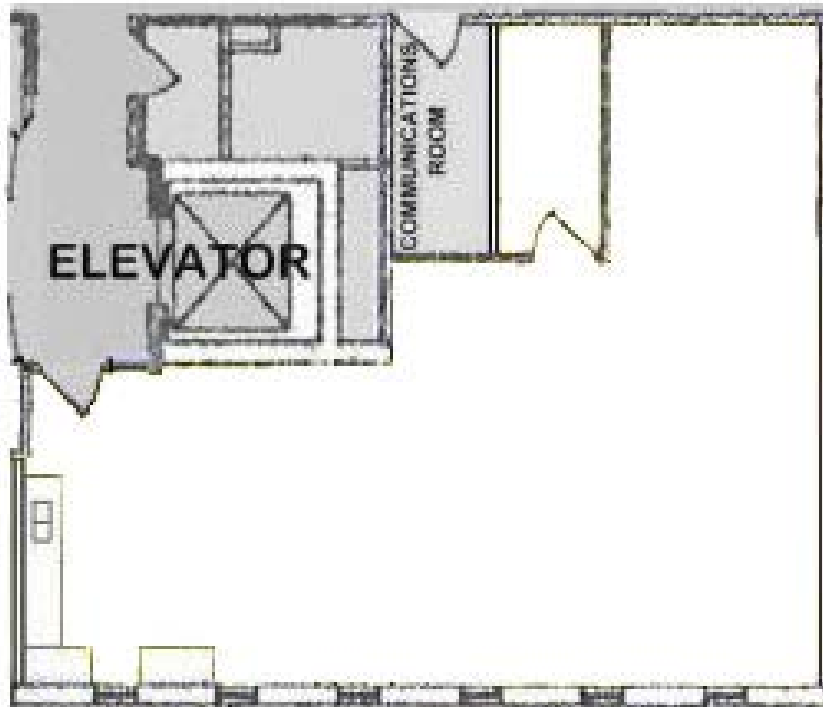


SUITE 180 PHOTOS



FLOOR PLAN

SUITE 300 - 1,125 SF



KEY PLAN - 3RD FLOOR

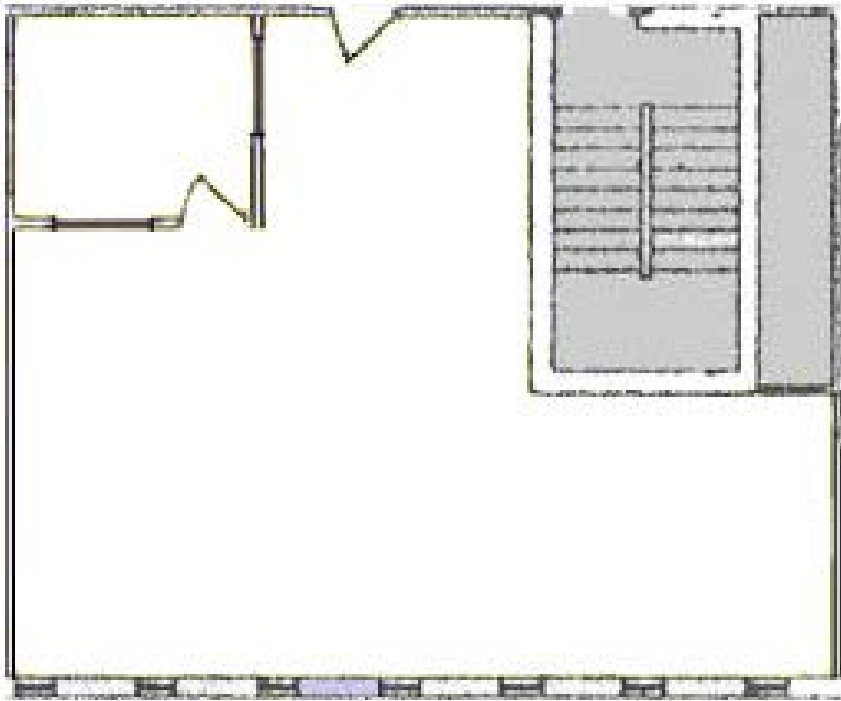


SUITE 300 PHOTOS



FLOOR PLAN

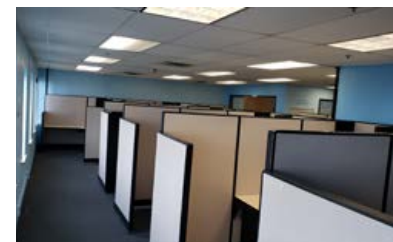
SUITE 310 - 1,275 SF



KEY PLAN - 3RD FLOOR

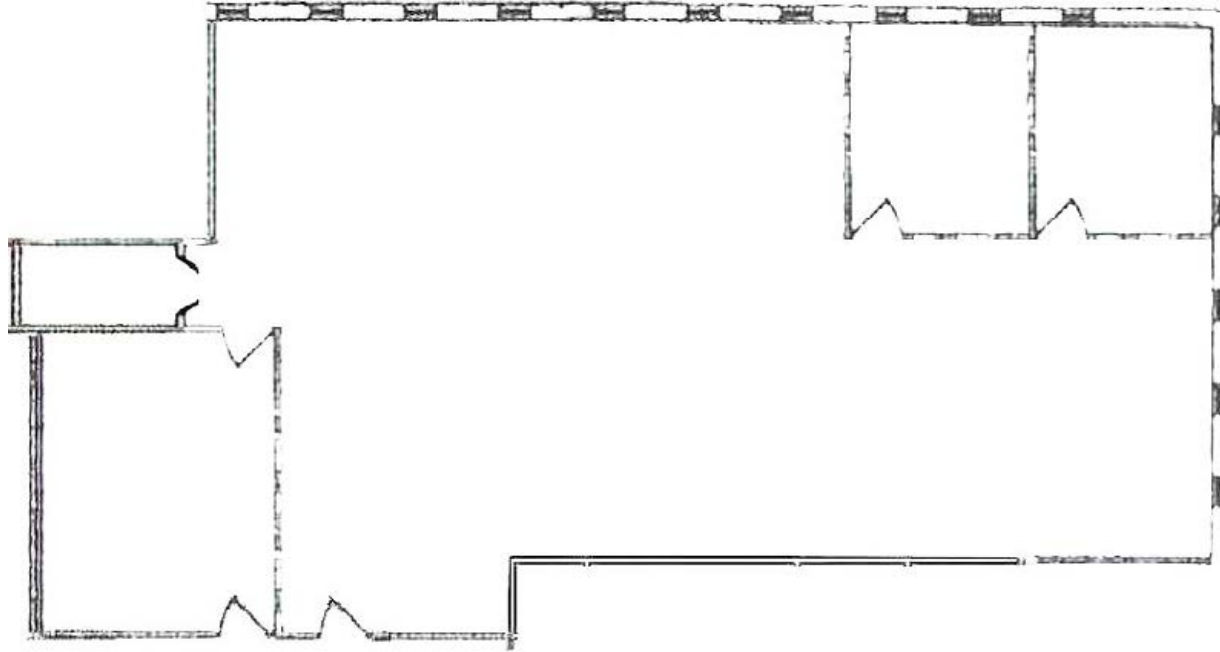


SUITE 310 PHOTOS

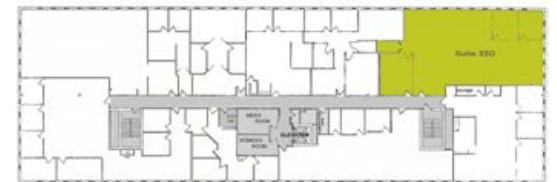


FLOOR PLAN

SUITE 330 - 3,140 SF



KEY PLAN - 3RD FLOOR

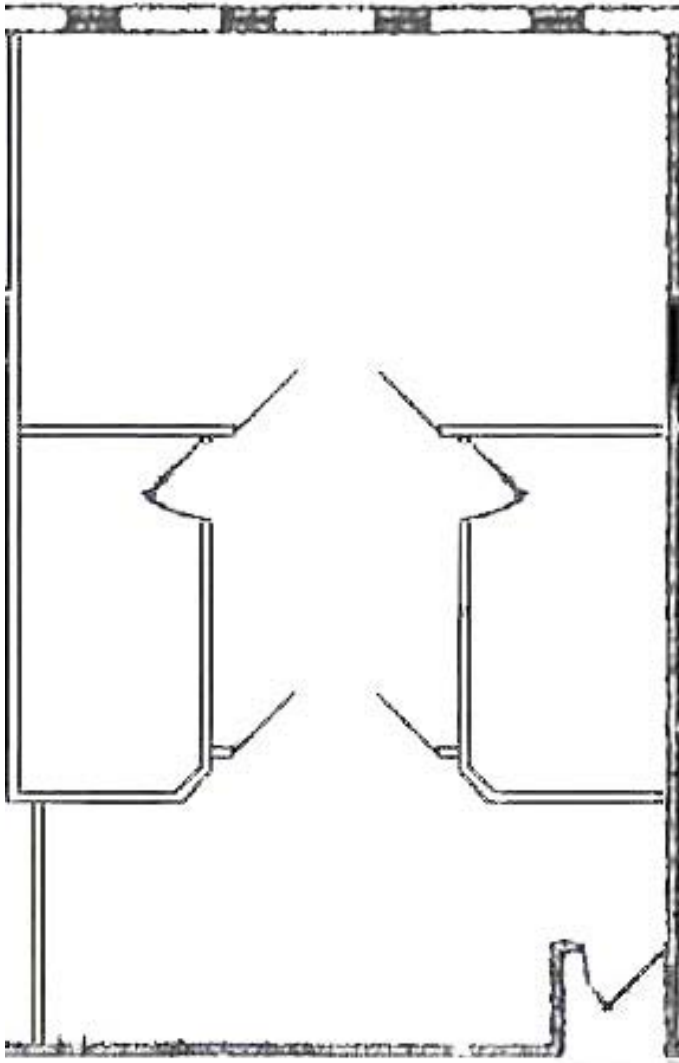


SUITE 330 PHOTOS



FLOOR PLAN

SUITE 360 - 1,125 SF



KEY PLAN - 3RD FLOOR

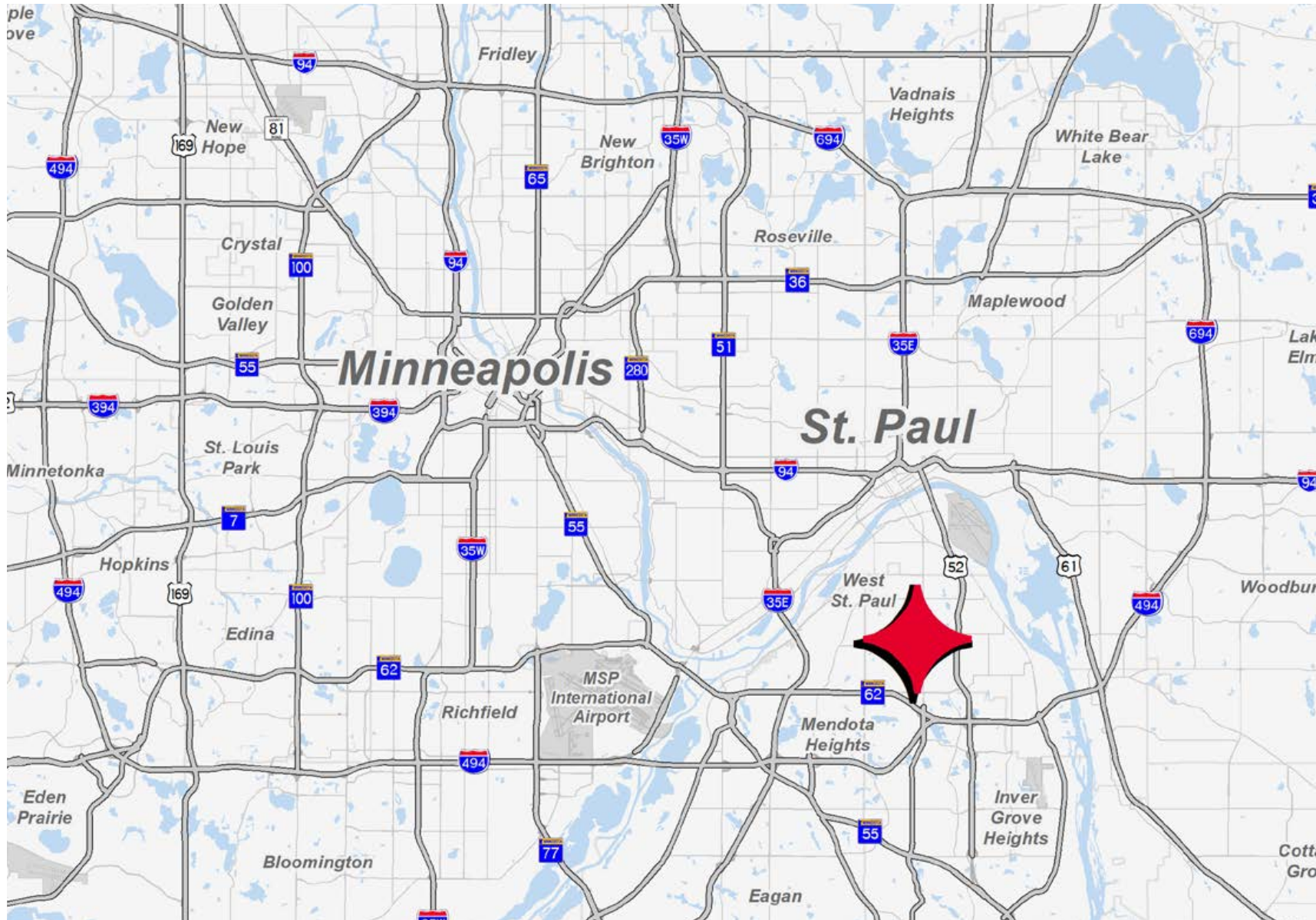


SUITE 360 PHOTOS

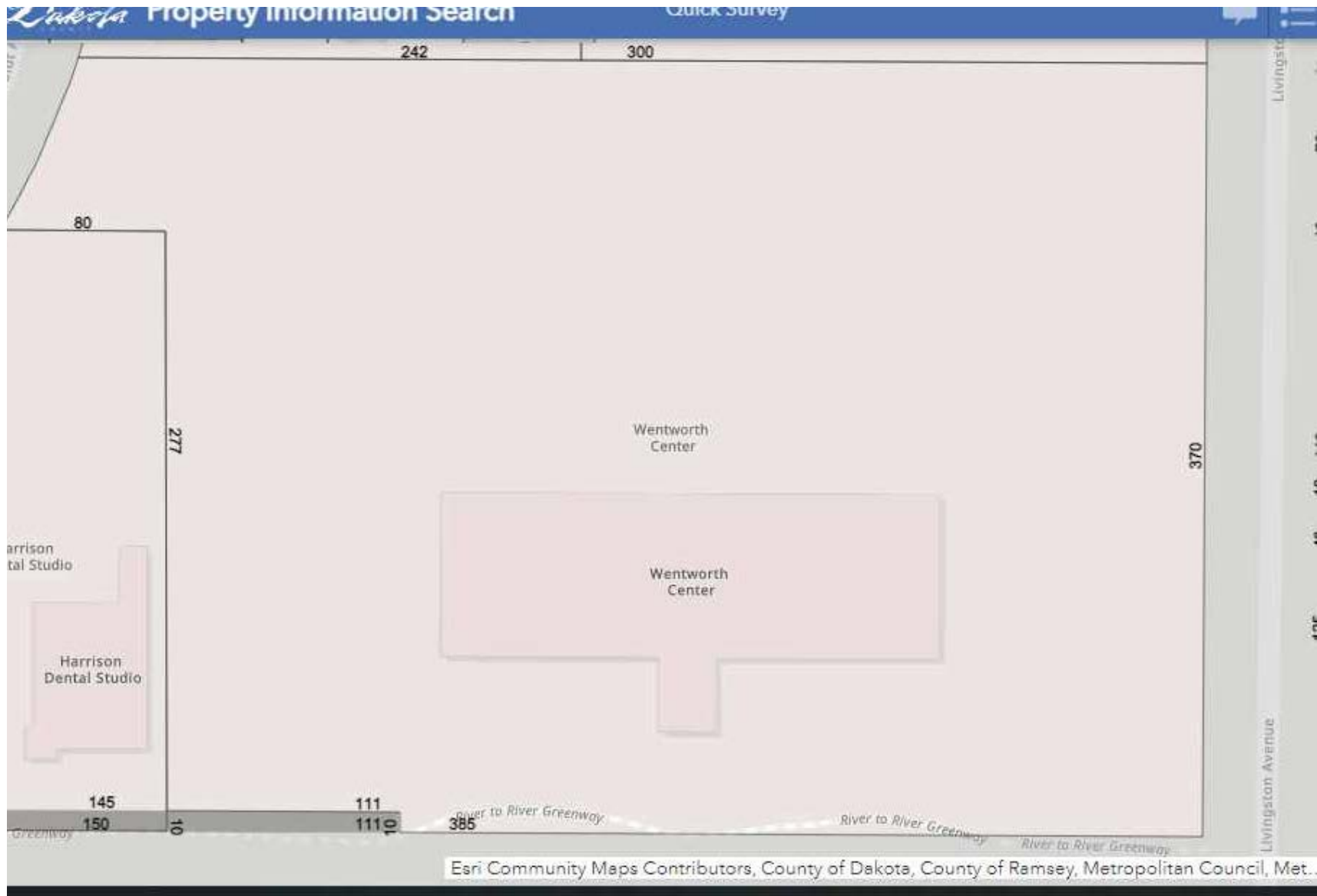




AERIAL MAP



LOCATION MAP



SITE PLAN

CONTACT INFORMATION

ANN STAHLEY

Director
ann.stahley@cushwake.com
+1 651 248 6946

3500 American Blvd W | Suite 200
Minneapolis, MN 55431
[cushmanwakefield.com](https://www.cushmanwakefield.com)