

FOR SALE



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, 1991, 2005, 2020 & 2021

- 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

- 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

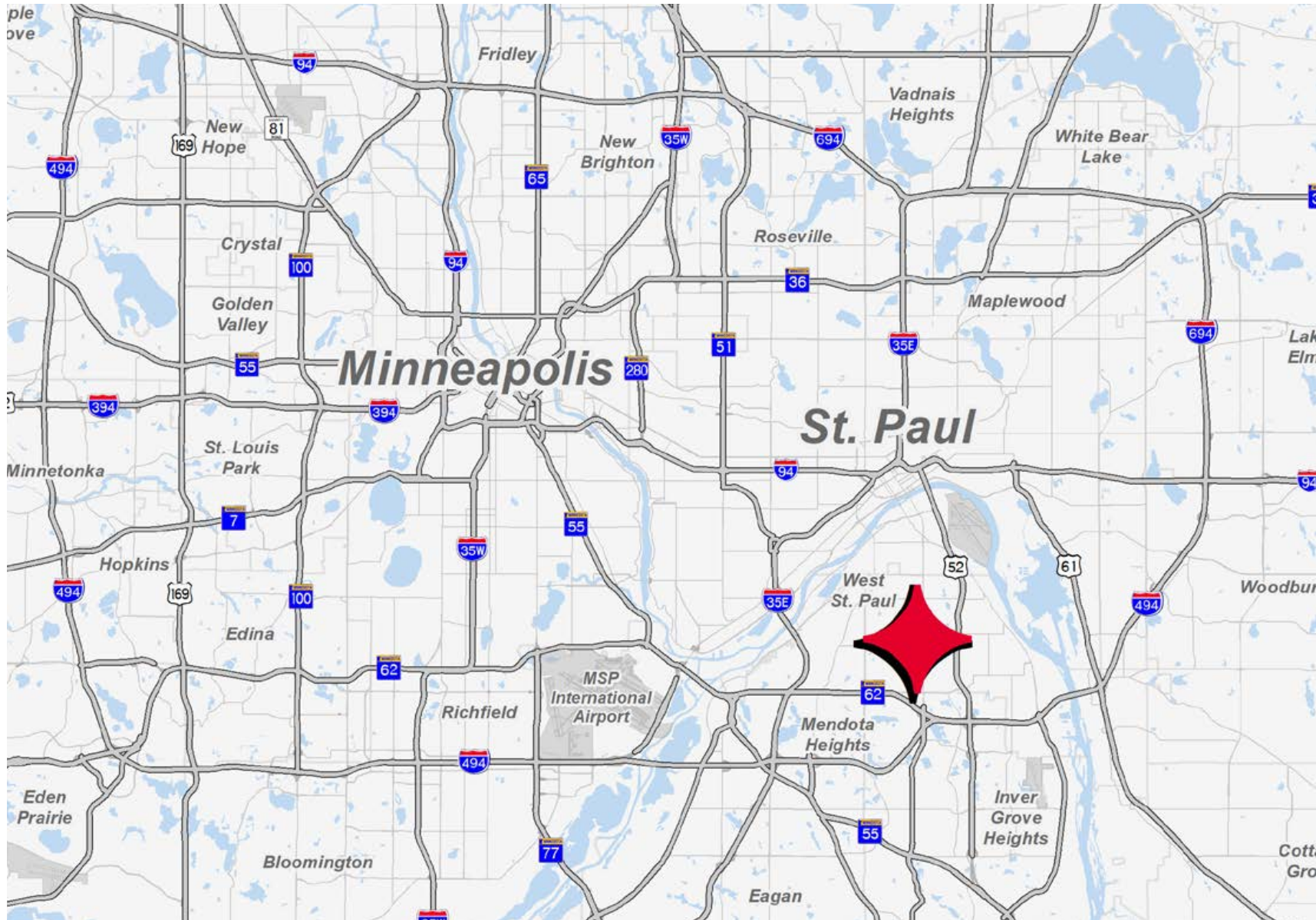
- Professional Class B+ Office Building
- 4.3 acres of land
- Conference/training rooms
- Card access security system
- Abundant on-site parking
- Located in West St. Paul City Center across from City Hall, Recreation Center & LA Fitness
- Outstanding access & visibility
- Minutes from the Airport, MOA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

PROPERTY PHOTOS

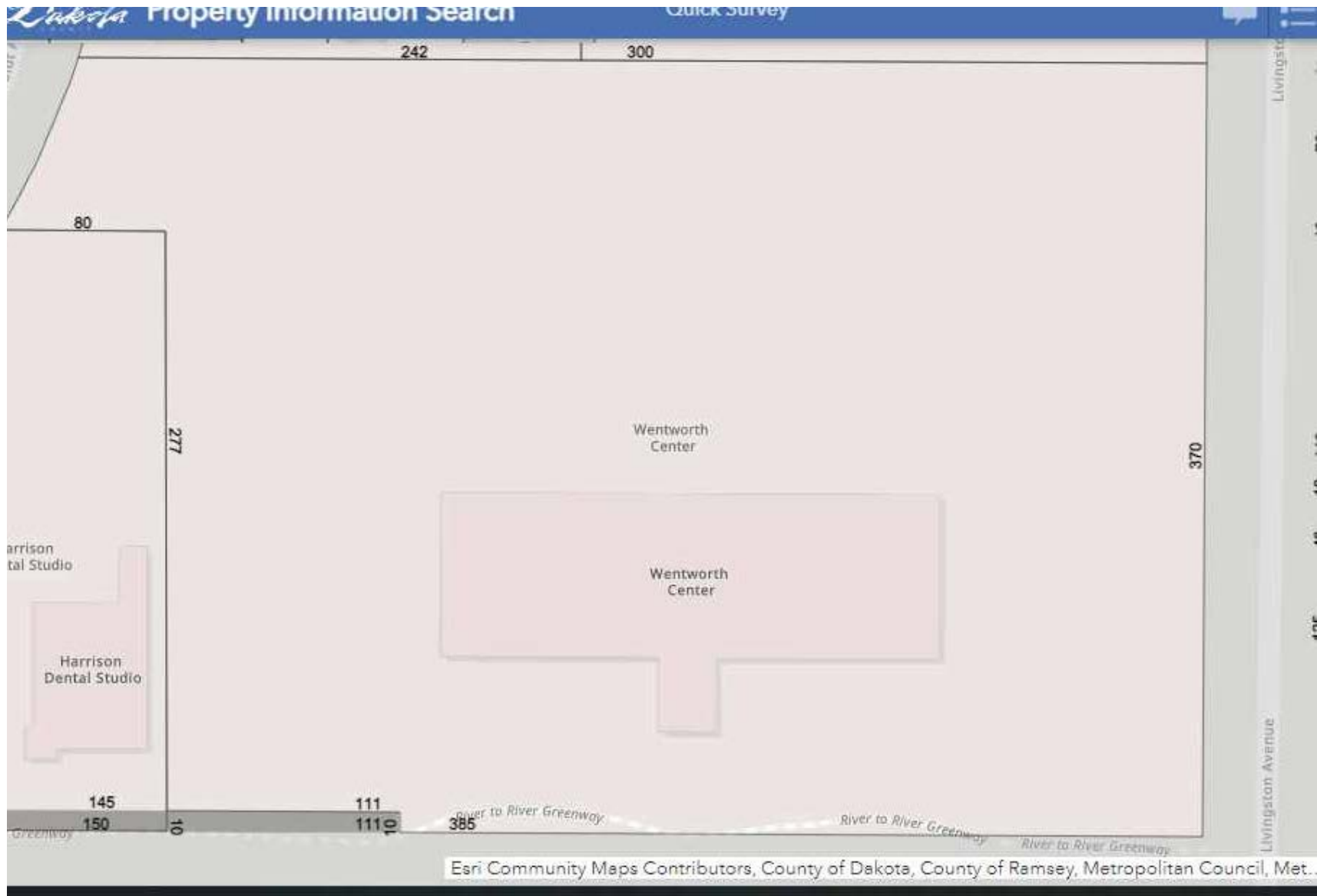




AERIAL MAP



LOCATION MAP



SITE PLAN

CONTACT INFORMATION

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