

Colliers

Accelerating success.

Sublease Opportunity

Westgate II

1045 Westgate Drive, Suites 30 & 50 | St. Paul, MN

Misty Bowe CCIM
Senior Vice President
+1 952 897 7713
misty.bowe@colliers.com

Louis Suarez CCIM, SIOR
Senior Vice President
+1 952 837 3061
louis.suarez@colliers.com

Brian Bruggeman CCIM, SIOR
Senior Vice President
+1 952 837 3079
brian.bruggeman@colliers.com

1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

Westgate II | For Sublease

Property Profile



- **Up to 22,904 SF available** - spaces can be leased separately or combined to accommodate a variety of user requirements.
- **Prime location** - conveniently located near Highway 280 and I-94, providing excellent accessibility throughout the Twin Cities metro.
- **18' Clear Height** - functional warehouse space suitable for distribution, storage, and other industrial uses.
- **Ample Loading Capacity** - multiple dock doors provide efficient shipping and receiving capabilities.
- **Excellent Visibility** - building and monument signage opportunities available
- **Flexible Space Configuration** - combination of office and warehouse space accommodates a variety of business operations.
- **Excellent Parking** - surface parking on both sides of the building

Building Information

Address	1045 Westgate Drive, St. Paul, MN 55114
Building Size	78,180 SF
Year Built	1991
Floors	One (1)

Sublease Terms

	Suite 30	Suite 50
Space Available	9,112 SF Warehouse 3,221 SF Office 12,333 SF Total 2 dock-high doors with levelers	9,341 SF Warehouse 1,230 SF Office 10,571 SF Total 6 dock-high doors, two with levelers
Lease Expiration	February 28, 2028	
Date Available	Suite 30: 90 Days Suite 50: 30 Days	
Sublease Rental Rate	Negotiable	


LINK
WESTGATE
iSurTec


EXIT


DOCK 1
DOCK 2
DOCK 3
DOCK 4
DOCK 5
DOCK 6









Floor Plan

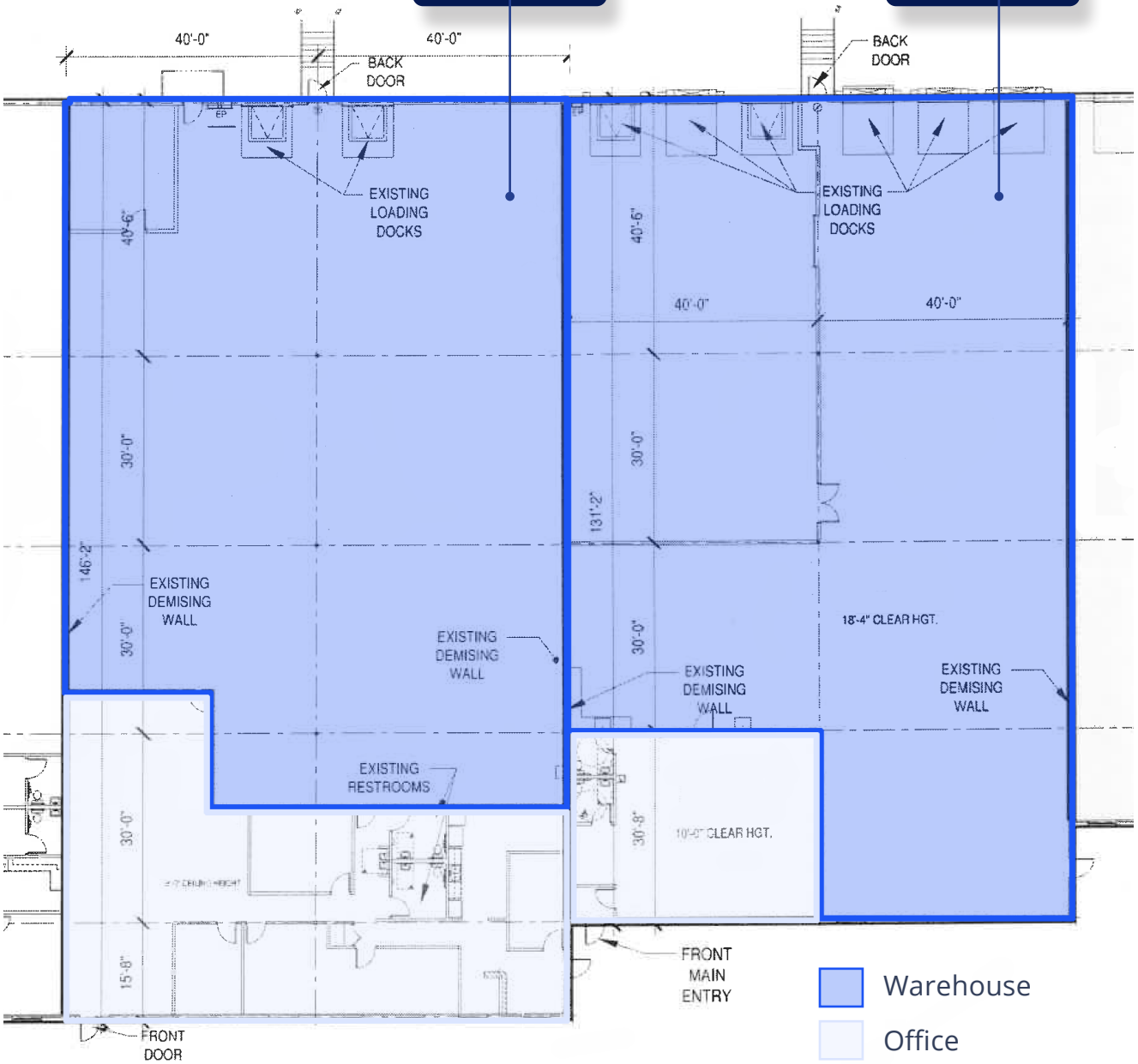
Suite 30
12,333 SF
Available In 90 Days

Suite 50
10,571 SF
Available In 30 Days

Suite 30

9,112 SF Warehouse
3,221 SF Office
12,333 SF Total

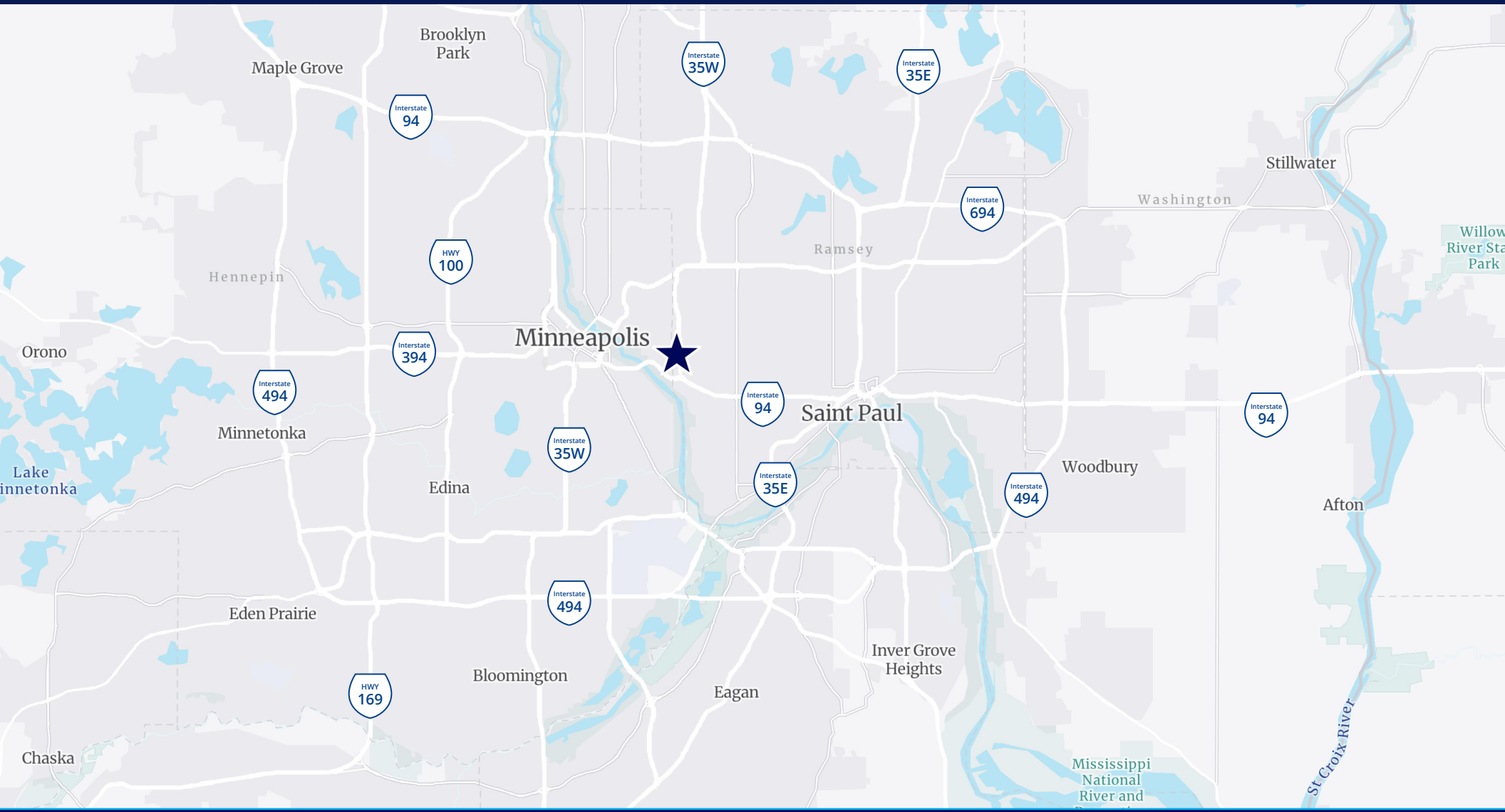
2 dock-high doors with levelers



Suite 50

9,341 SF Warehouse
1,230 SF Office
10,571 SF Total

6 dock-high doors, two with levelers



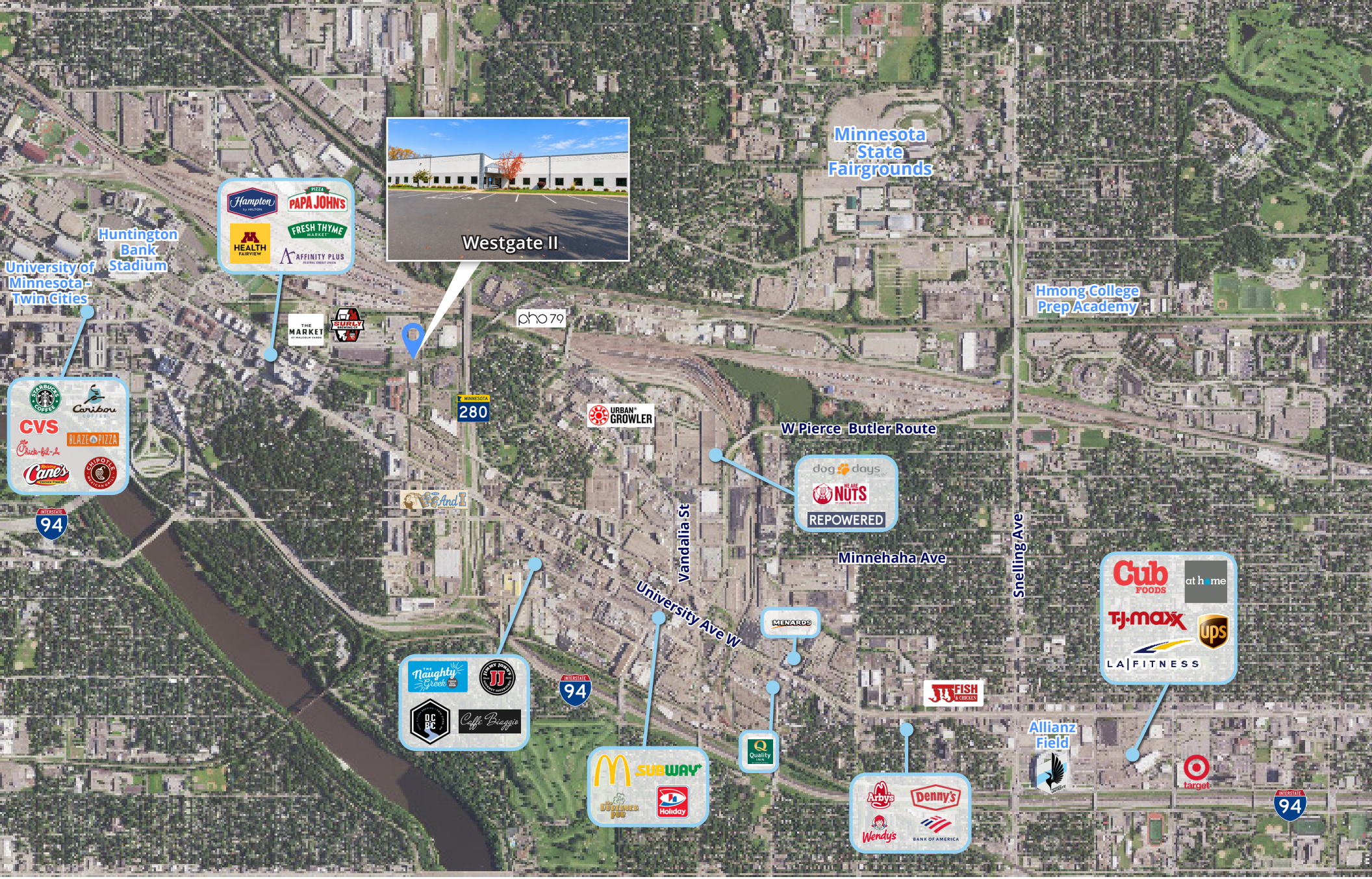
Demographics
(5 mile radius)

2026 Population
531,268

2026 Average Household Income
$111,366

0.3 Miles
to Metro Transit Bus Stop

9.4 Miles
to Minneapolis/St. Paul International Airport



1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.