

OFFICE SPACE FOR LEASE >

Town Square Tower

445 Minnesota Street | St. Paul, MN

Welcome to Town Square Tower!

Town Square Tower offers a variety of space options. Its central location provides the most heavily traveled skyway in the entire CBD. Light-rail transit stops across the street, and Town Square houses an MTC bus-stop, making this a very accessible and identifiable location, providing some of the best skyline views in the Twin Cities.

This Class A property has been owned and managed by Sentinel Real Estate Corporation since 2000. Sentinel is a well-capitalized institutional owner with a 50 year history in acquiring and managing a range of property types. They currently have 26,000 apartment units and 5.4 million square feet of commercial real estate. They have no debt on Town Square.

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BUILDING INFORMATION

Address	445 Minnesota Street St. Paul, MN 55101
Building Size	248,140 rentable square feet
Year Built	1979
Maximus Contiguous:	25,168 square feet
Minimum Divisible:	2,381 square feet
Ceiling Height	9'
R/U Factor	15% multi tenant floors 8% full floor
Net Rental Rates	\$11.00 - \$14.00 per square foot
2025 Est. CAM & Taxes	\$12.35 total per square foot
Building Hours	Monday - Friday 7:00 am - 6:00 pm

ST. PAUL HIGHLIGHTS

- > Home to 13 colleges/universities
- > Nearly 100 theater companies in the Twin Cities, more than 30 venues, and more theater seats per capita than anywhere else in the US outside of New York City
- > Over 500 restaurants in Saint Paul
- > Over 15,000 hotel rooms in the Twin Cities; 5,500 near downtown St Paul

BUILDING AMENITIES

- > Conference center with on-site catering facilities
- > Tenant Lounge
- > 24/7 security
- > Wi-Fi in the Tenant Lounge, food court, building lobby and conference center
- > Bike storage
- > On-site Management and building engineering
- > Adjacent to 500 stall parking ramp
- > Spectacular views of St. Paul skyline
- > Town Square, convenience retail and food service offerings
- > Storage space available

AVAILABLE:

5th Floor	3,079 SF
7th Floor	2,381 SF
*18th Floor	12,584 SF
*19th Floor	12,584 SF
21st Floor / White-Boxed	2,708 SF
22nd Floor	4,065 SF
24th Floor	6,569 SF
25th Floor	12,584 SF

* Available September 2025

Skyway Level Lobby



Elevator Lobby



Training Room



Conference Room





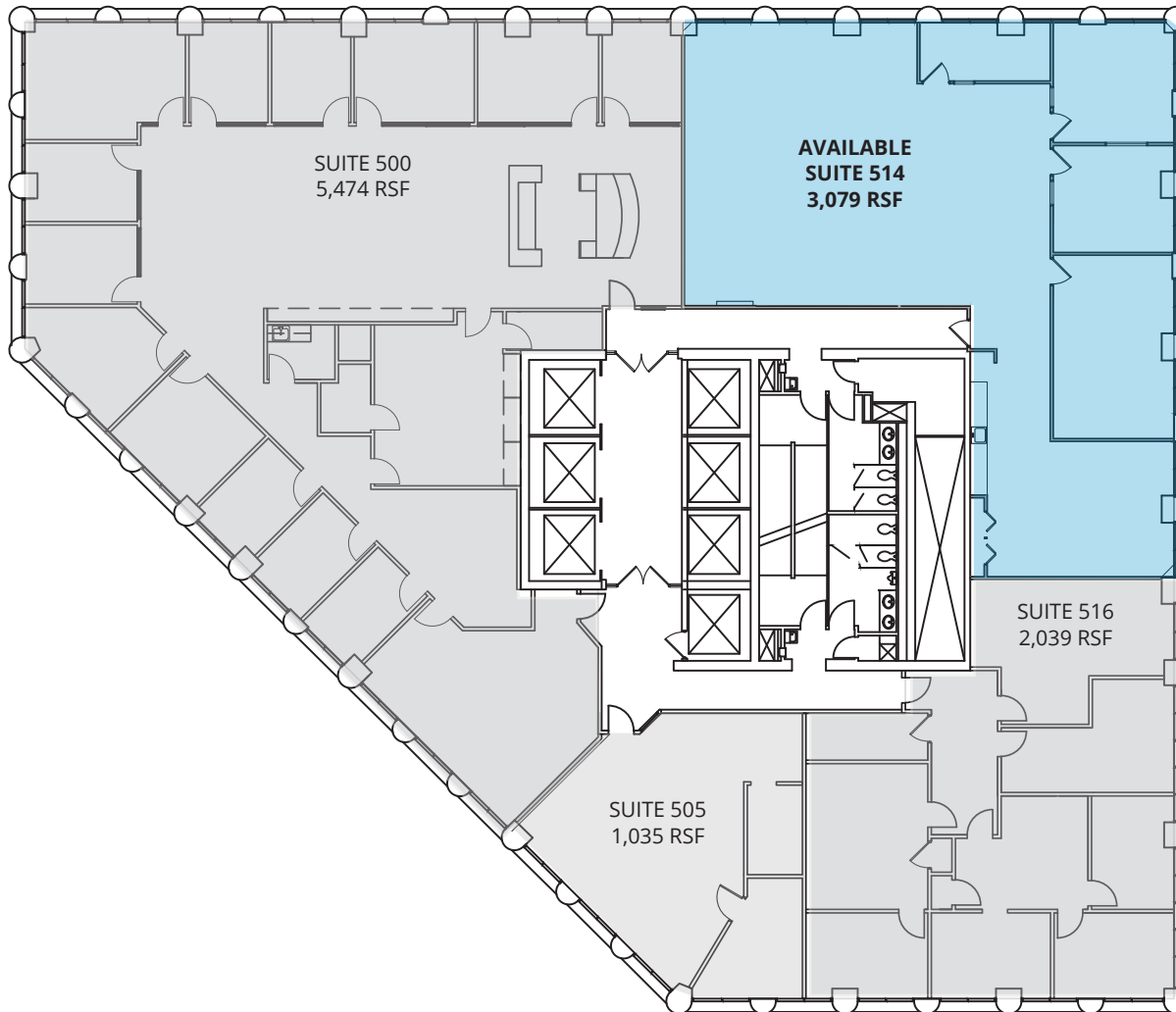
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5th Floor Plan

Suite 514:

3,079 square feet - Plug & Play



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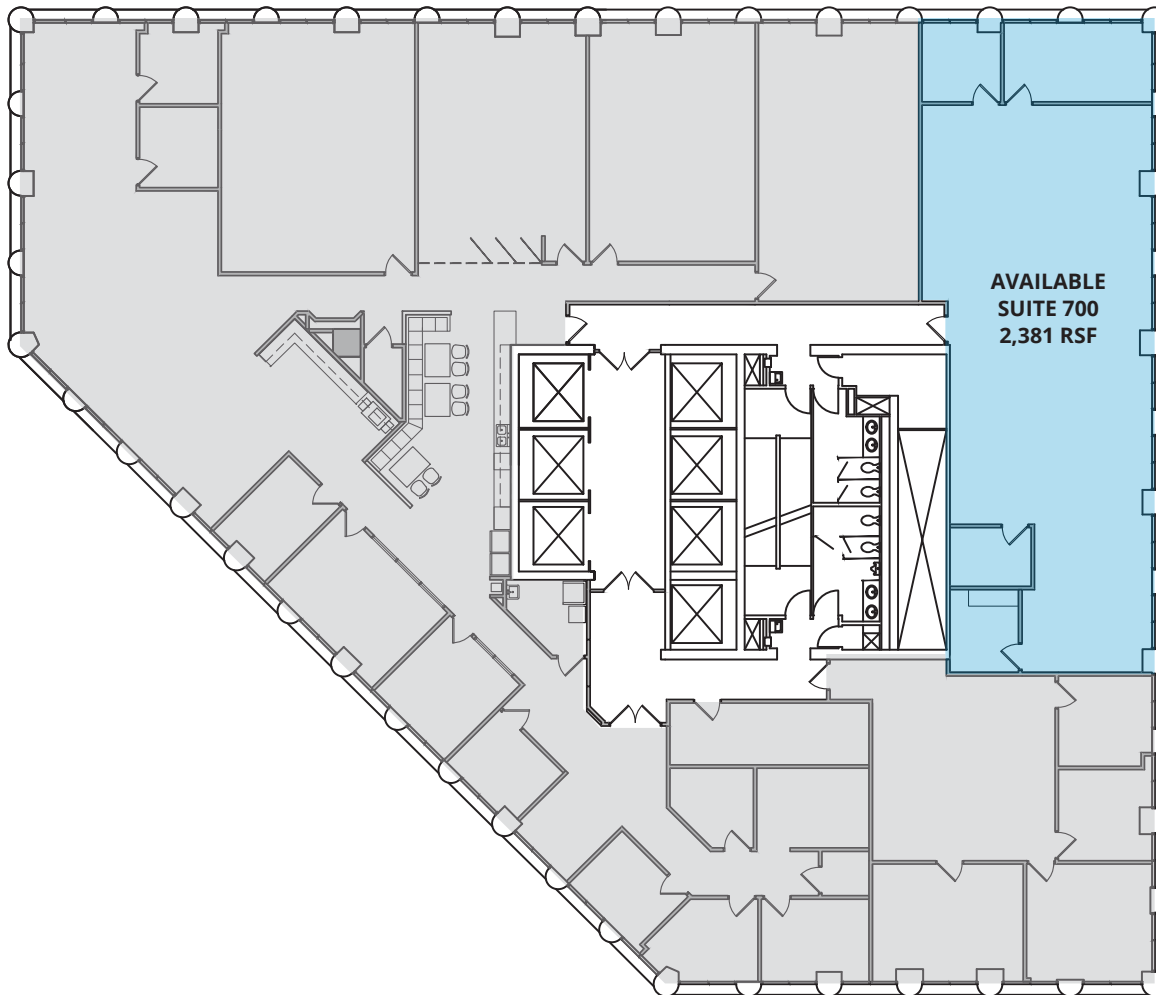
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7th Floor Plan

Suite 700:

2,381 square feet



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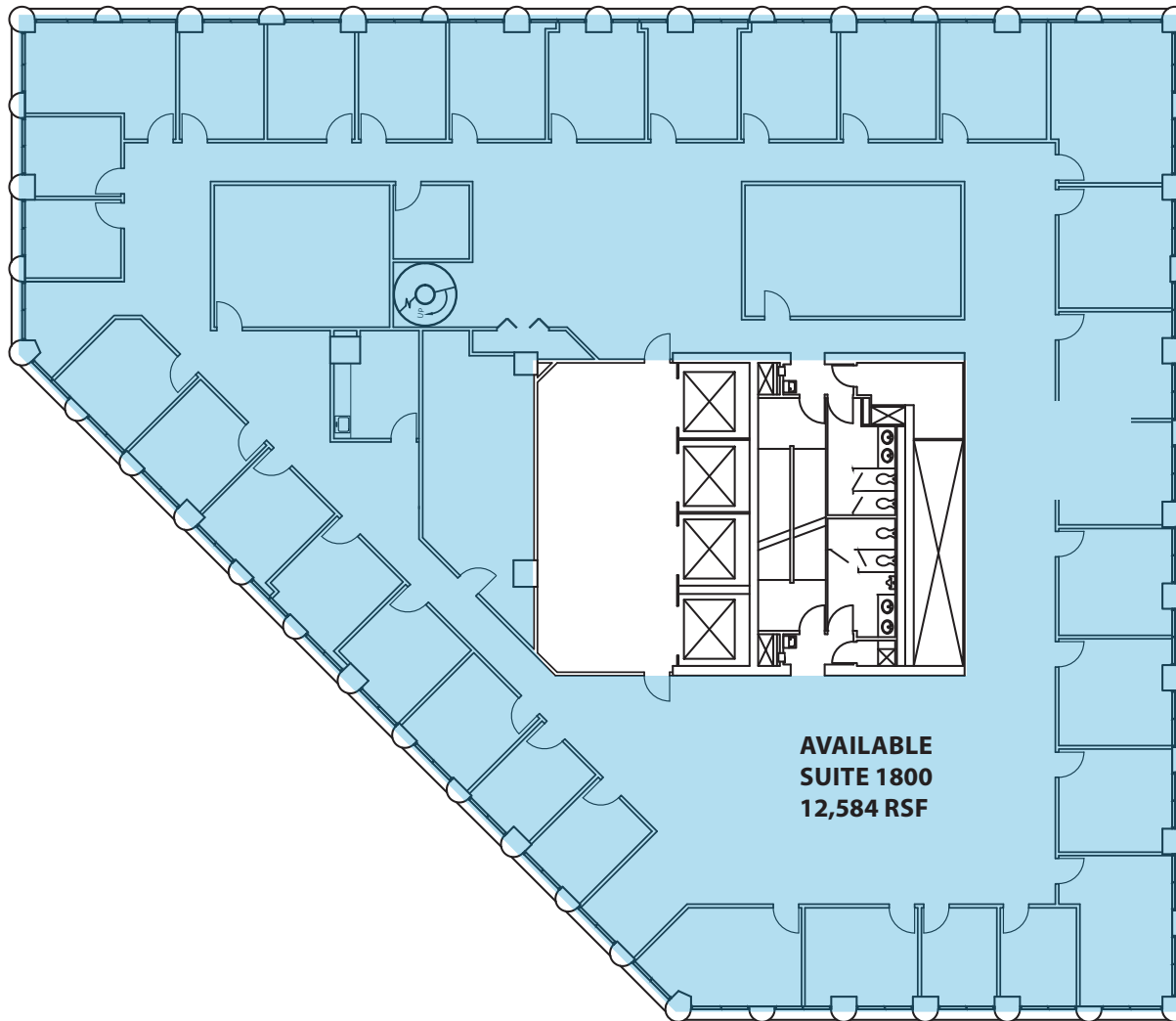


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Town Square Tower

18th Floor Plan

12,584 square feet



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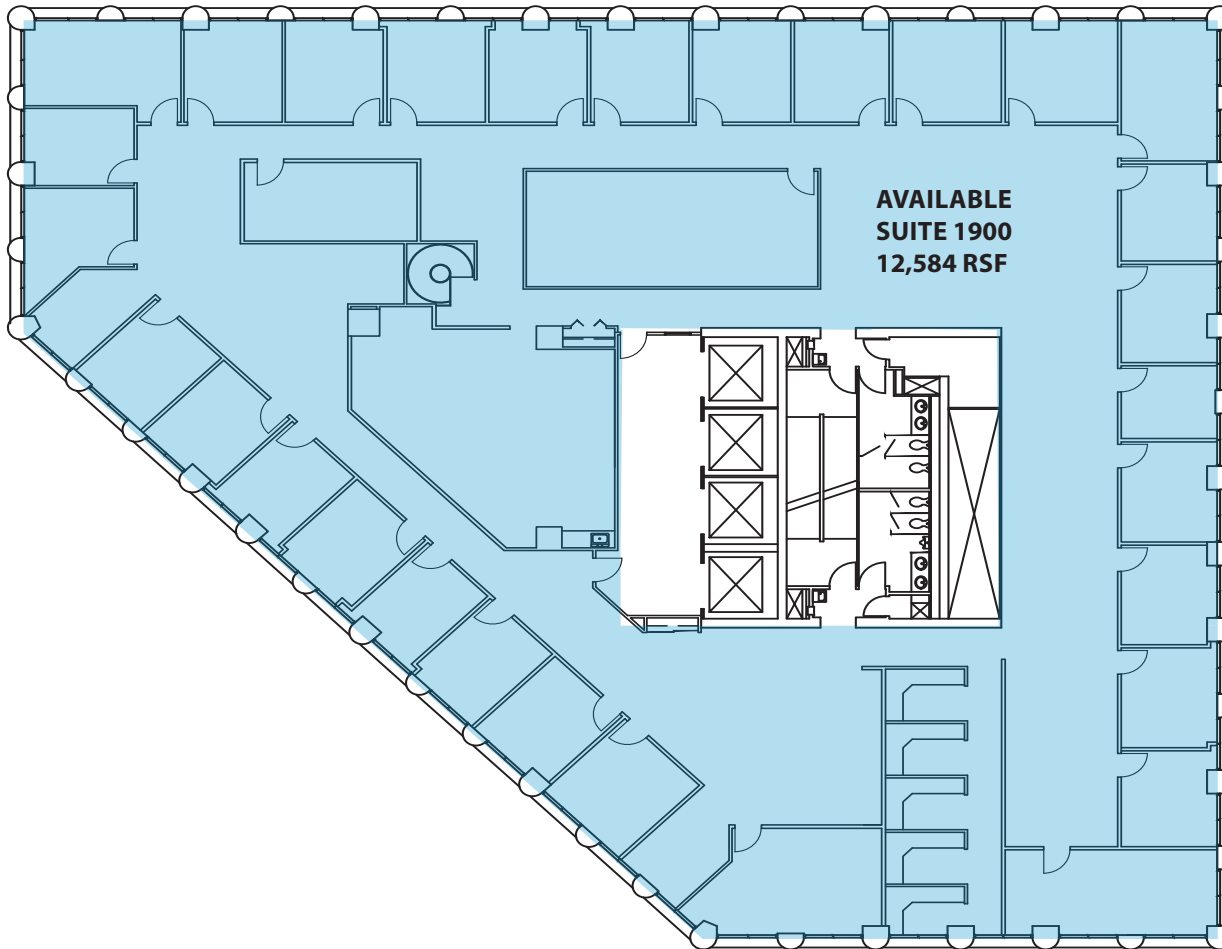


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Town Square Tower

19th Floor Plan

12,584 square feet



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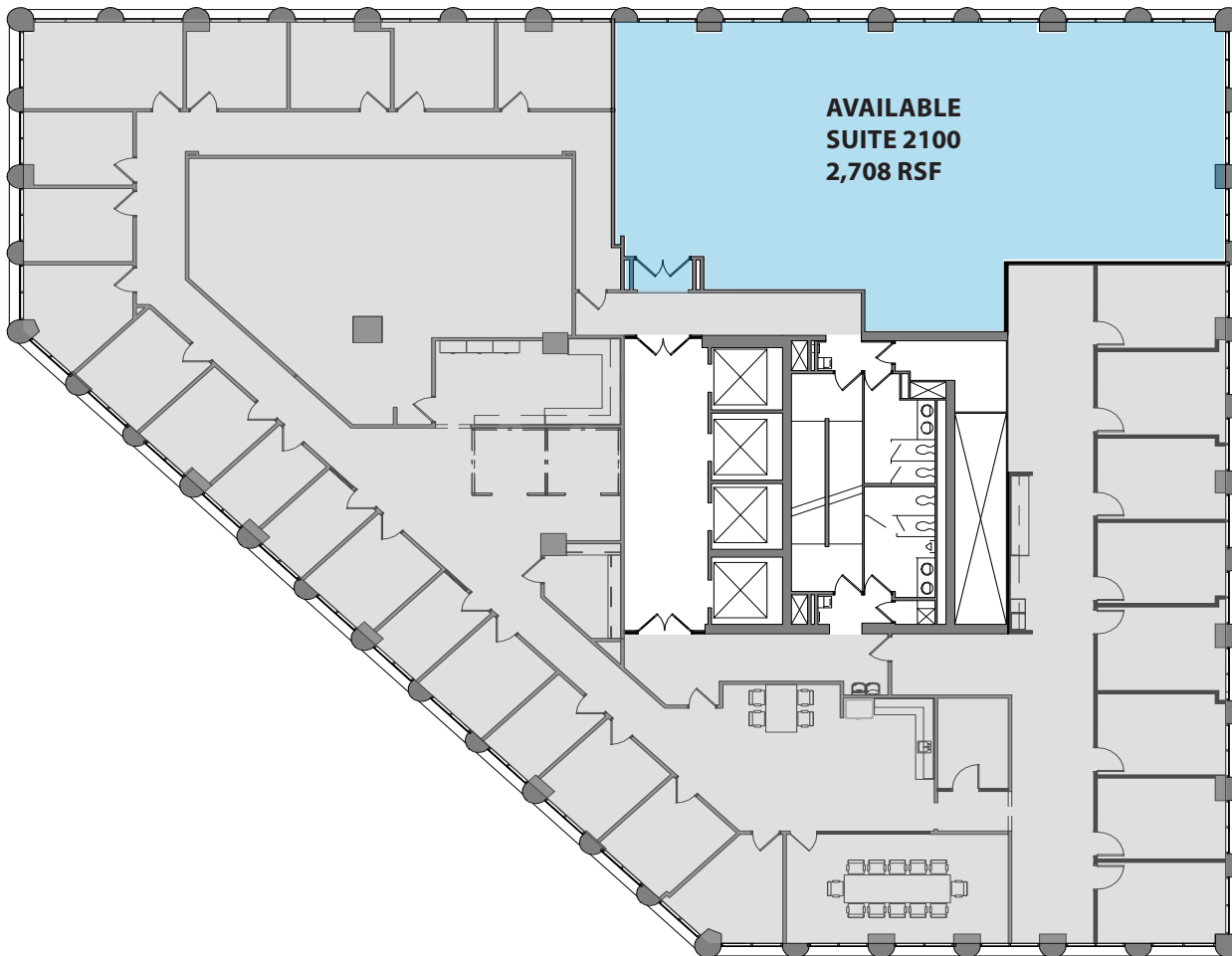


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Town Square Tower

21st Floor Plan

2,708 square feet



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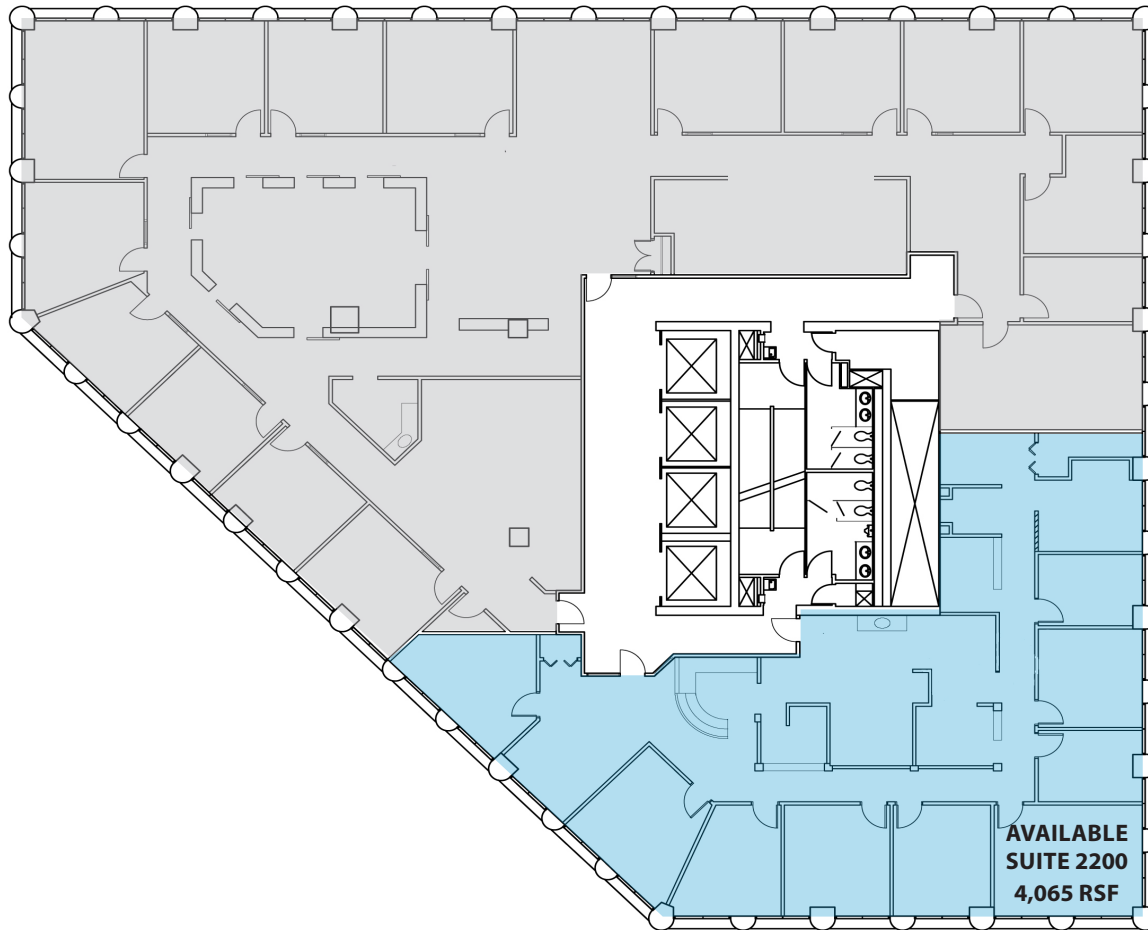
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22nd Floor Plan

4,065 square feet



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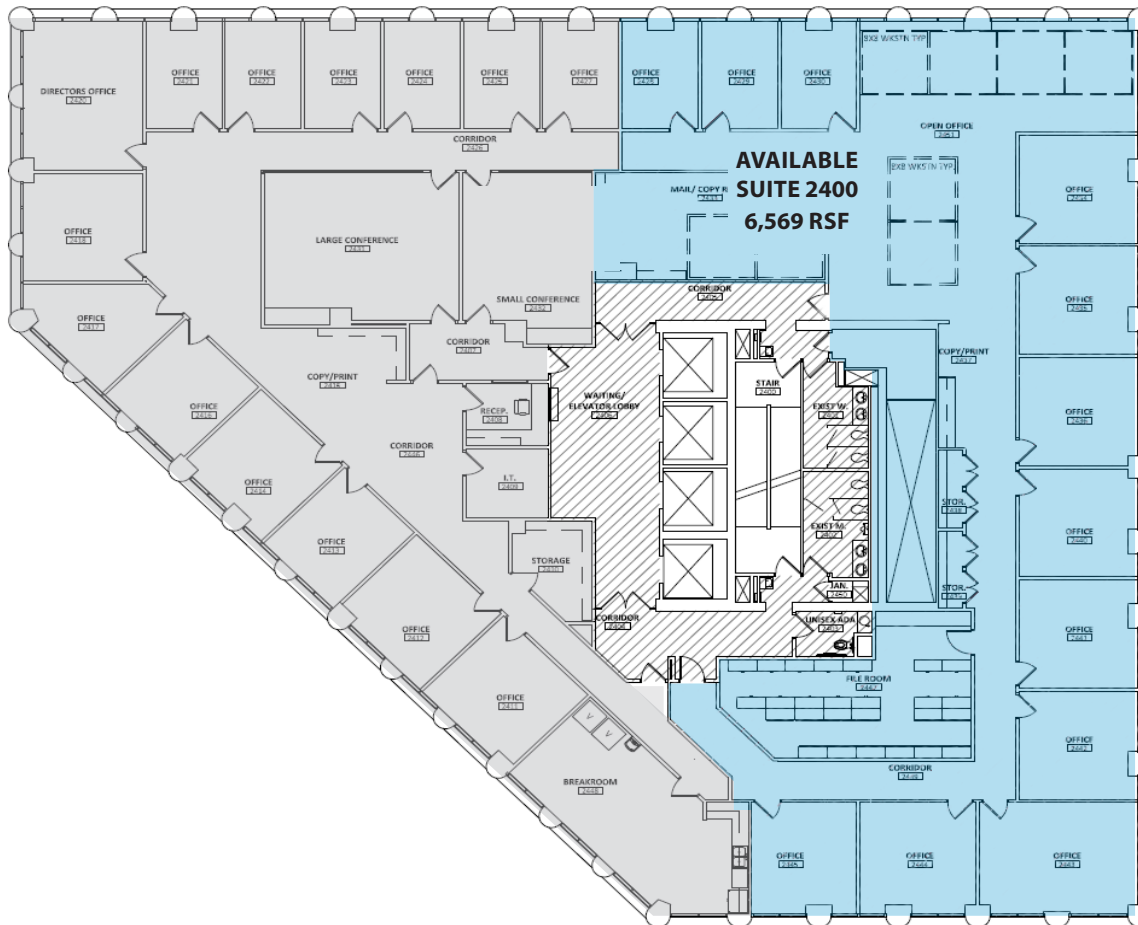


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24th Floor Plan

6,569 square feet



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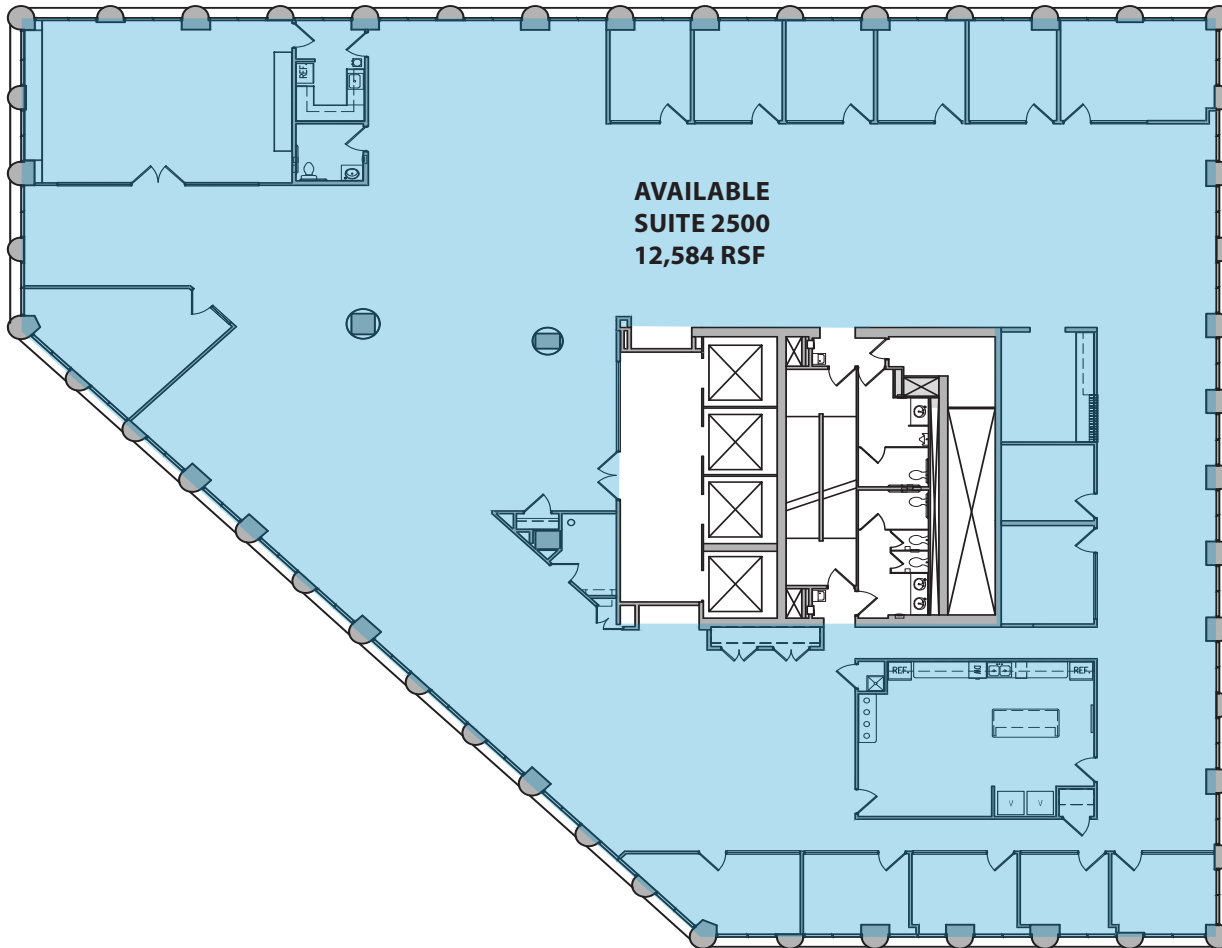


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Town Square Tower

25th Floor Plan

12,584 square feet



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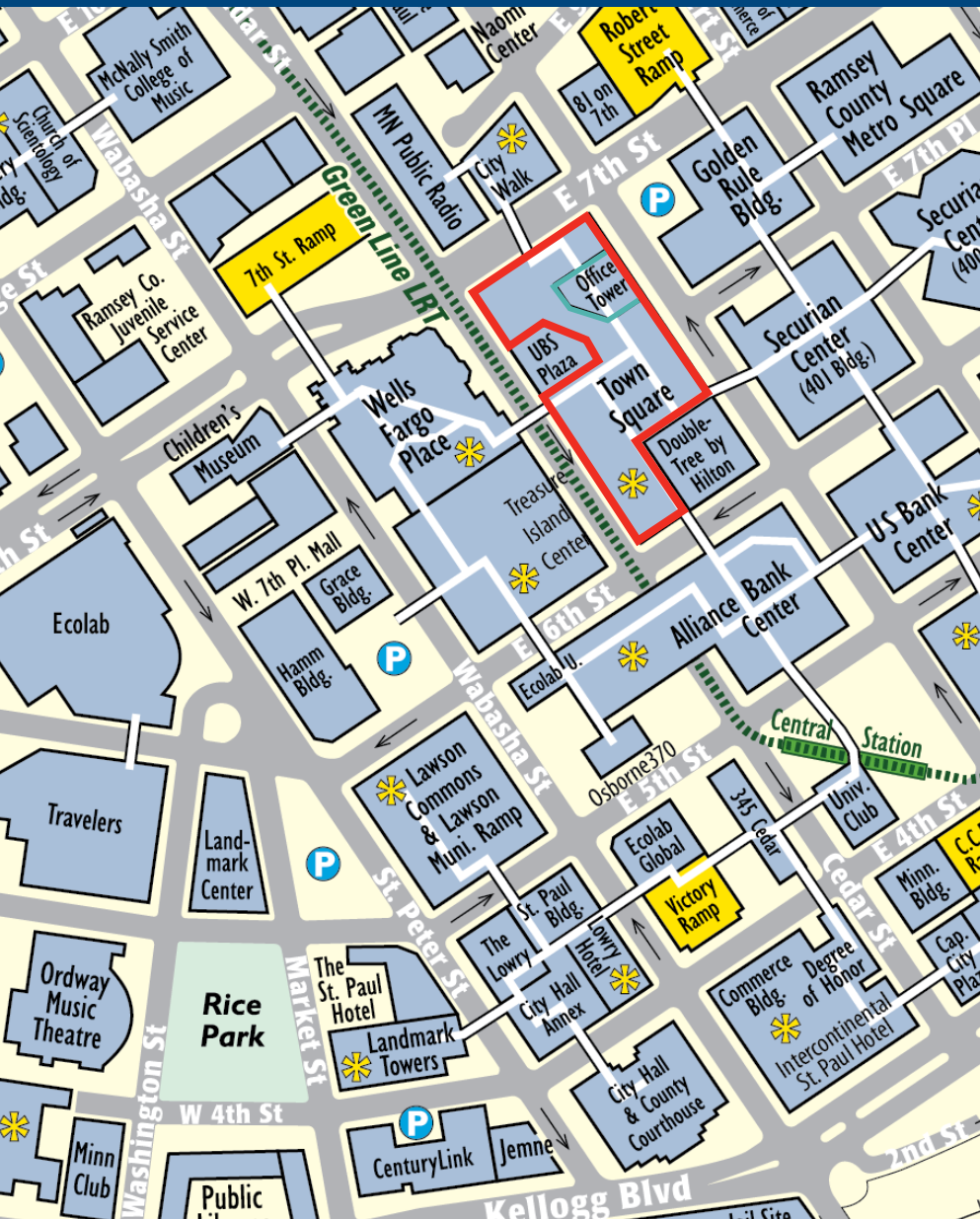
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Places to Go in St. Paul

- > RiverCentre
- > Roy Wilkins Auditorium
- > The Ordway
- > Xcel Energy Center
- > The Science Museum
- > CHS Field
- > Rice Park
- > Mears Park



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