



Colliers



TOWN SQUARE

Concourse Office Space

445 Minnesota Street | St. Paul, MN

Town Square Concourse

This lower level office space is available in the heart of downtown St. Paul's skyway system within Town Square Towers. This efficient space offers immediate access to the skyway network, on-site amenities, food service, and downtown foot traffic.

Its central placement is home to the most heavily traveled skyway in the entire St. Paul CBD. Light-rail transit stops across the street, and Town Square houses an MTC bus-stop, making this a very accessible and convenient location.

Property Overview

Location:	445 Minnesota Street St. Paul, MN 55101
Building Size:	173,696 SF
Year Built:	1979
Available:	Suite 1: 7,645 SF Suite 2: 15,275 SF
Gross Rental Rates:	\$10.00 PSF



Property Features

- ◆ Convenient parking in adjacent Town Square Ramp (500 stalls) and other nearby skyway connected ramps
- ◆ Convenient access to retail and food service offerings in Town Square Skyway
- ◆ Tenant Lounge
- ◆ WiFi available in all common areas
- ◆ Adjacent to the DoubleTree by Hilton and Town Square
- ◆ On-site Management Office in Town Square Tower
- ◆ 24/7 security
- ◆ Training room that seats 50 and a conference room that can accommodate 40 people
- ◆ Great location for a Call Center, training/classroom space or conference facility



St. Paul Highlights

- ◆ Home to 13 colleges/universities
- ◆ Strong daytime population
- ◆ Over 500 restaurants in Saint Paul
- ◆ 5,500 hotel rooms near downtown St Paul

Demographics

	1 Mile	3 Miles	5 Miles
Population	20,273	175,563	374,043
Daytime Population	82,509	214,032	396,317
Median HH Income	\$59,566	\$65,144	\$72,701

*Source: ESRI 2025

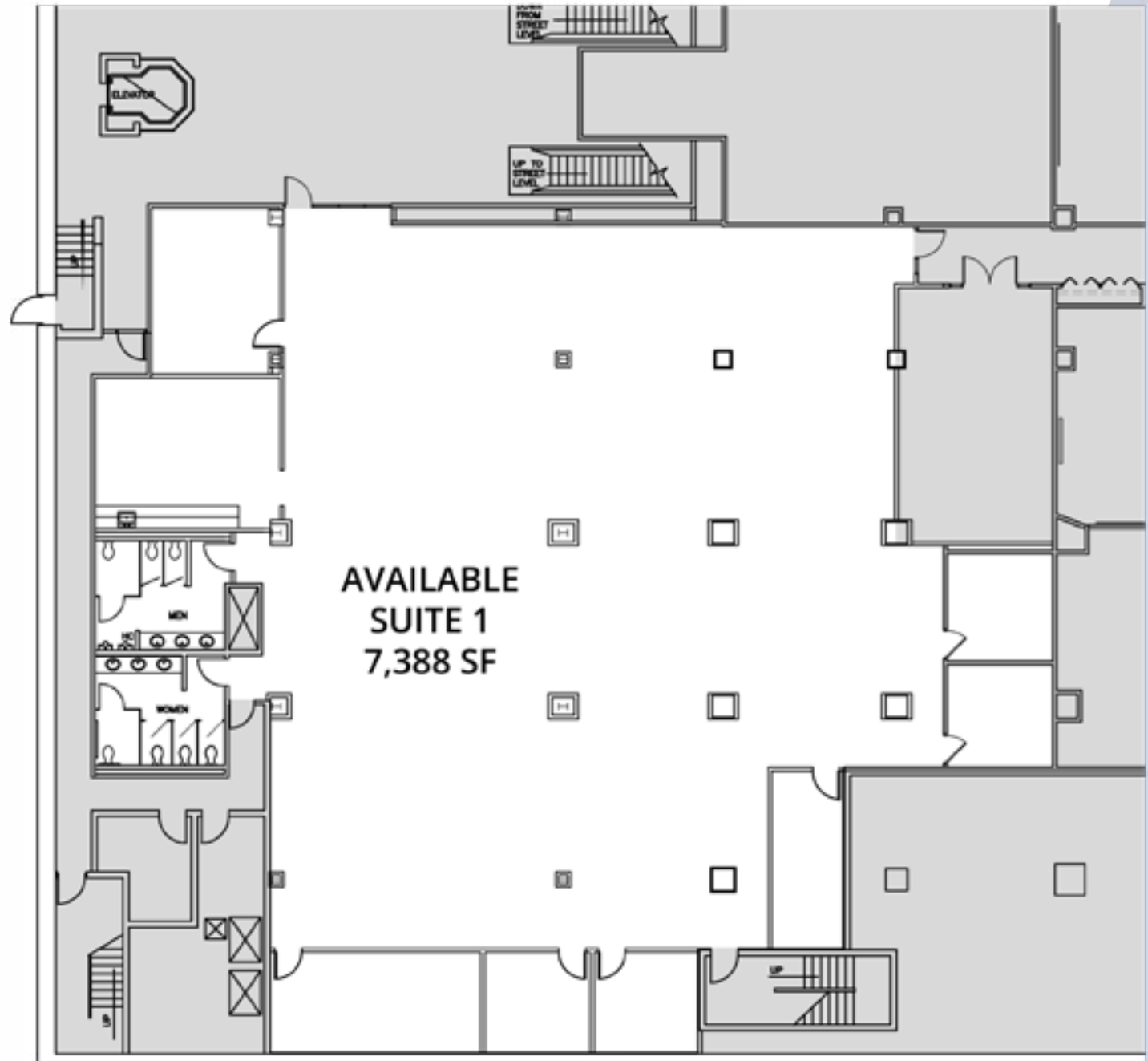
What's Nearby?

-  DINING
-  HOTEL
-  ENTERTAINMENT
-  VENUES/LANDMARKS
-  HOSPITAL
-  PUBLIC PARKING
-  LRT GREEN LINE



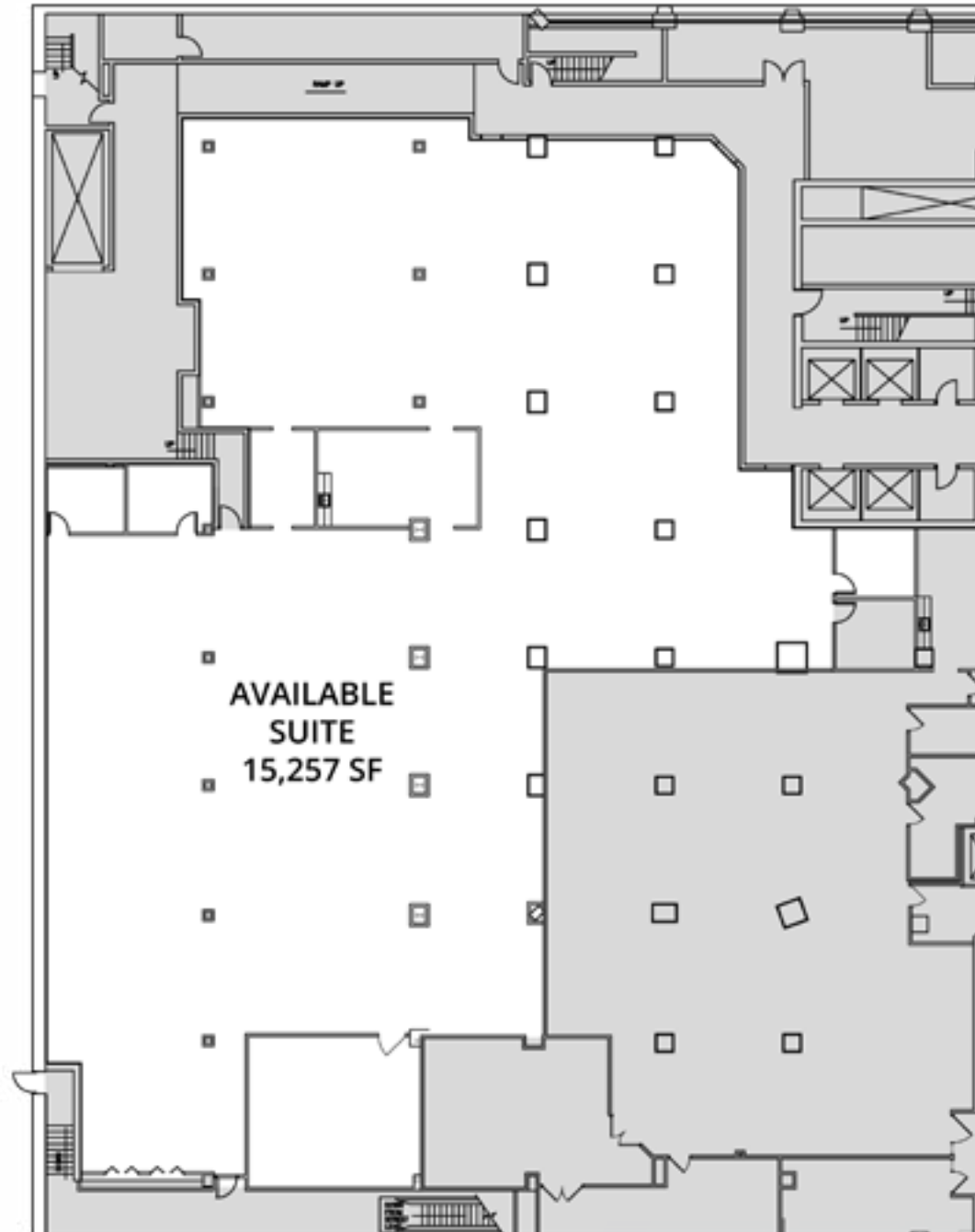
Suite 1 Floor Plan

7,388 SF



Suite 2 Floor Plan

15,257 SF





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