
Colliers
TOWN SQUARE TOWER
Downtown St. Paul Office Space
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.







Building Information

Address	445 Minnesota Street St. Paul, MN 55101
Building Size	248,140 rentable SF
Year Built	1979
Maximum Contiguous	19,153 SF
Minimum Divisible	2,708 SF
Ceiling Height	9'
R/U Factor	15% multi tenant floors 8% full floor
Net Rental Rates	$11.00 - $14.00 PSF
2026 Est. CAM & Taxes	$12.10 total PSF
Building Hours	Monday – Friday 7:00 am - 6:00 pm

Available

5th Floor	3,079 SF
21st Floor / White Boxed	2,708 SF
22nd Floor - Suite 2200	4,065 SF
22nd Floor - Suite 2250	8,173 SF
24th Floor	6,569 SF
25th Floor	12,584 SF

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 services
- Storage space available

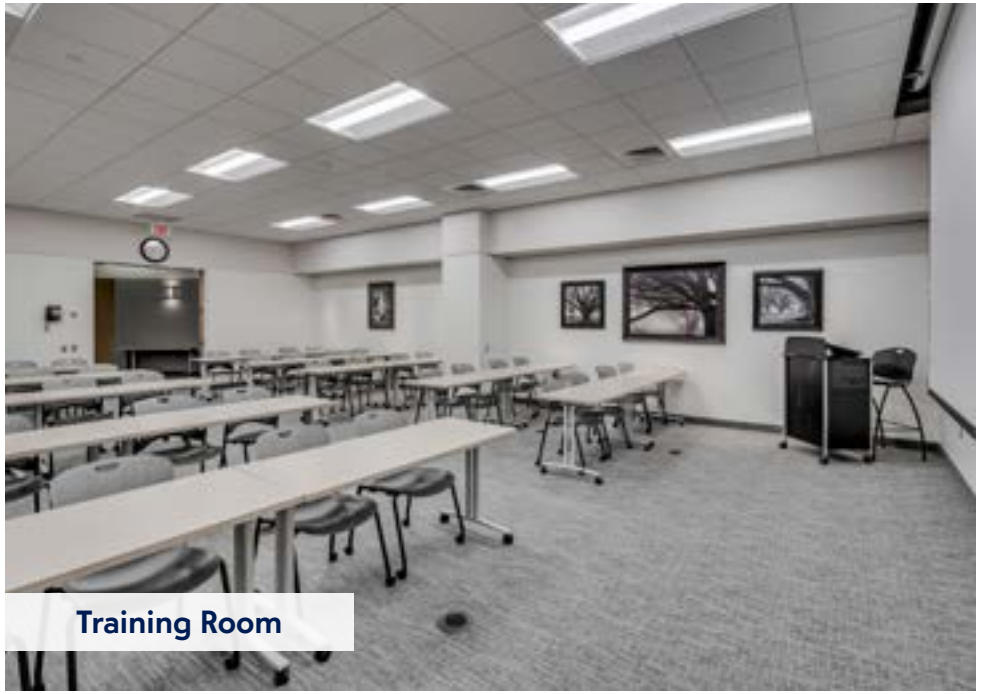
Building Photos



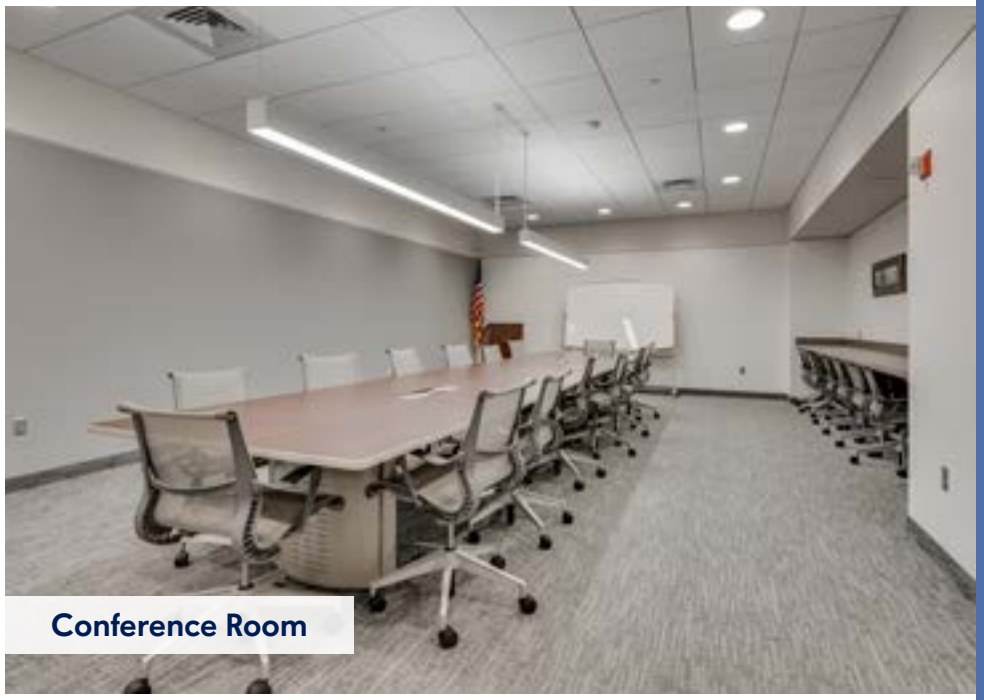
Skyway Level Lobby



Elevator Lobby



Training Room



Conference Room

Building Photos



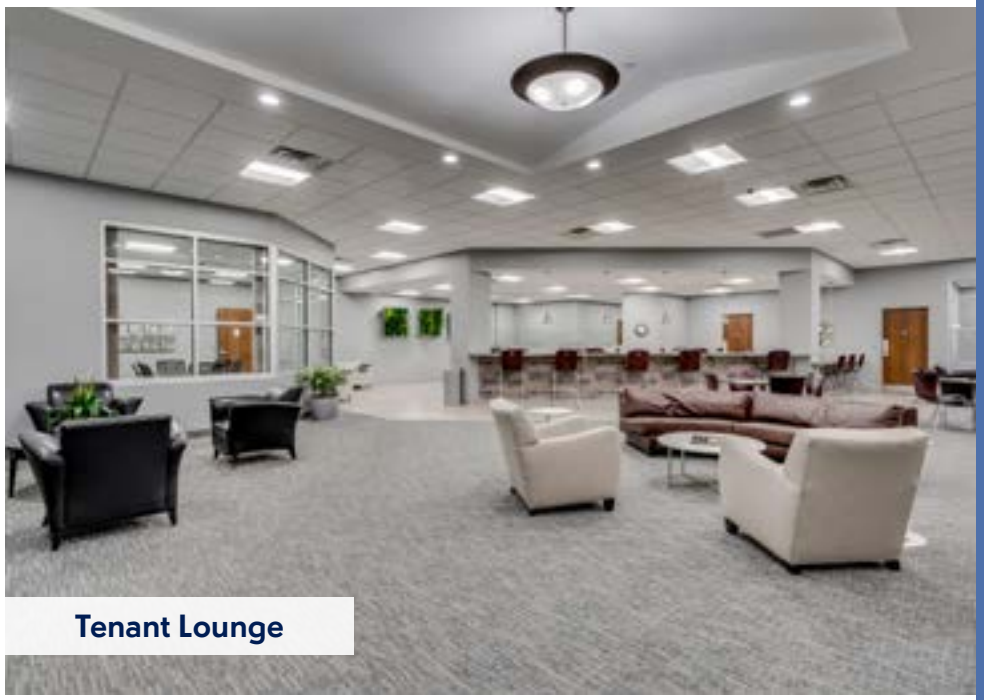
Bike Storage



Spec Suite



21st Floor Vacancy



Tenant Lounge

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	20,464	176,946	375,995
Daytime Population	80,472	222,991	397,642
Median HH Income	$61,861	$69,141	$76,091

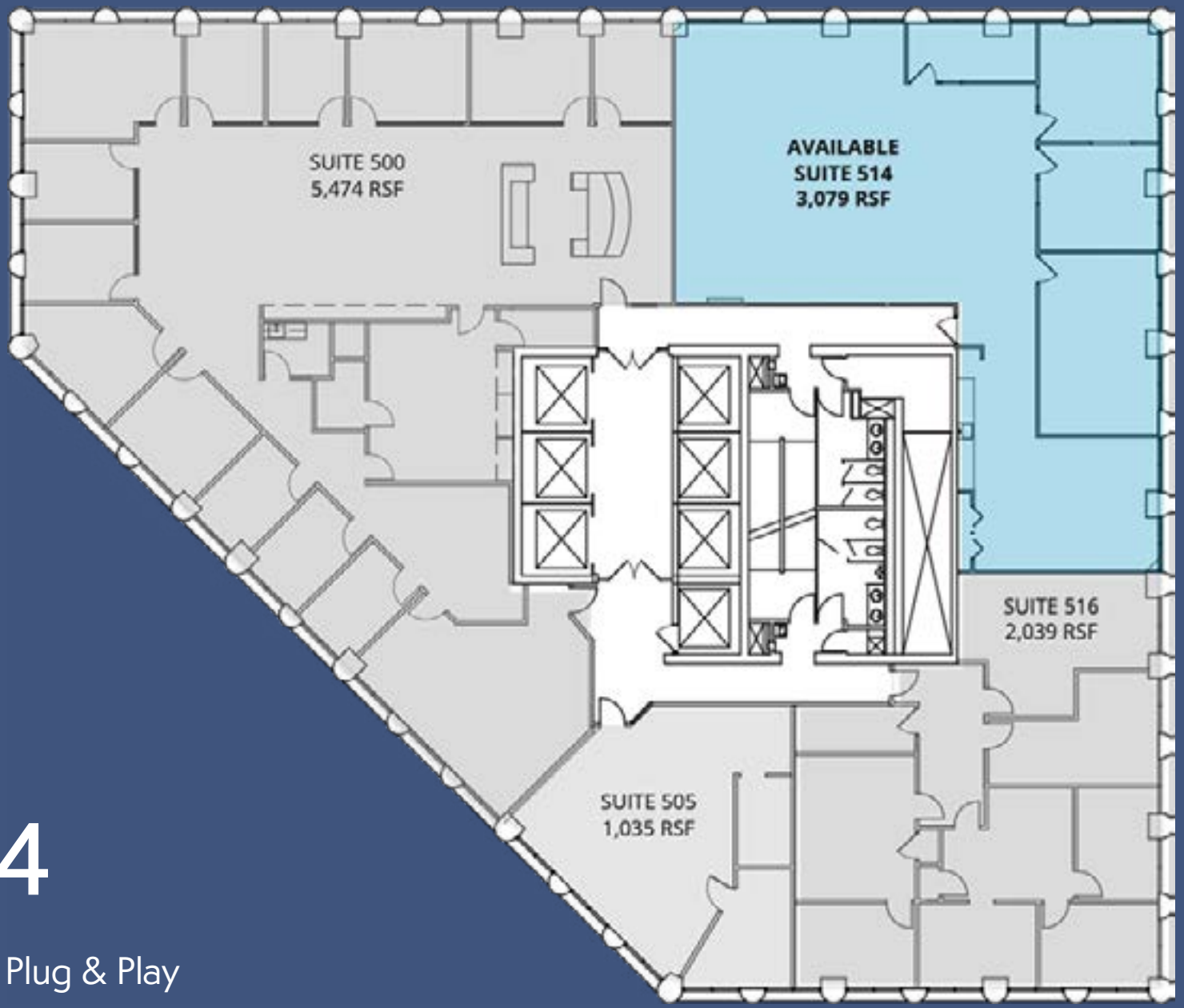
*Source: ESRI 2026



What's Nearby?

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

5th Floor Plan



Suite 514

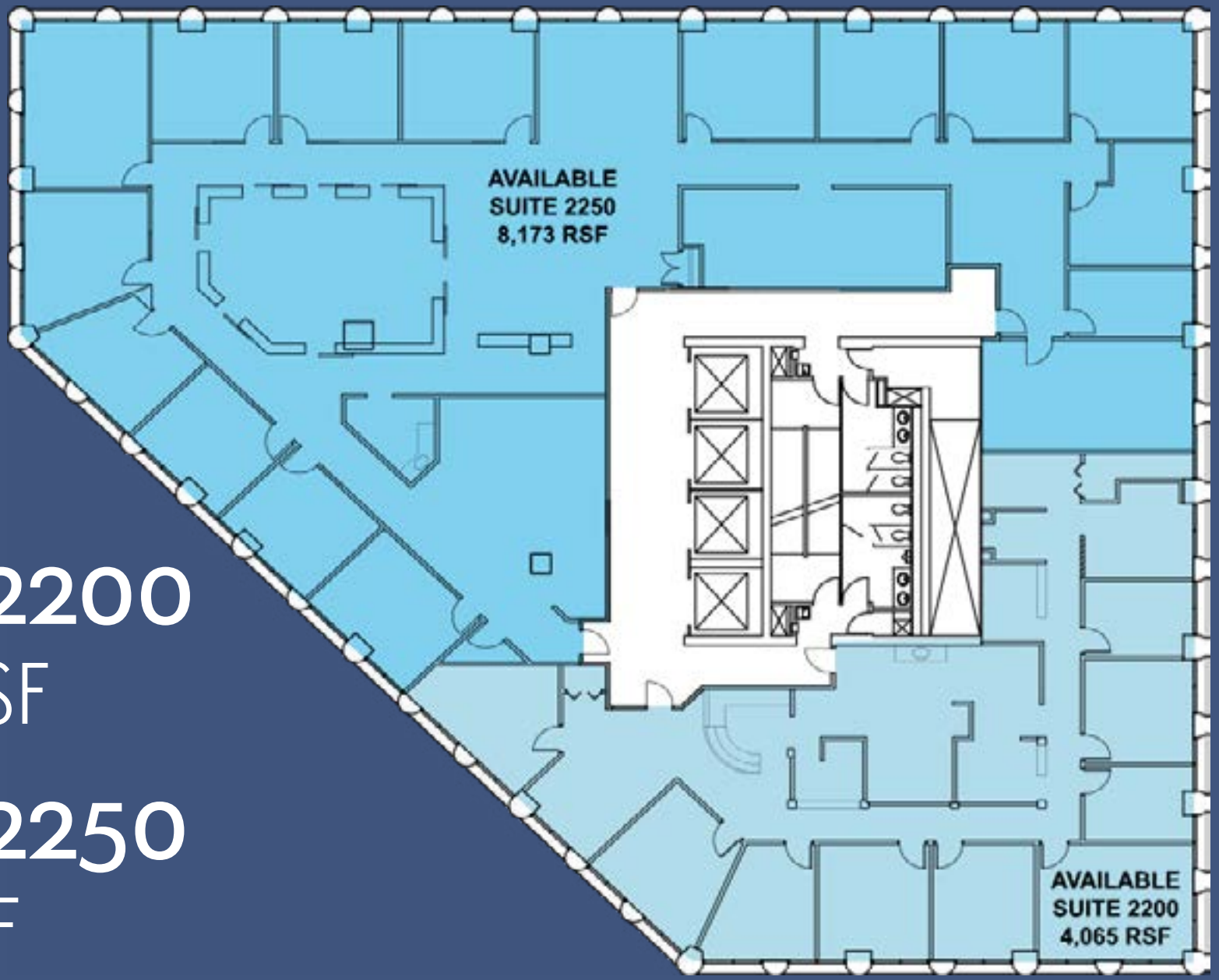
3,079 SF Plug & Play

21st Floor Plan



Suite 2100
2,708 SF

22nd Floor Plan



Suite 2200
4,065 SF

Suite 2250
8,173 SF

24th Floor Plan



Suite 2400
6,569 SF

25th Floor Plan



Suite 2500
12,584 SF



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