

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.

Pete Dufour CCIM
952 897 7717

pete.dufour@colliers.com



Managed by



Accelerating success.



BUILDING INFORMATION

Address	445 Minnesota Street St. Paul, MN 55101	
Building Size	248,140 rentable square feet	
Year Built	1979	
Maximus Contiguous:	12,313 square feet (floor 6)	
Minimum Divisible:	2,381 square feet	
Ceiling Height	9'	
R/U Factor	15% multi tenant floors 8% full floor	
Net Rental Rates	\$10.00 - \$13.00 per square foot	
2020 Est. CAM & Taxes	\$8.60 per square foot operating expenses \$2.50 per square foot taxes \$11.10 total per square foot	
Building Hours	Monday - Friday 7:00 am - 6:00 pm	Saturday 7:00 am - 1:00 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
- › On-site Management and building engineering
- › Adjacent to 500 stall parking ramp
- › Spectacular views of St. Paul skyline
- › Convenience retail and food service offerings
- › Storage space available

CURRENTLY AVAILABLE:

6th Floor 12,313 SF

7th Floor 2,381 SF

10th Floor 2,452 SF

21st Floor 5,276 SF

Skyway Level Lobby



Elevator Lobby

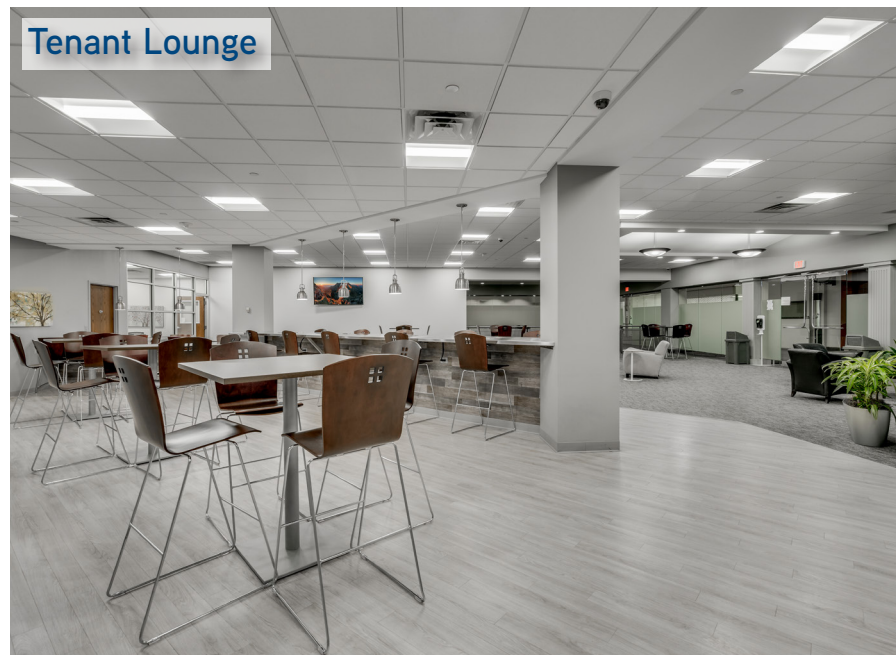


Training Room



Conference Room



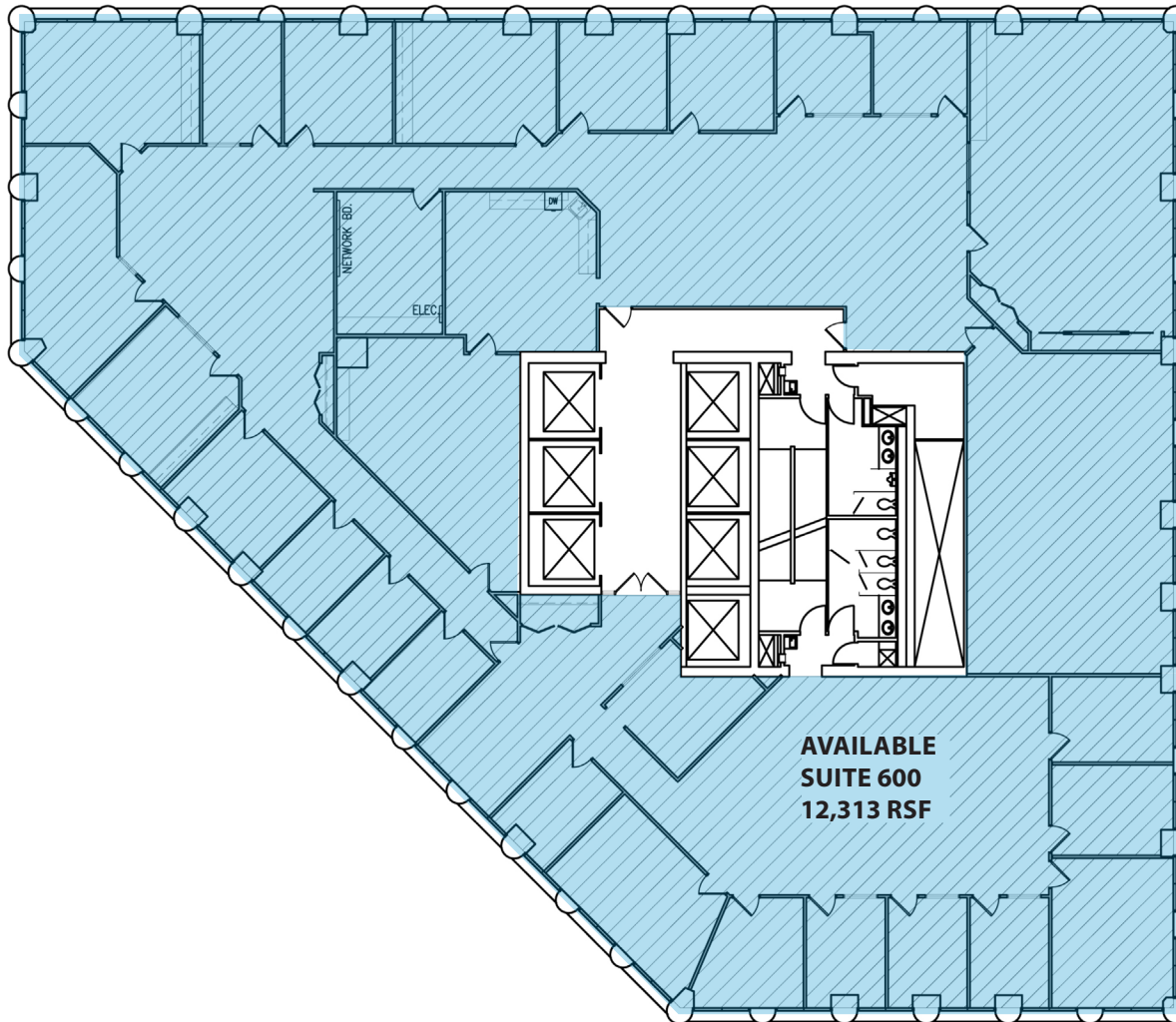


OFFICE SPACE FOR LEASE >

Town Square Tower

6th Floor Plan

12,313 square feet



Pete Dufour CCIM
952 897 7717
pete.dufour@colliers.com

Managed by

Sentinel 



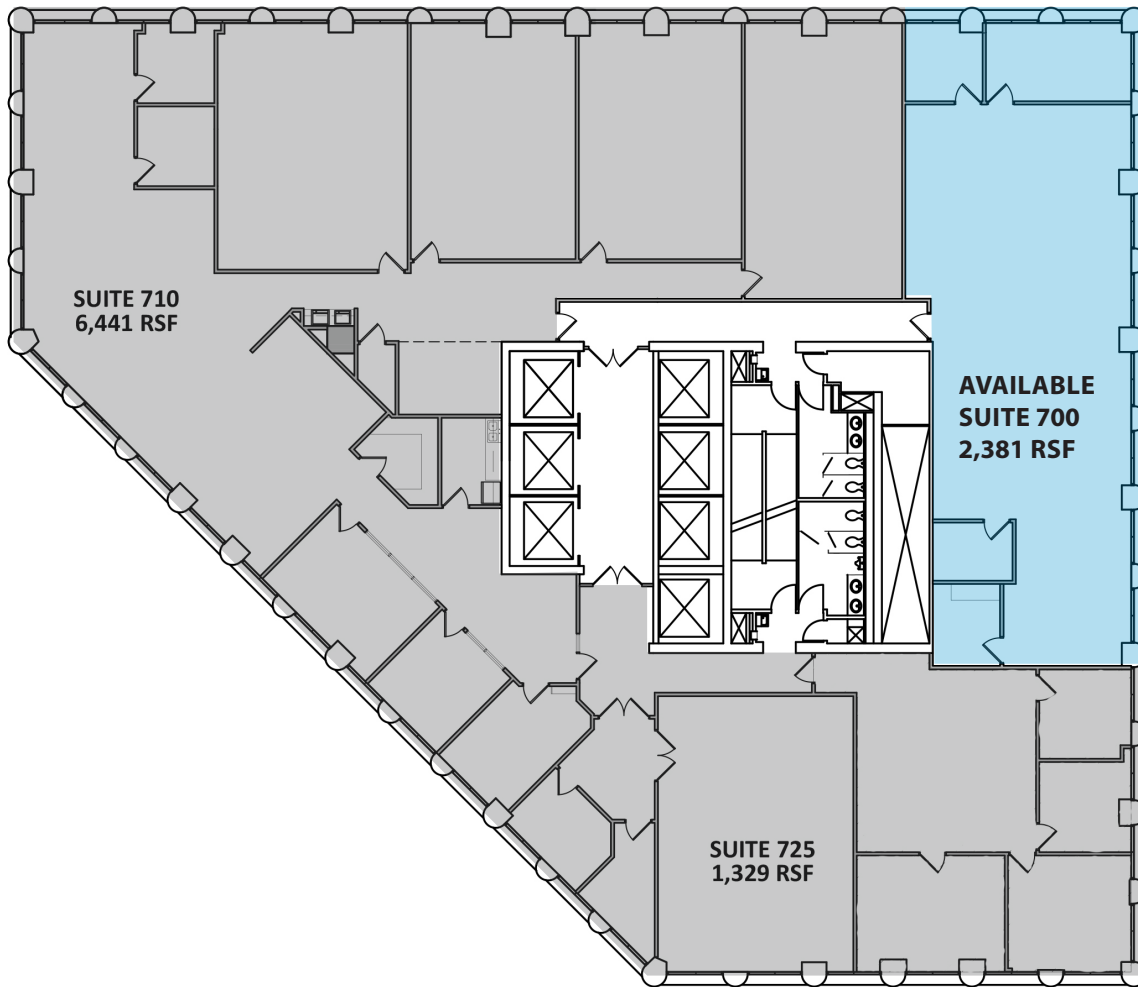
Accelerating success.

OFFICE SPACE FOR LEASE >

Town Square Tower

7th Floor Plan

2,381 square feet



Pete Dufour CCIM
952 897 7717
pete.dufour@colliers.com

Managed by

Sentinel 



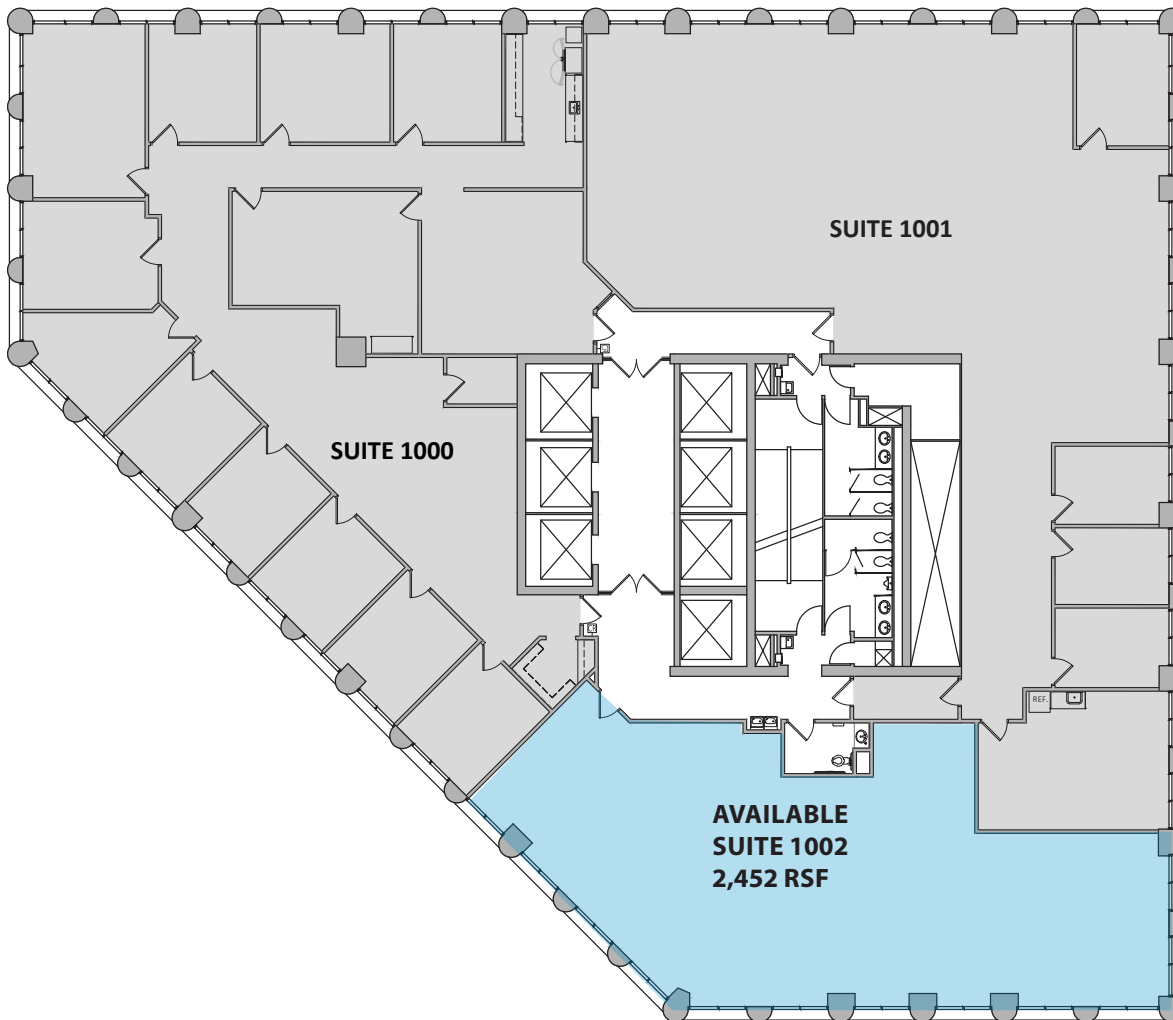
Accelerating success.

OFFICE SPACE FOR LEASE >

Town Square Tower

10th Floor Plan

2,452 square feet



Pete Dufour CCIM
952 897 7717
pete.dufour@colliers.com

Managed by

Sentinel 



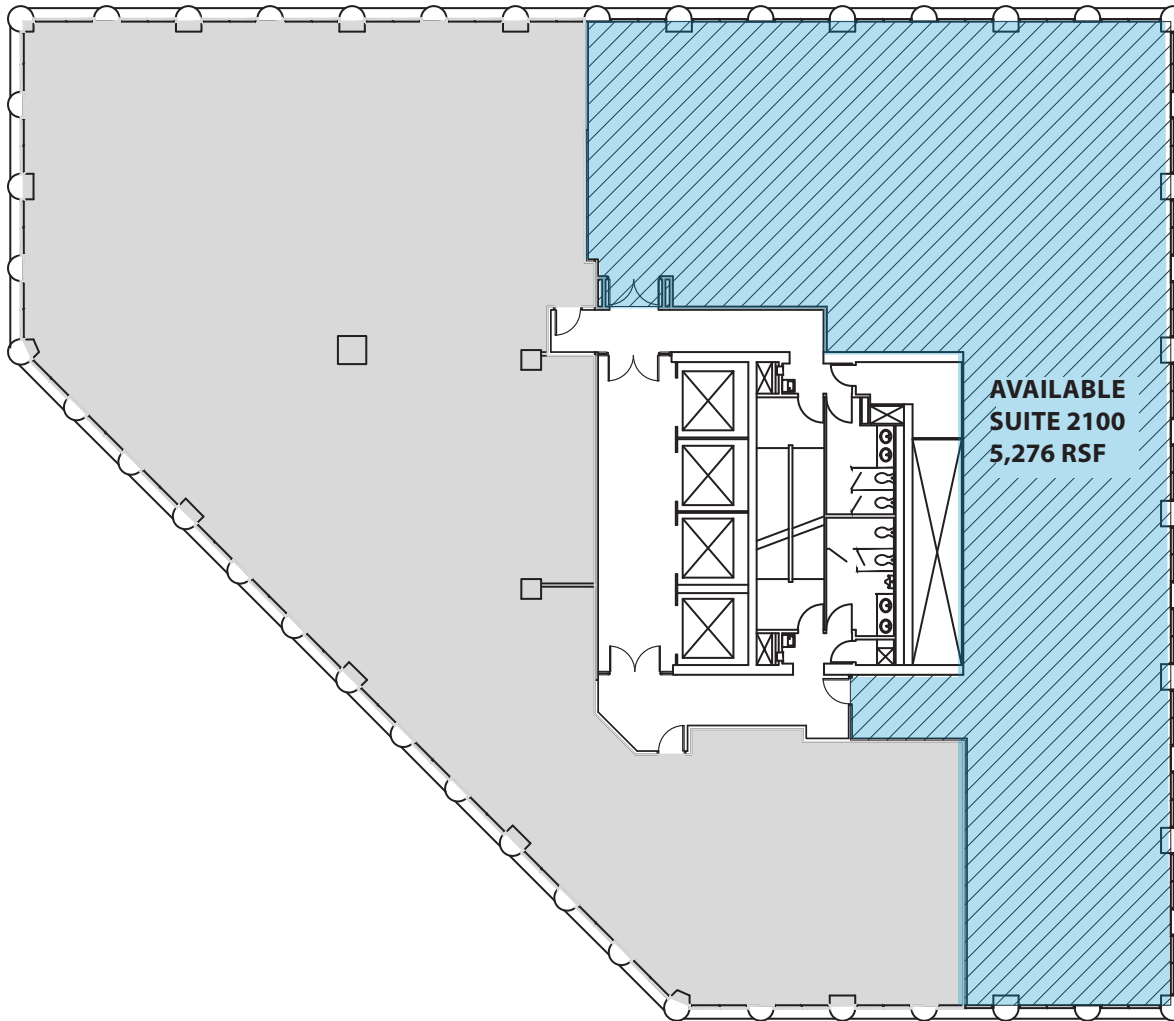
Accelerating success.

OFFICE SPACE FOR LEASE >

Town Square Tower

21st Floor Plan

5,276 square feet



Pete Dufour CCIM
952 897 7717
pete.dufour@colliers.com

Managed by

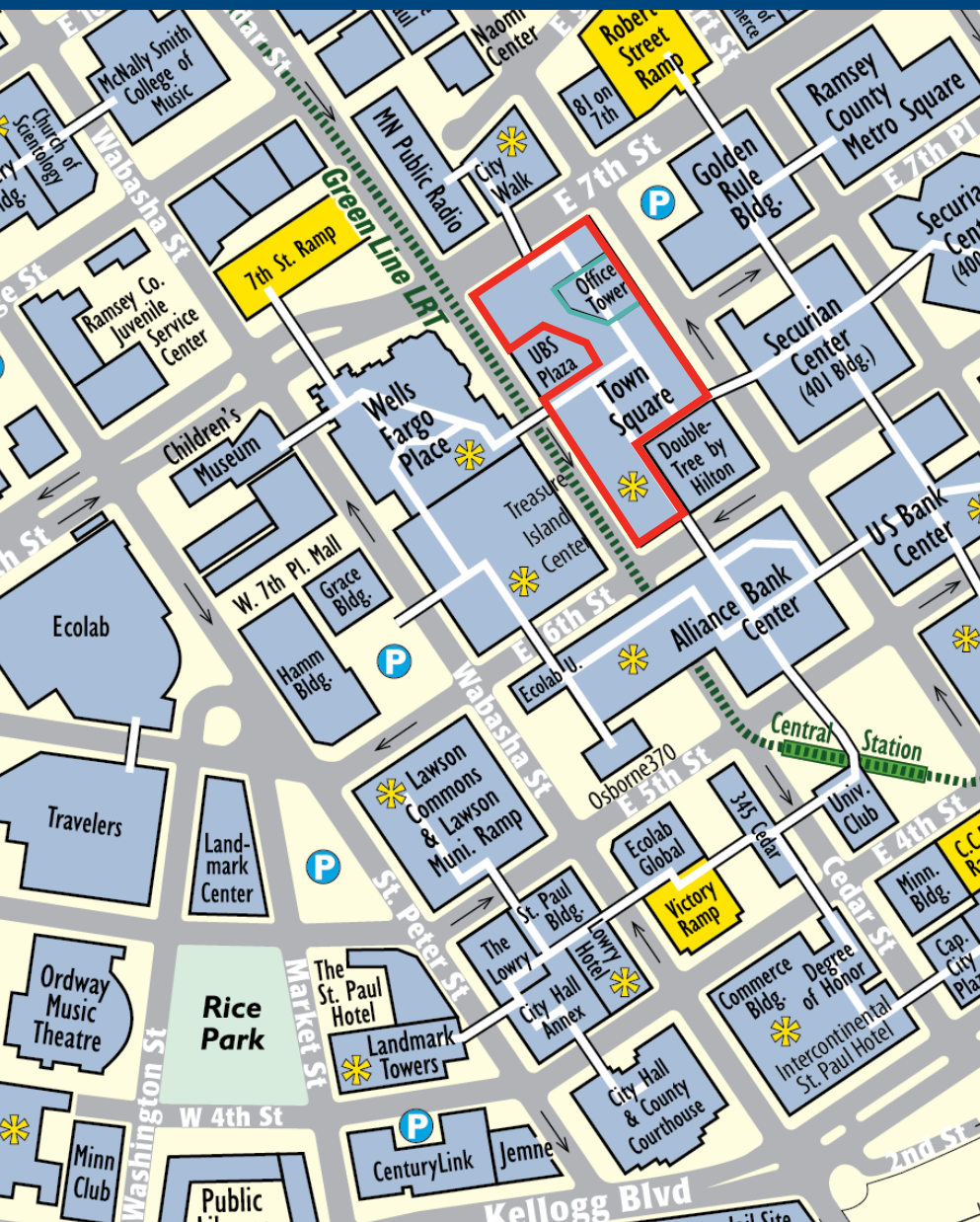
Sentinel 



Accelerating success.

Places to Go in St. Paul

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



OFFICE SPACE FOR LEASE ›

Town Square Tower

455 Minnesota Street | St. Paul, MN

Pete Dufour ccim
952 897 7717
pete.dufour@colliers.com

Managed by

Sentinel 



Accelerating success.