

Court West

1,642 SF of office space for lease

2610 University Avenue West
St. Paul, MN 55114



WELLINGTON
MANAGEMENT



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Gorgeous transit-adjacent office building in the Twin Cities' bullseye.

In the late 1990s, Wellington began assembling land just east of the prominent Prospect Park neighborhood in Minneapolis for what would become St. Paul's Westgate Station development district. This investment included the acquisition of Court West — a distinctive six-level office building originally built in 1950 for the Minnesota Hospital Association.

Through the 2000s, Wellington, Dominion and others developed a mixed-use community adjacent to University Avenue. Before the light rail and the Westgate Station stop opened in 2014, Court West enjoyed an extensive renovation, with leasing targeted at local non-profit organizations. The building is currently 95 percent leased to Prepare + Prosper, The Trust for Public Land, Catholic Community Foundation of Minnesota, among others.

HIGHLIGHTS

- Located in the heart of the Midway
- 10 minutes from the State Capital and Minneapolis City Hall; 17 minutes by light rail to City Hall
- 6 minutes from Huntington Bank stadium on the University of Minnesota's East Bank campus
- Excellent transit services, adjacent to Metro Transit Green Line
- Located just west of the Highway 280 and I-94 interchange
- Striking monument and building signage
- Shared conference room
- Gender-neutral shower facilities
- Efficient energy management system

Space Available

Owner, Manager, Leasing

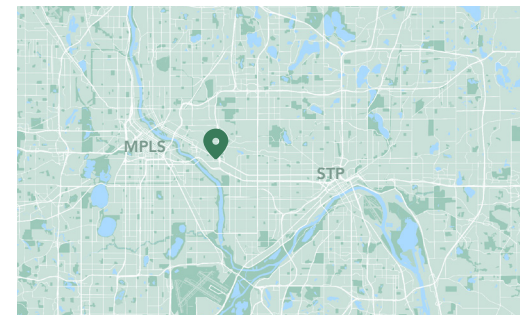
55,000 SF total; 1,139 SF available

167 surface stalls, 3 : 1,000 SF

Six-story office building

Built in 1950

Westgate Station

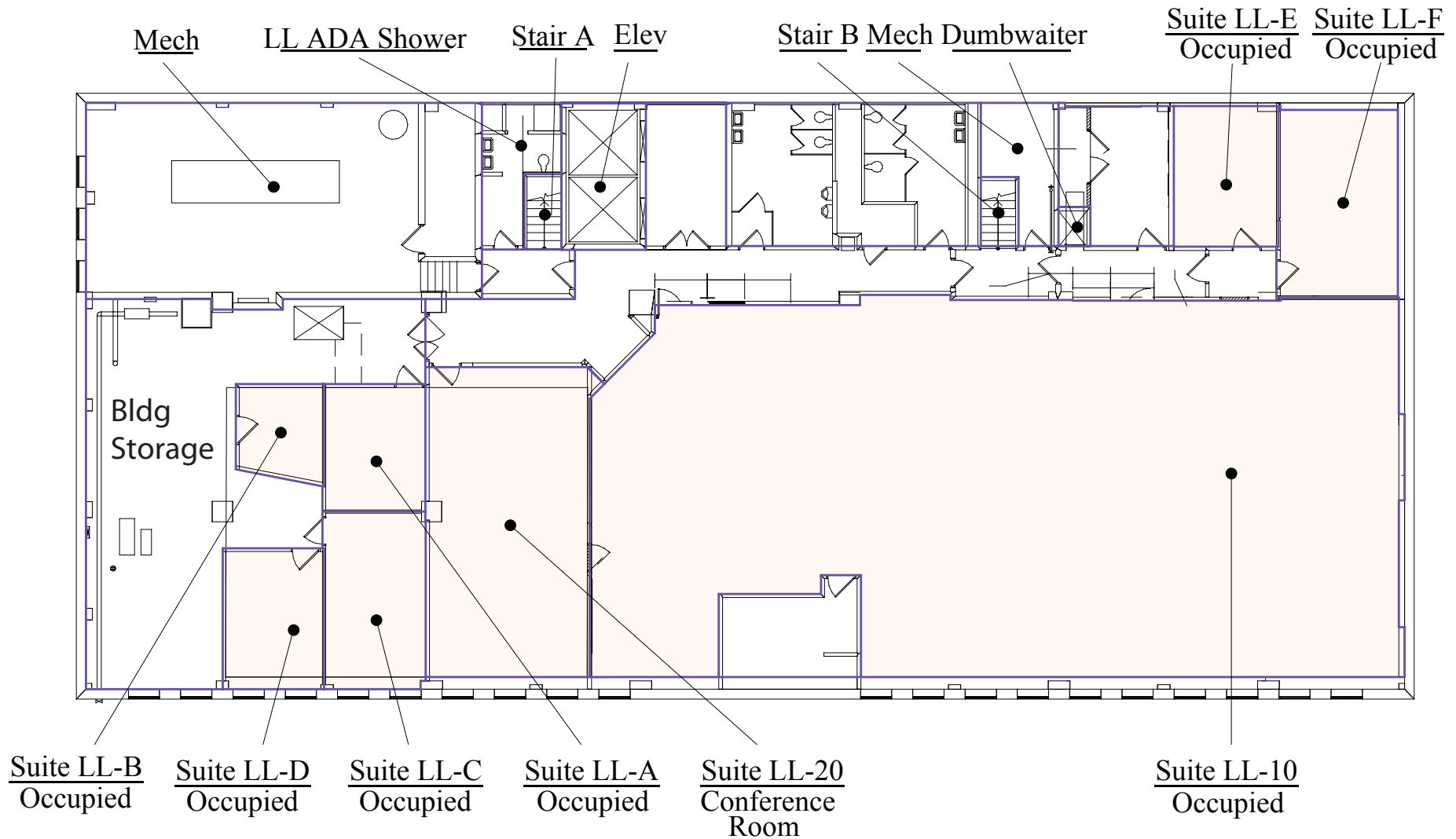


Available Suites



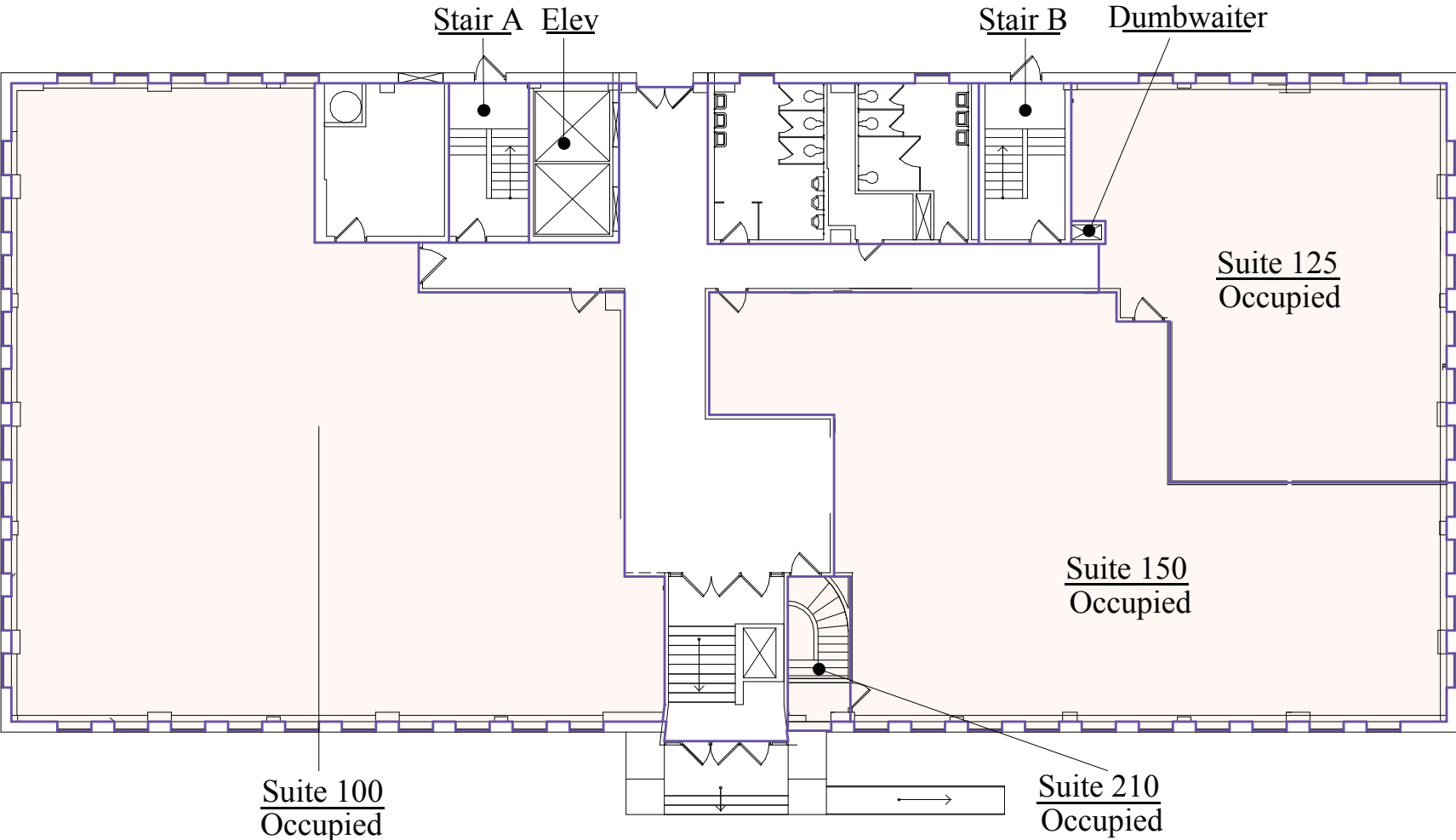
Floor Plans - Lower Level

- Building Common Areas
- Available Space
- Occupied Space



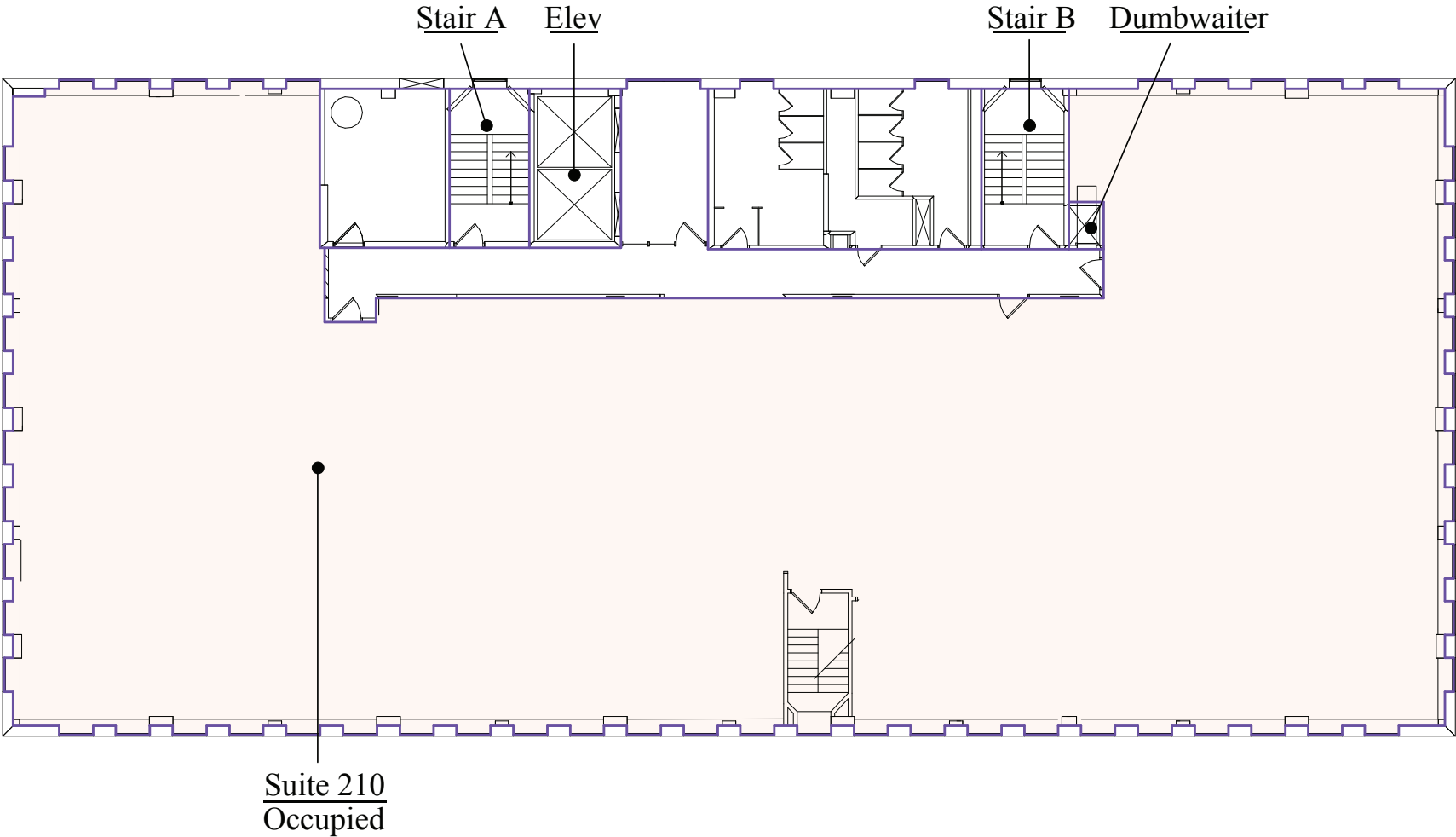
Floor Plans - First Floor

- Building Common Areas
- Available Space
- Occupied Space



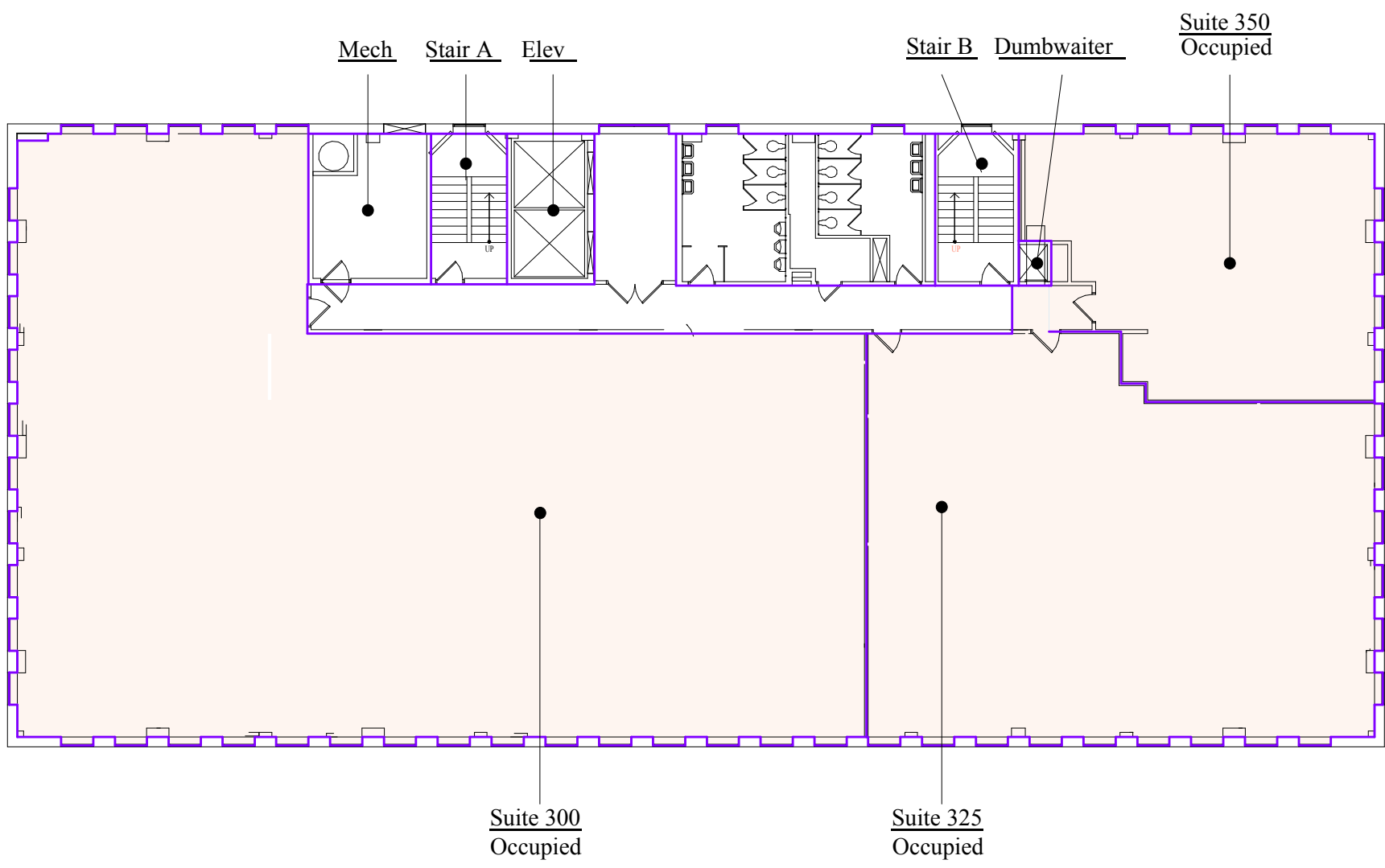
Floor Plans - Second Floor

- Building Common Areas
- Available Space
- Occupied Space



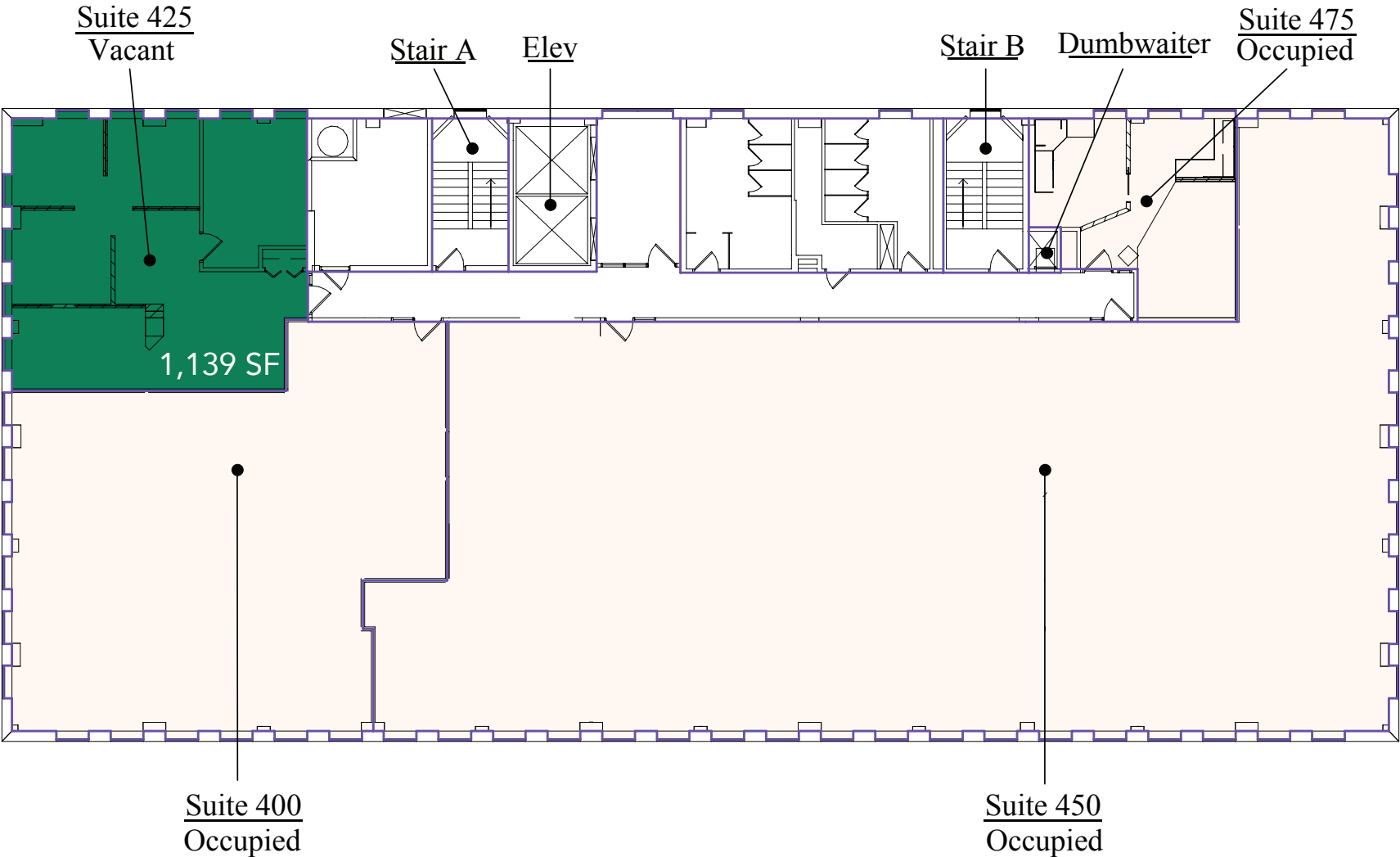
Floor Plans - Third Floor

- Building Common Areas
- Available Space
- Occupied Space



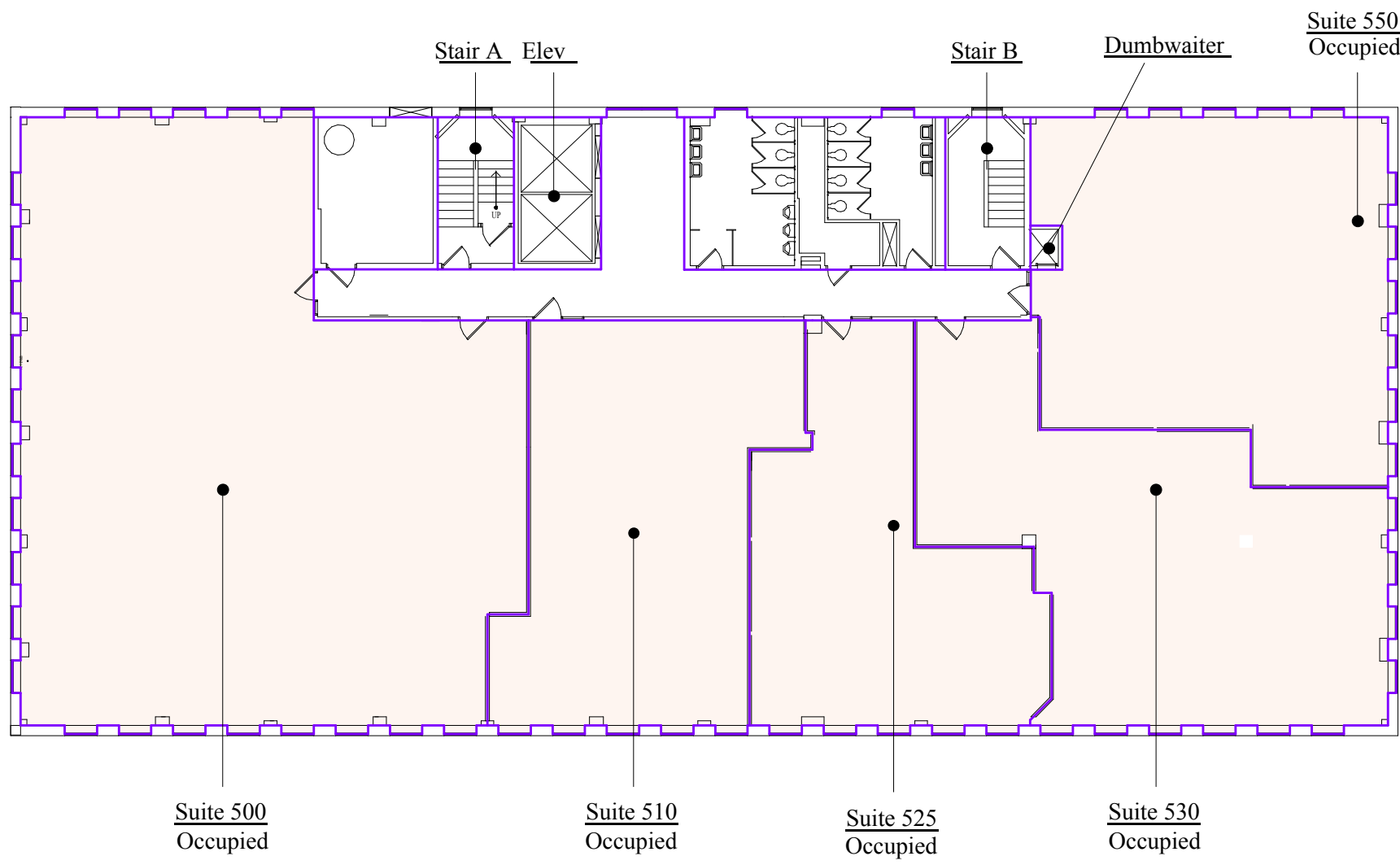
Floor Plans - Fourth Floor

- Building Common Areas
- Available Space
- Occupied Space

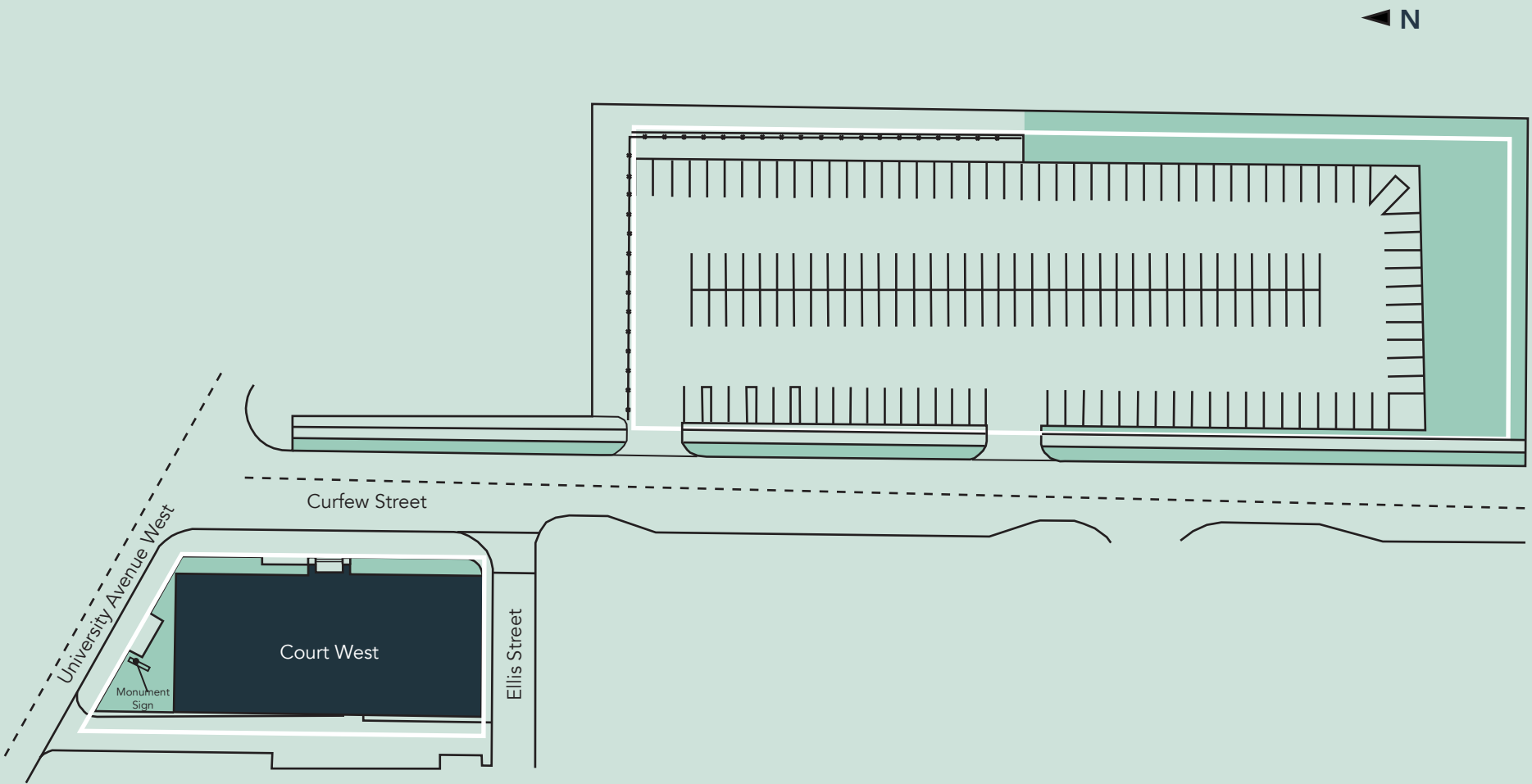


Floor Plans - Fifth Floor

- Building Common Areas
- Available Space
- Occupied Space

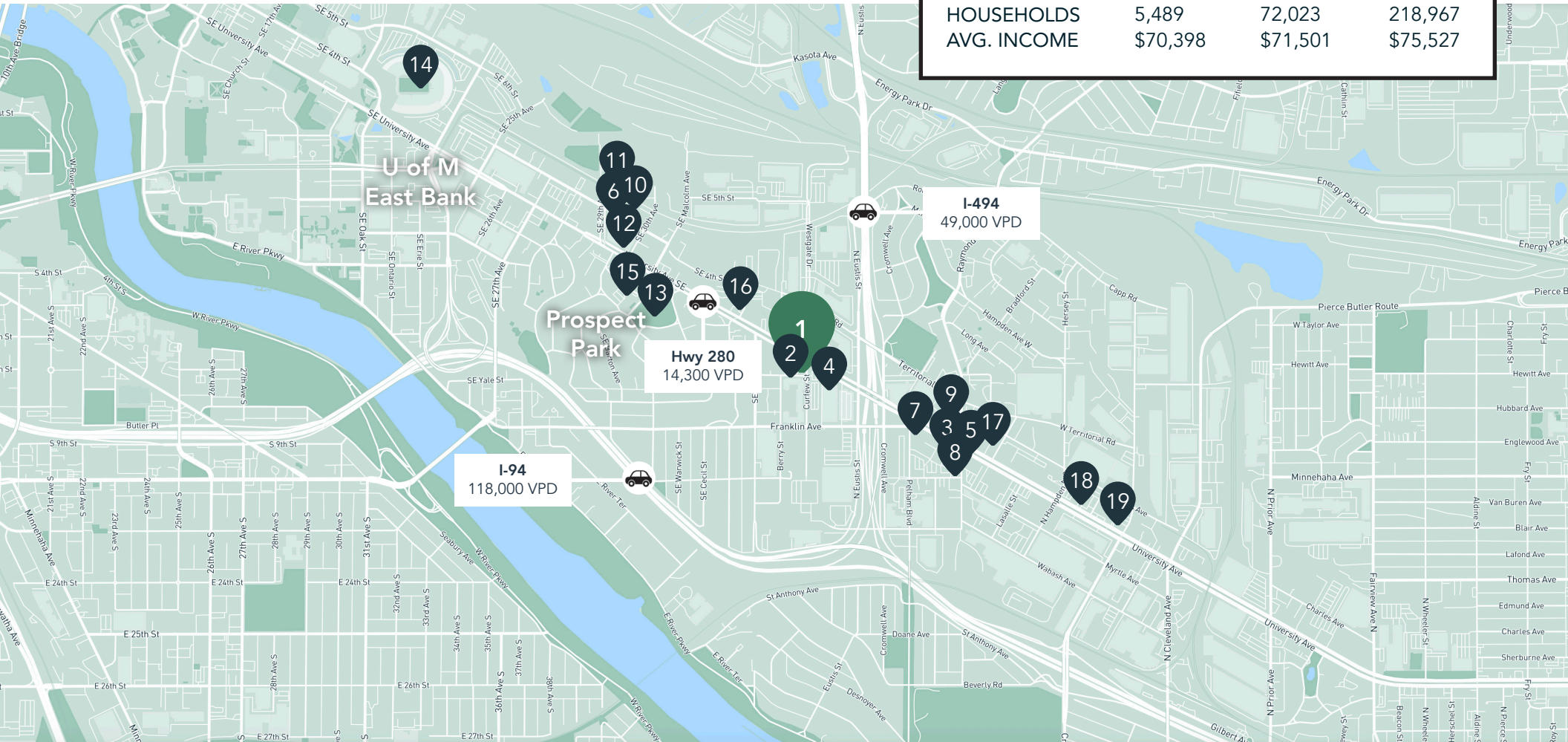


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	13,349	182,655	508,074
HOUSEHOLDS	5,489	72,023	218,967
AVG. INCOME	\$70,398	\$71,501	\$75,527



Hot Spots

- | | | | |
|---------------------|--------------------------------|-------------------------------|---------------------------|
| 1. Court West | 6. The Market at Malcolm Yards | 11. O'Shaughnessy Distilling | 16. Speedway |
| 2. Global Groceries | 7. Jimmy John's | 12. Fresh Thyme Market | 17. Dogwood Coffee |
| 3. Naughty Greek | 8. Dual Citizen Brewing | 13. Prospect Park Water Tower | 18. McDonald's |
| 4. Egg & I | 9. Key's Cafe & Bakery | 14. Huntington Bank Stadium | 19. Holiday Station Store |
| 5. Caffe Biaggio | 10. Surly Brewing Co | 15. Pratt Community School | |



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PROPERTY MANAGER
LEASING AGENT

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WELLINGTON
MANAGEMENT

St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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