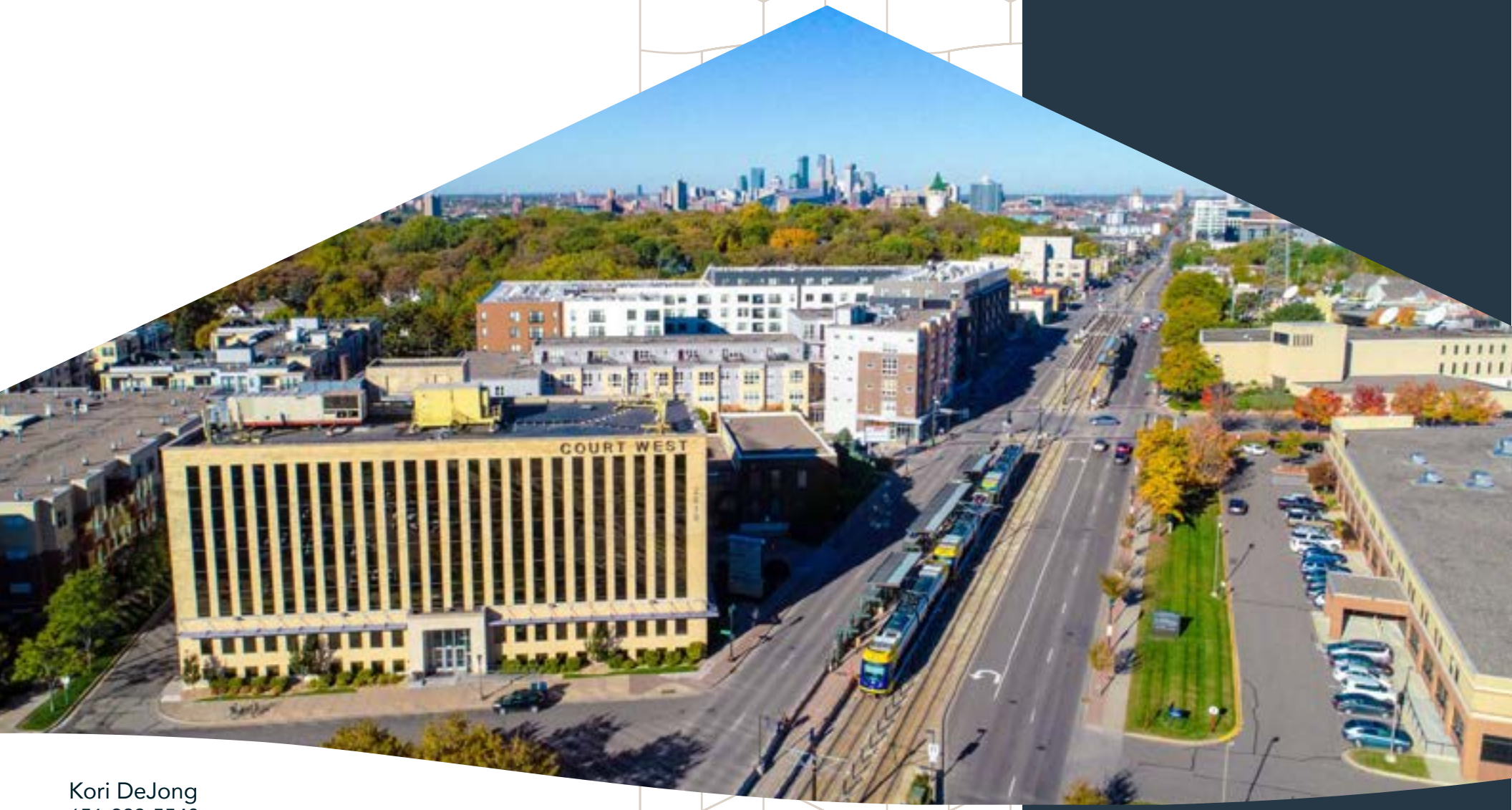
Court West

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.

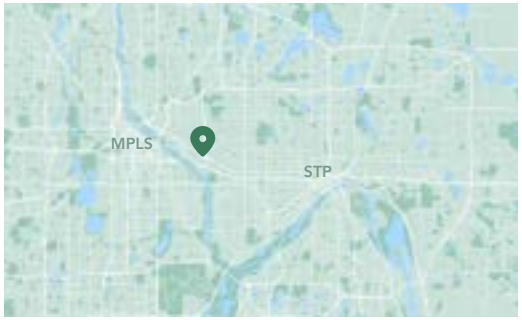
In the late 1990s, Wellington began assembling land just east of the prominent Prospect Park neighborhood in Minneapolis for what would become St. Paul's Westgate Station development district. This investment included the acquisition of Court West — a distinctive six-level office building originally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

Through the 2000s, Wellington, Dominium 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

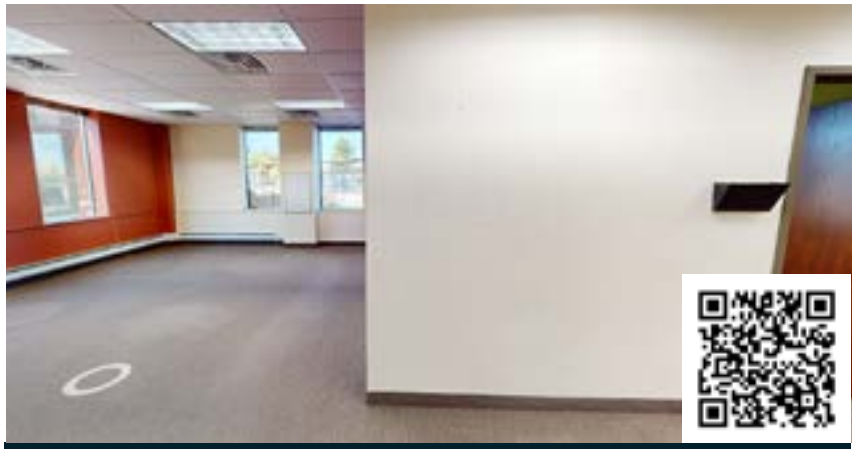
- Located in the heart of the Midway
- 10 minutes from the State Capital and Minneapolis City Hall; 17 minutes by light rail to City Hall
- 6 minutes from Huntington Bank stadium on the University of Minnesota's East Bank campus
- Excellent transit services, steps away from Westgate light rail stop on the 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; 22,114 SF available
167 surface stalls, 3 : 1,000 SF
Six-story office building
Built in 1950
Westgate Station



Available Suites

Suite LL-10 - 4,408 SF



Suite 125 - 1,689 SF **3D Tour**

Suite 300 - 5,892 SF



Suite 350 - 2,799 SF **3D Tour**

Available Suites



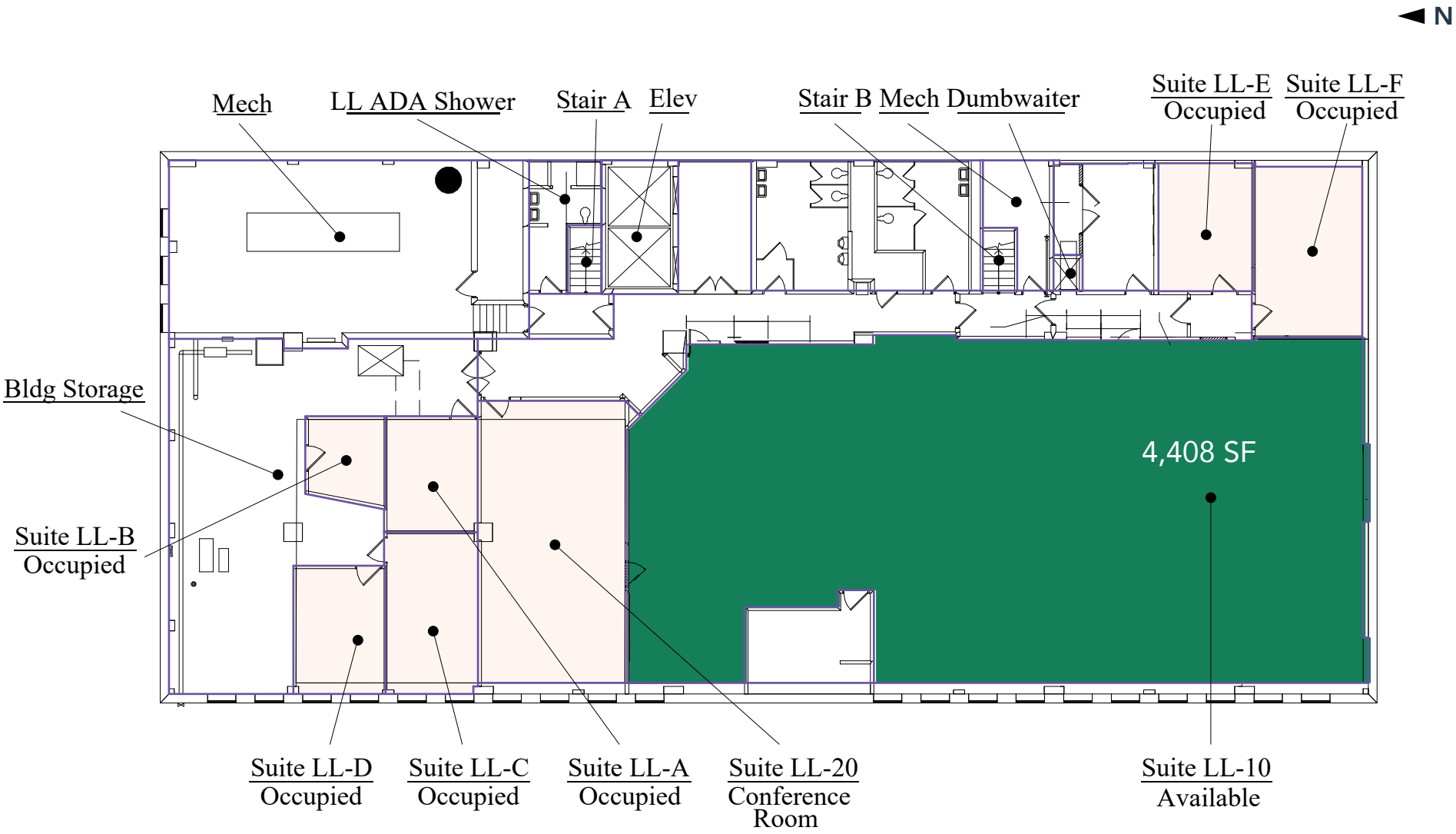
Suite 425 - 1,139 SF **3D Tour**

WELLINGTON
MANAGEMENT

Suite 450 - 6,187 SF

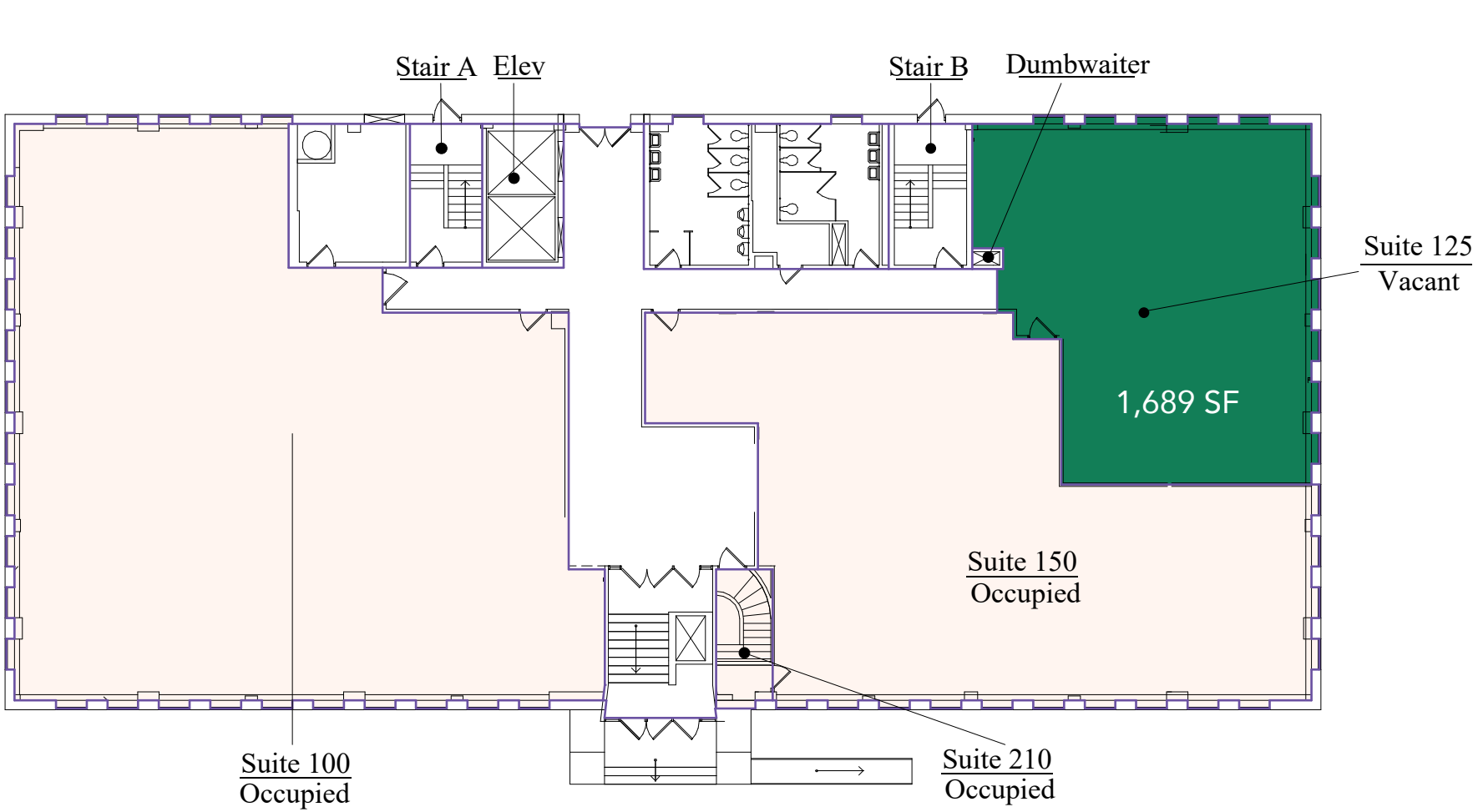
Floor Plans - Lower Level

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

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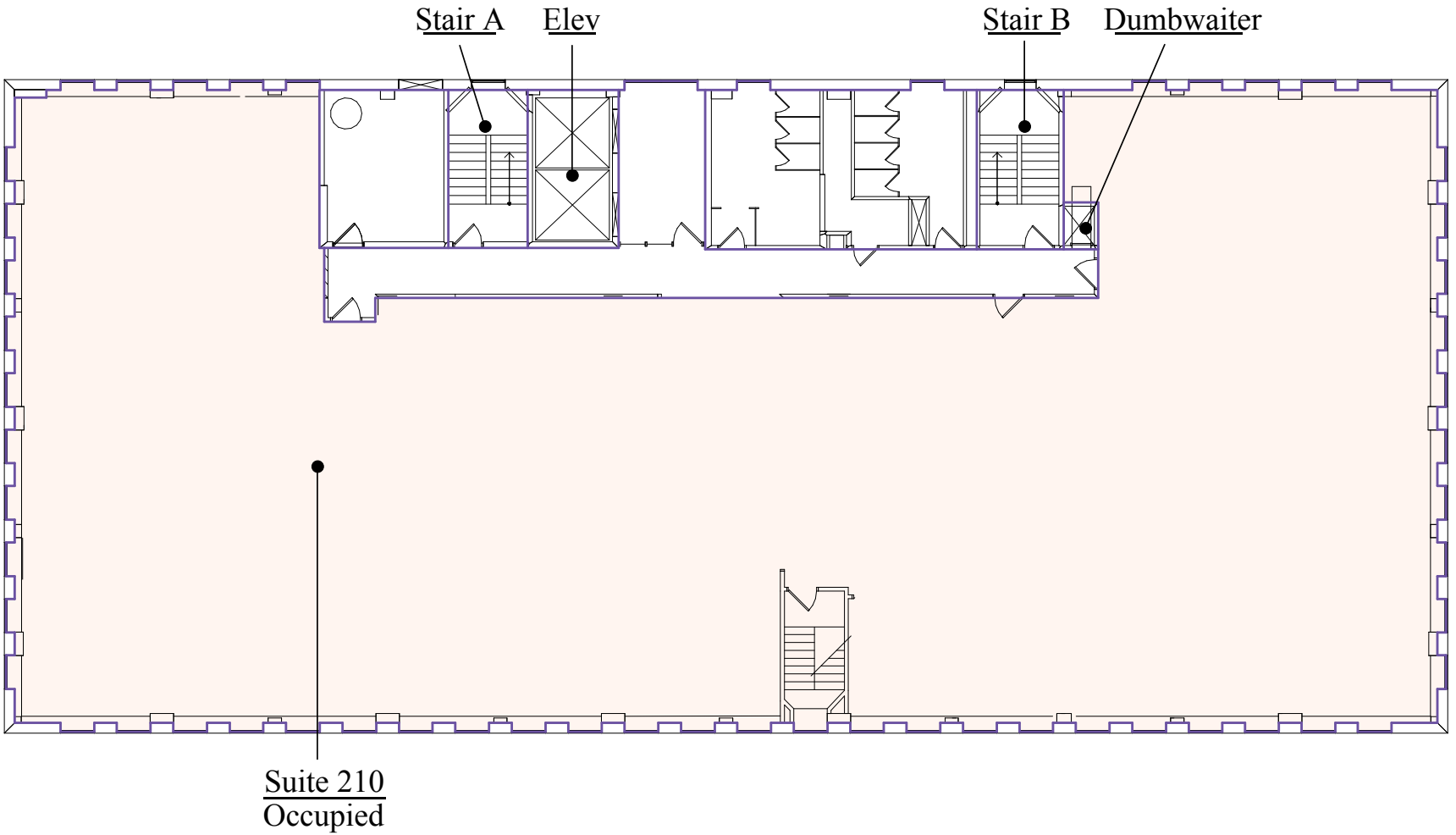
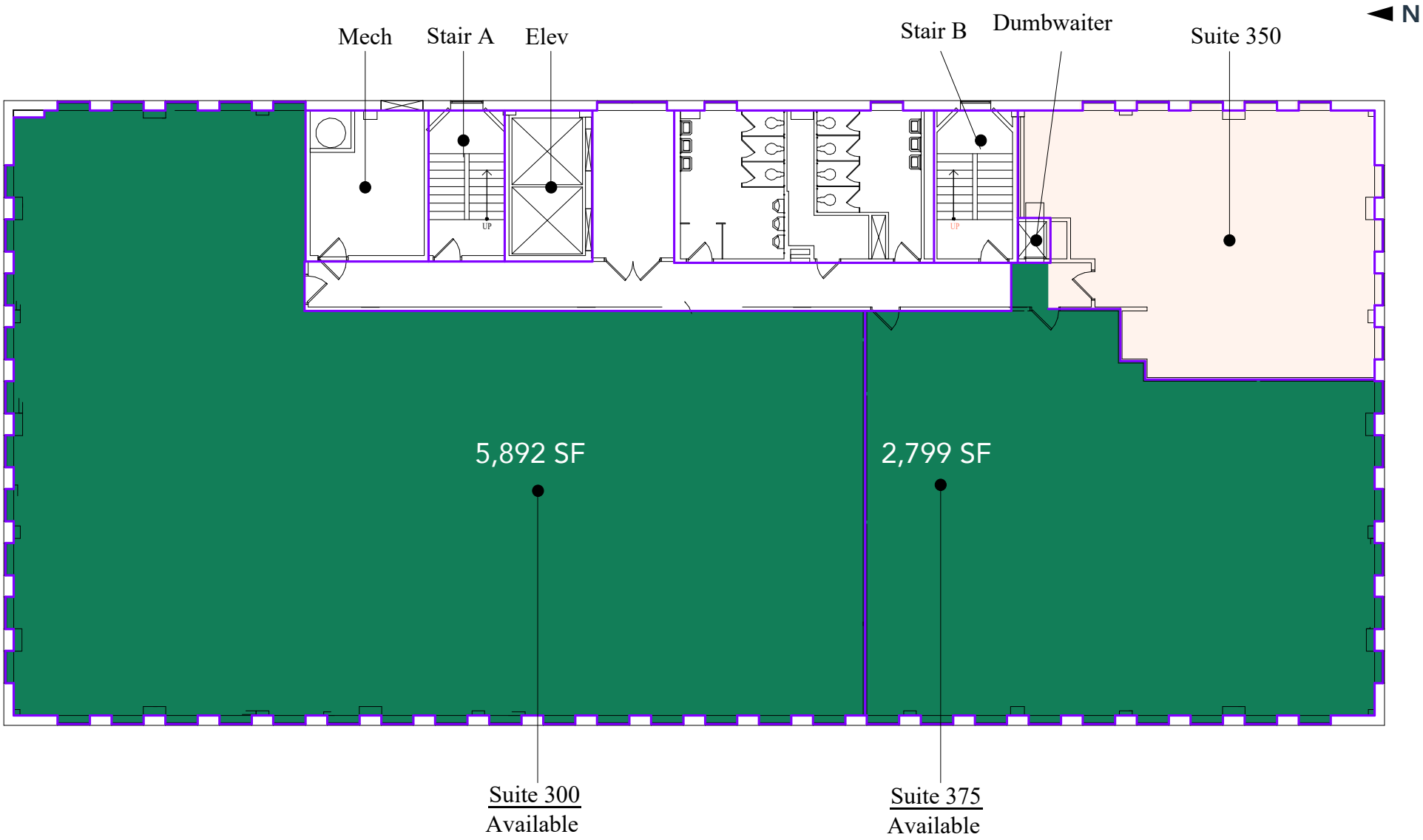


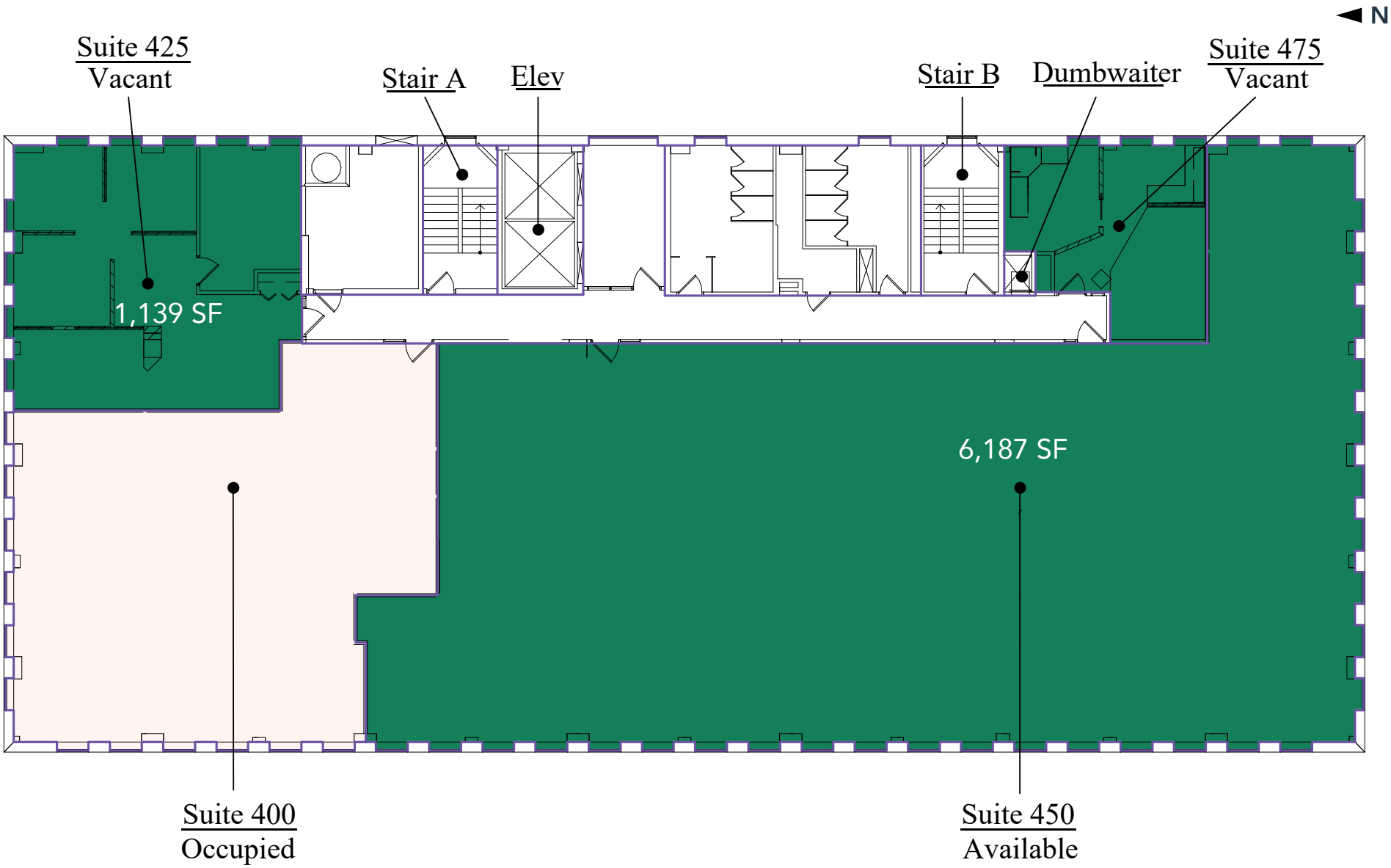
Floor Plans - Third Floor

Building Common Areas
Available Space
Occupied Space

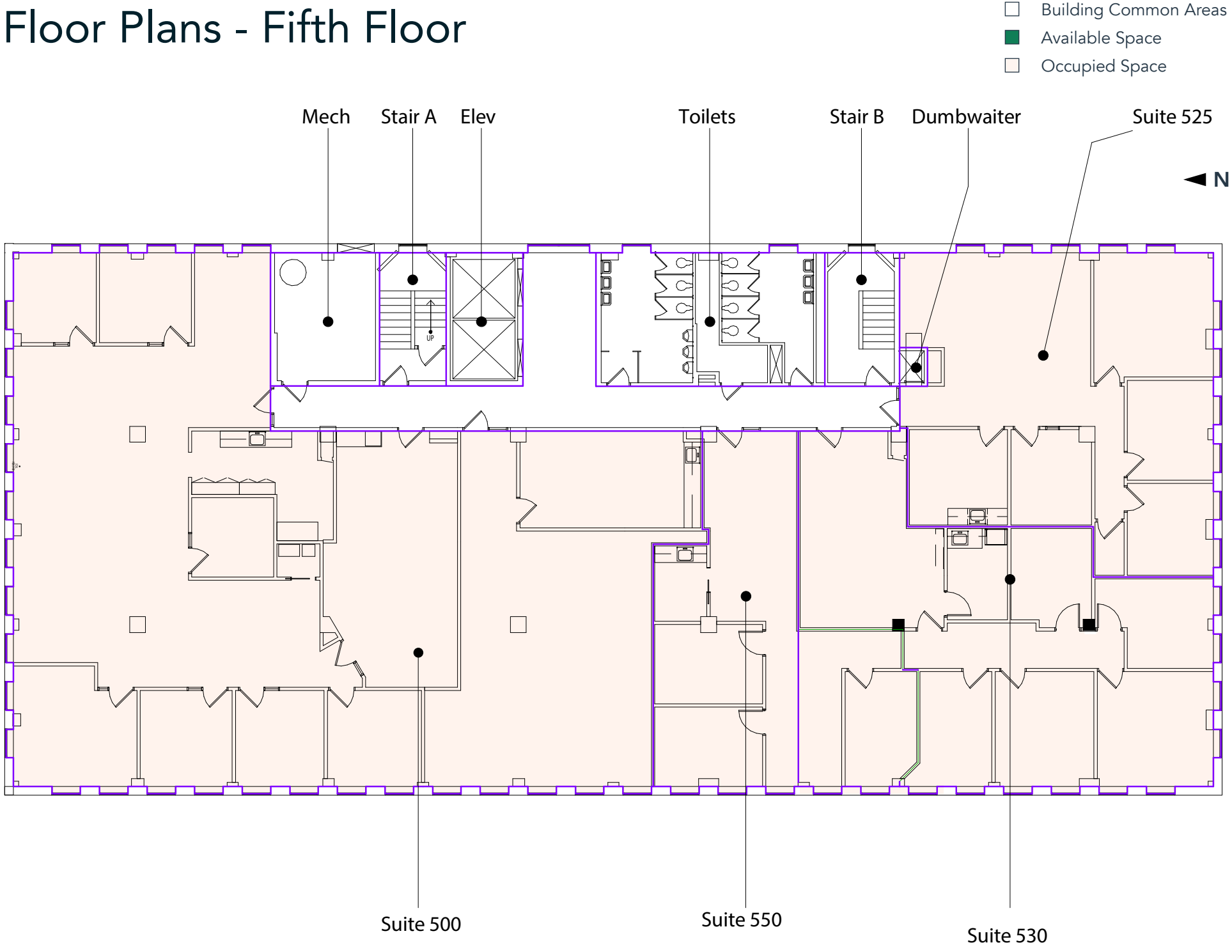


Floor Plans - Fourth Floor

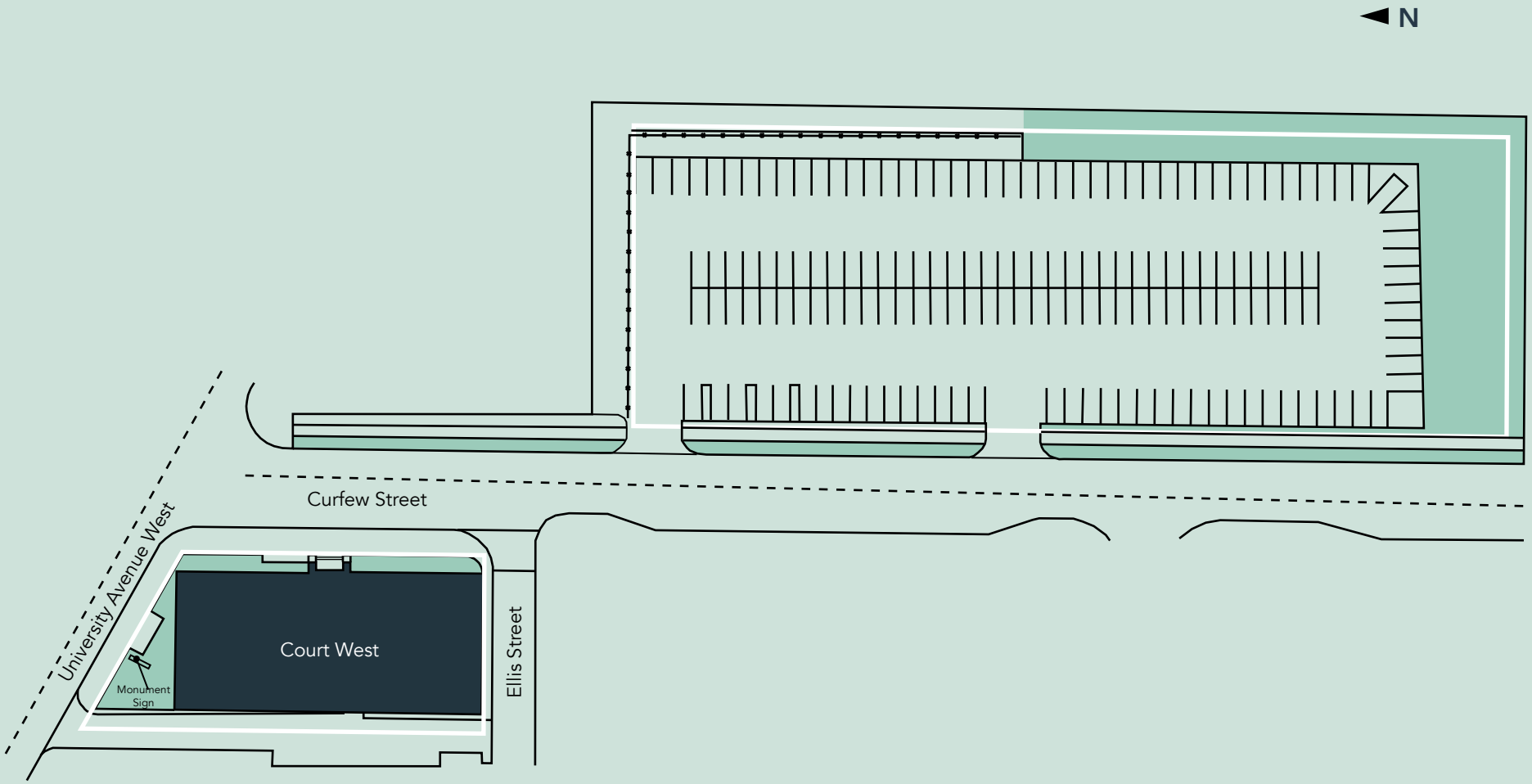
Building Common Areas
Available Space
Occupied Space



Floor Plans - Fifth Floor



Site Plan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Curfew Street
University Avenue West
Court West
Monument Sign
Ellis Street

The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	17,906	194,278	529,086
HOUSEHOLDS	8,297	80,744	235,121
AVG. INCOME	$101,429	$114,304	$118,582



Hot Spots

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

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2610 University Avenue West
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PROPERTY MANAGER
LEASING AGENT

Kori DeJong

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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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