

# WESTSIDE CENTER

5320 W. 23RD STREET | ST. LOUIS PARK, MN



# Modern < Industrial < Accessible

Located at the intersection of HWY 394 and HWY 100, West End is an optimal place for action in the Twin Cities Suburbs. With polished cement floors, large garage-style glass windows, high ceilings and open floor plans, Westside Center creates a work environment that every employee seeks.





**197,258 SF**  
CREATIVE REDEVELOPMENT



**CEILING HEIGHT:**  
16' - 20'



**SPACE AVAILABLE:**  
SUITE 270 | SUITE 375  
6,005 RSF | 5,857 RSF



**LEASE RATE:**  
\$20.00/SF



**2020 CAM/TAX:**  
TAX: \$3.37/SF | CAM: \$2.21/SF  
TOTAL: \$5.58/SF



**PARKING:**  
4/1000



# Customizable Spaces < Collabrative Amenities



Fitness Center



Free Surface Parking



Outdoor Patio



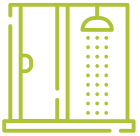
Indoor Bike Storage



Large Garage  
Door Windows



Open Floor Plans



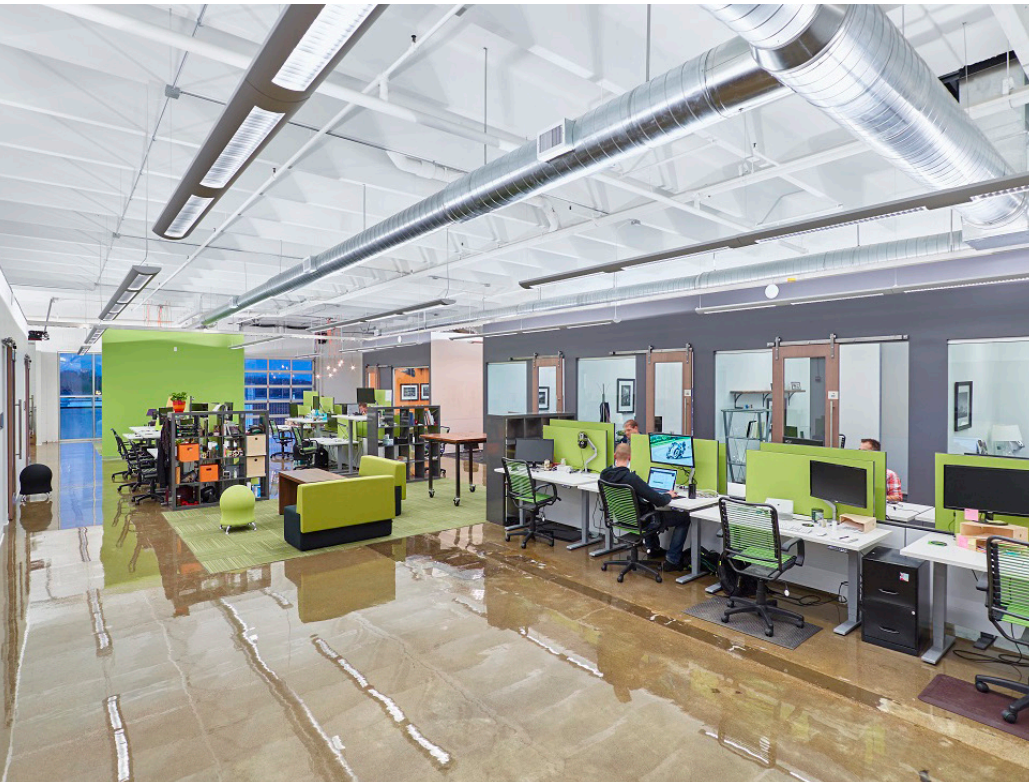
Shower Rooms



3rd Workspaces



Exposed Ceiling &  
Polished Concrete







INTERSTATE  
394

**westend**  
THE SHOPS AT WEST END

**HAND & STONE**  
KITCHENWARE

**RH**

**PUNCH BOWL SOCIAL**

**Rojo**  
MEXICAN GRILL

**ANTHROPOLOGIE**

**LUCKY CRICKET**

**Yard House**

**CRAVE**  
CATERING & EVENTS

**ICON**

**Raku**

**JJ'S**

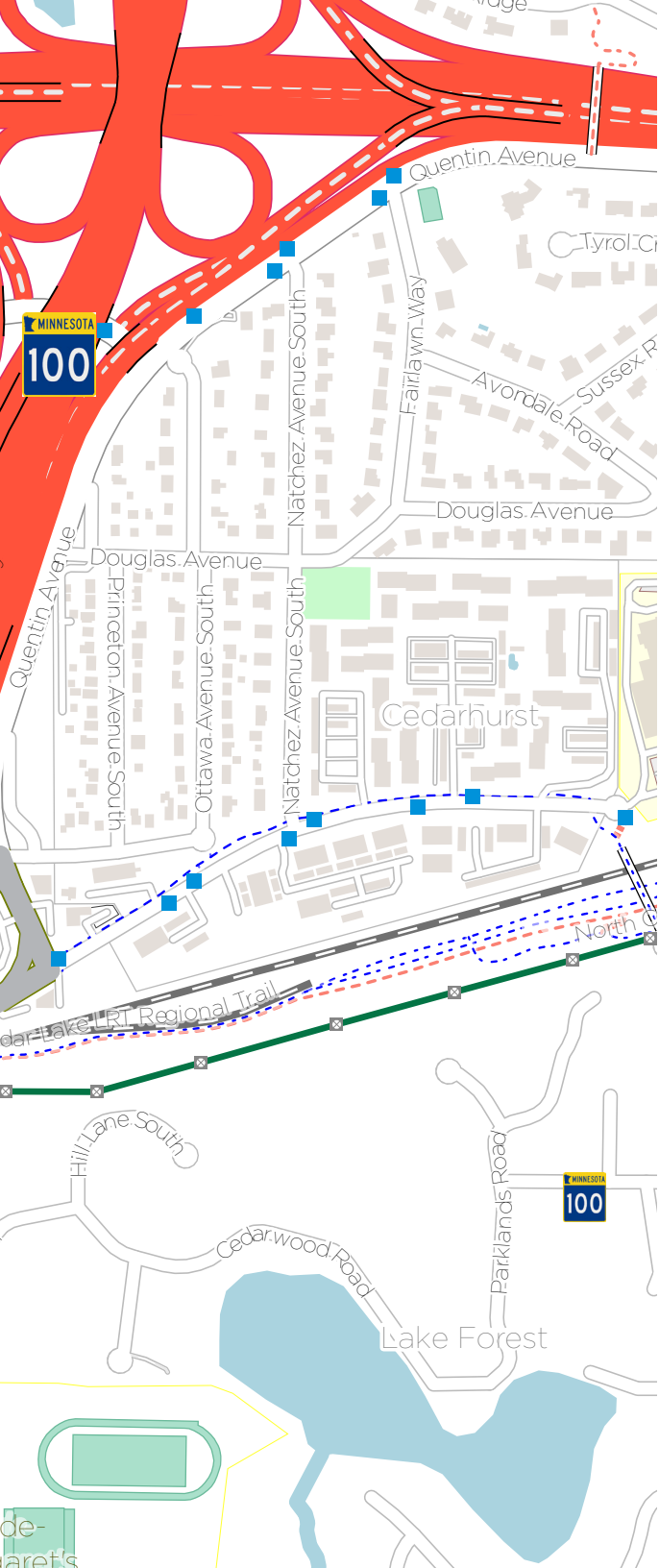
**The Local**

**loop**

**Cub FOODS**



MINNESOTA  
100



# Suburban Neighborhood Urban Convenience

Located in affluent St. Louis Park, Westside Center is situated in the “sweet spot” of the Minneapolis Metro. With easy access to major highways and biking trails, Westside Center’s tenants are minutes away from abundant shopping, dining, entertainment and housing options. This is the perfect location to work where you live and love where you work!



**4** MILES TO  
MINNEAPOLIS CBD



**50+**  
SHOPS, BARS  
& RESTAURANTS



**52**  
CITY PARKS



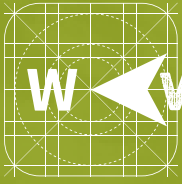
**15** MILES FROM  
MSP AIRPORT



**24** MILES OF  
TRAILS



**1,263**  
APARTMENT UNITS  
536 UNDER CONSTRUCTION  
IN THE WEST END



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FOR MORE INFORMATION, CONTACT:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



**Newmark  
Knight Frank**



**Capital Partners**