

MEDICAL SPACE FOR LEASE

Roseville Medical Center

1835 County Road C, Roseville, MN 55113



MEDCRAFT HEALTHCARE REAL ESTATE | medcraft.com
Mike Fleetham | (952) 767-2842 | mfleetham@medcraft.com

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Building Information:

Address	1835 County Road C, Roseville, MN 55113
Total Building Square Footage	70,398
Number of Floors	3

Available Space

Maximum Contiguous Space Available	2,532 RSF
Smallest Space Available	883 RSF

Lease Terms:

Lease Term	Negotiable
Lower-Level Gross Rent	\$18.00/RSF Gross
Second Floor Annual Net Rent	\$22.50/RSF NNN
2024 Operating Cost Estimate	\$22.50/RSF Upper Floors

Amenities:

- Easily accessible with ample free parking
- Referral relationships among peers
- Ample surface parking

Specialties Include:

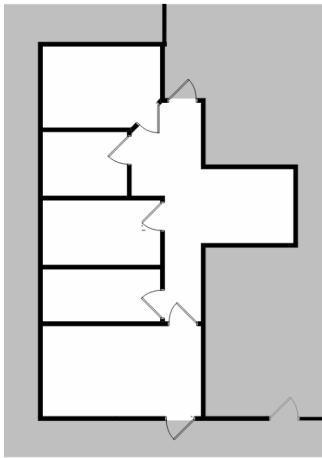
Dentistry	Lab
Dermatology	Pediatrics
ENT	Primary Care
Family Medicine	Rehabilitation
Heart & Vascular	Urgent Care
Imaging	Women's Health

For Leasing Information:

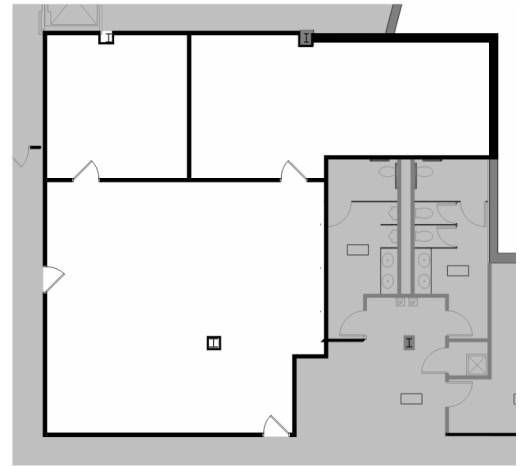
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LOWER LEVEL



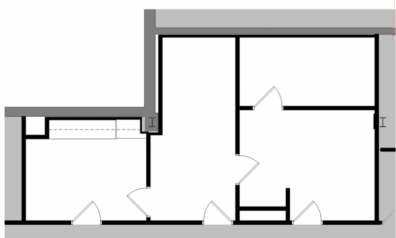
AVAILABLE
Suite 54
883 RSF



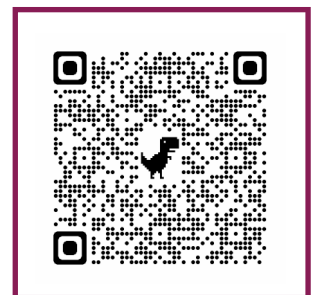
AVAILABLE
Suite 40
2,044 RSF



AVAILABLE
Suite 25
701 RSF



Scan for 3-D Tour



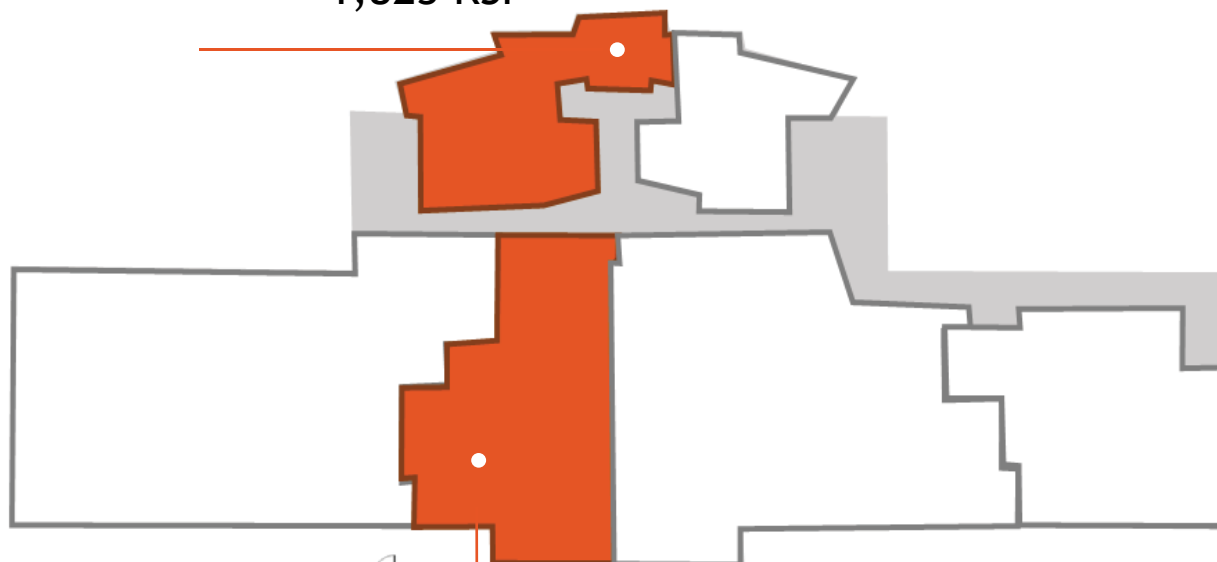
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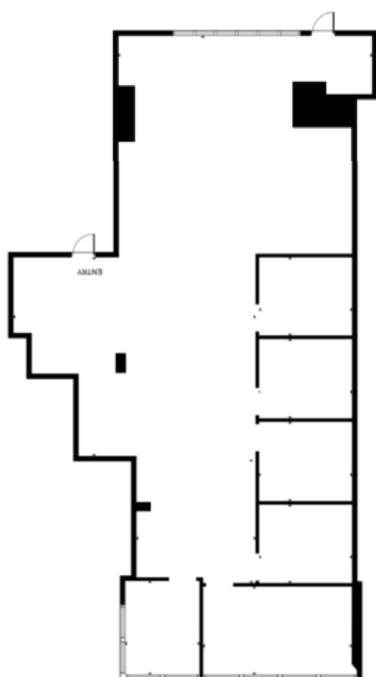
1835 County Road C, Roseville, MN 55113

SECOND LEVEL

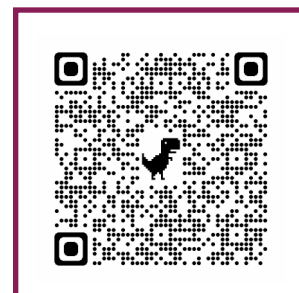
AVAILABLE
Suite 230
1,823 RSF



AVAILABLE
Suite 210
2,532 RSF



Scan for 3-D Tour



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PROPERTY OWNED & MANAGED BY:
WELLTOWER INC.
welltower.com



PROPERTY LEASED BY:
MEDCRAFT HEALTHCARE REAL ESTATE
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