

# 1911 RICE STREET

1911 Rice Street, Roseville, MN 55113



## SPACE FOR LEASE

### STATS

<b>Building Size</b>	16,950 SF
<b>Floors</b>	2
<b>Year Built</b>	1956
<b>Renovated</b>	2022

### AVAILABILITY

<b>Suite B</b>	1,786 SF
<b>Suite E</b>	1,265 SF
<b>Lease Rate</b>	\$14.00-\$16.00/SF Gross

### HIGHLIGHTS

- Recently updated with new windows, solar panels, and geothermal heating & cooling
- Great access to I-35E and Hwy-36
- Onsite parking available
- Free Wi-fi
- Close proximity to shopping and restaurants
- Located at intersection with four way traffic signals
- Located in Rice and Larpenteur Alliance Neighborhood
- Located in an Opportunity Zone
- Close proximity to McCarrons Lake and Lake McCarrons County Park
- METRO Transit bus stops across the street



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## PHOTOS



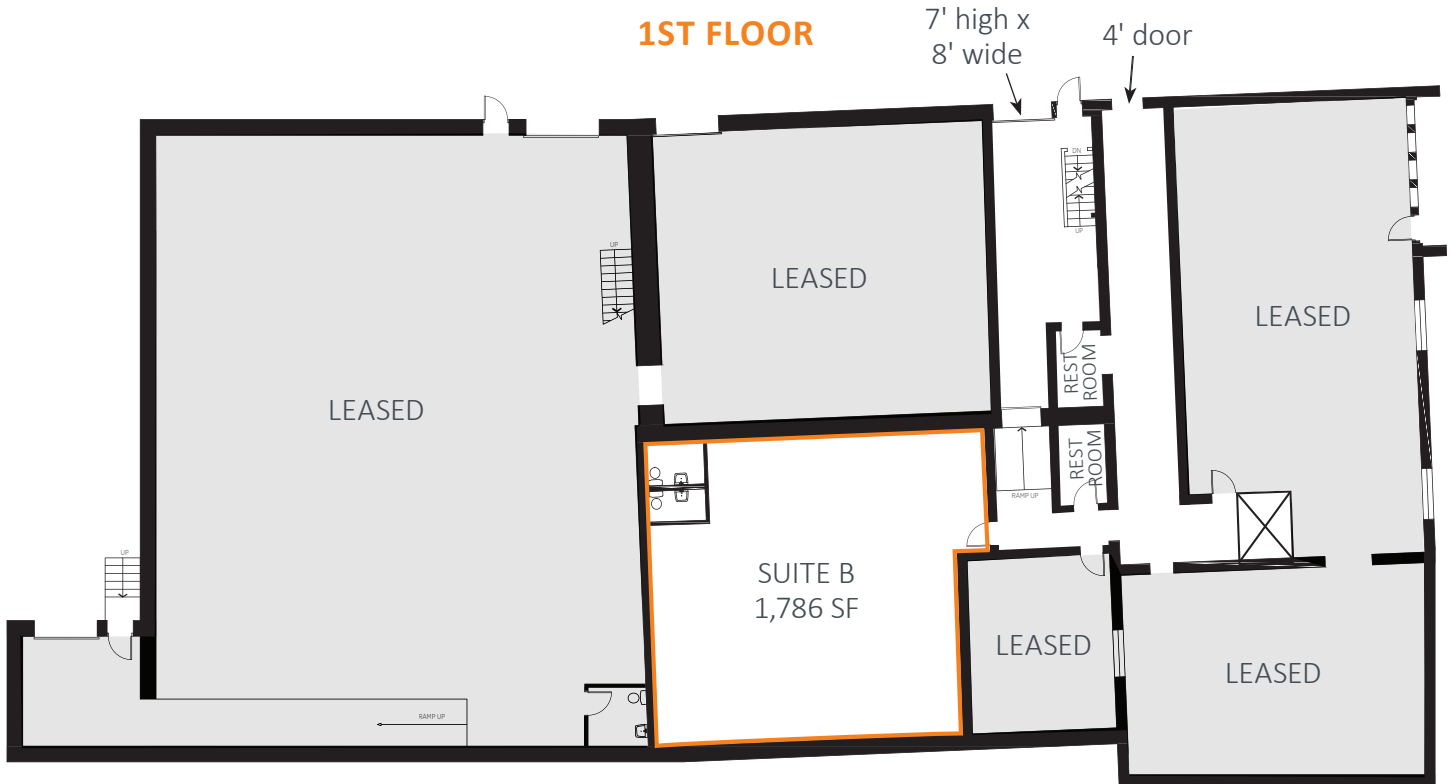
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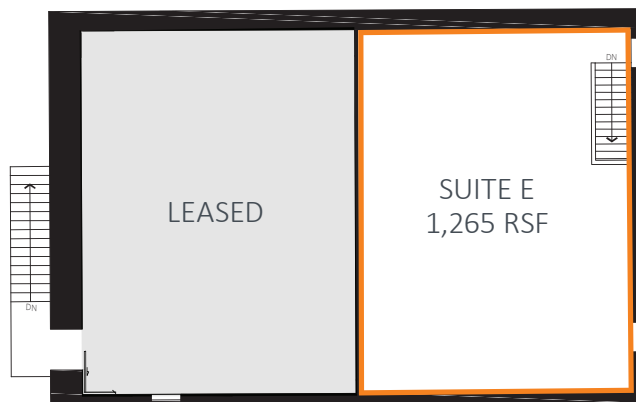
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## 1ST FLOOR



## 2ND FLOOR



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