

MEDICAL SPACE FOR LEASE

# Roseville Medical Center

1835 County Road C, Roseville, MN 55113



MEDCRAFT HEALTHCARE REAL ESTATE | [medcraft.com](http://medcraft.com)  
Mike Fleetham | (952) 767-2842 | [mfleetham@medcraft.com](mailto: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	13,031 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

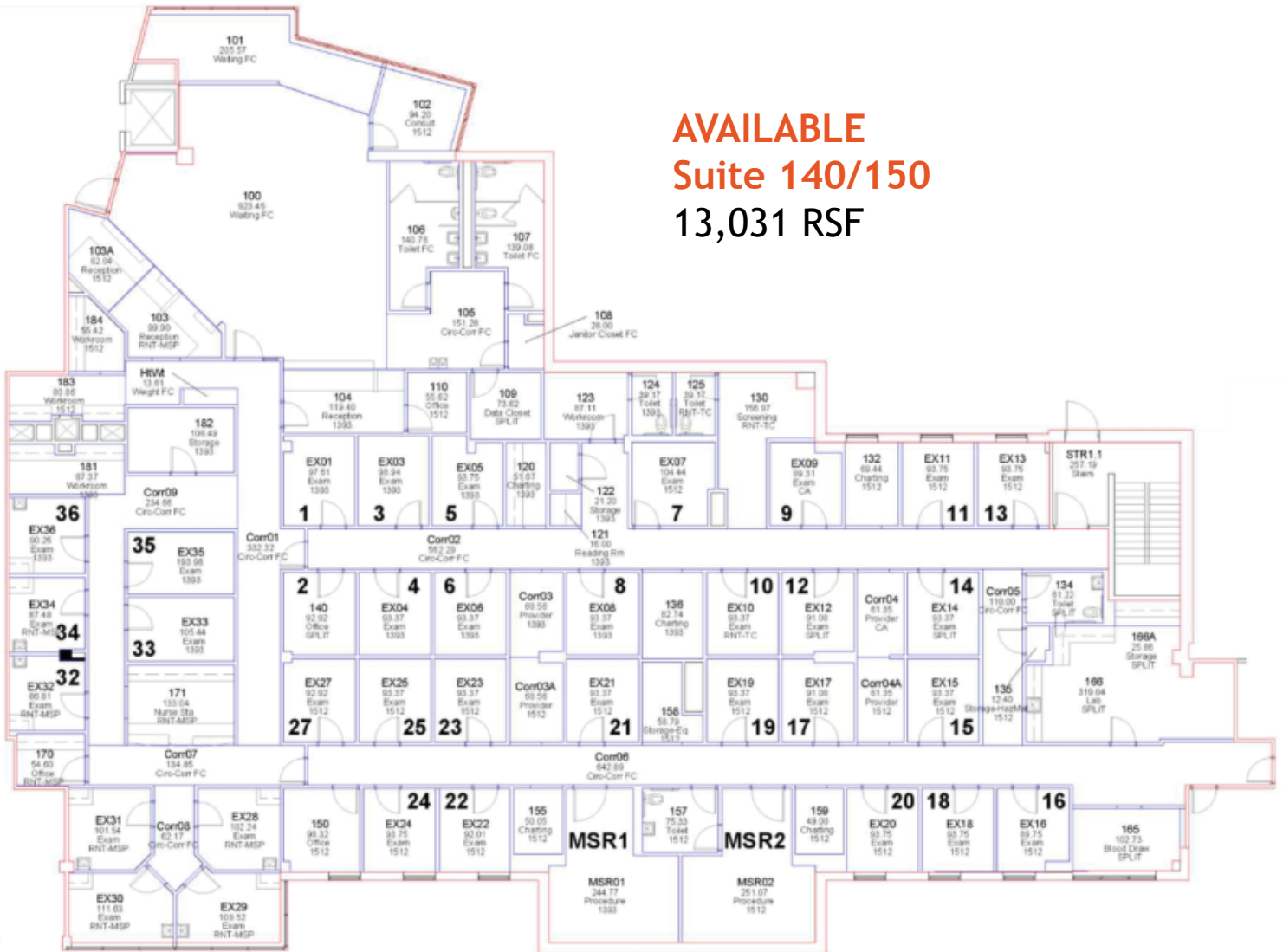
For Leasing Information:

Mike Fleetham | (952) 767-2842 | MFleetham@MedCraft.com



# FIRST LEVEL

**AVAILABLE**  
**Suite 140/150**  
**13,031 RSF**



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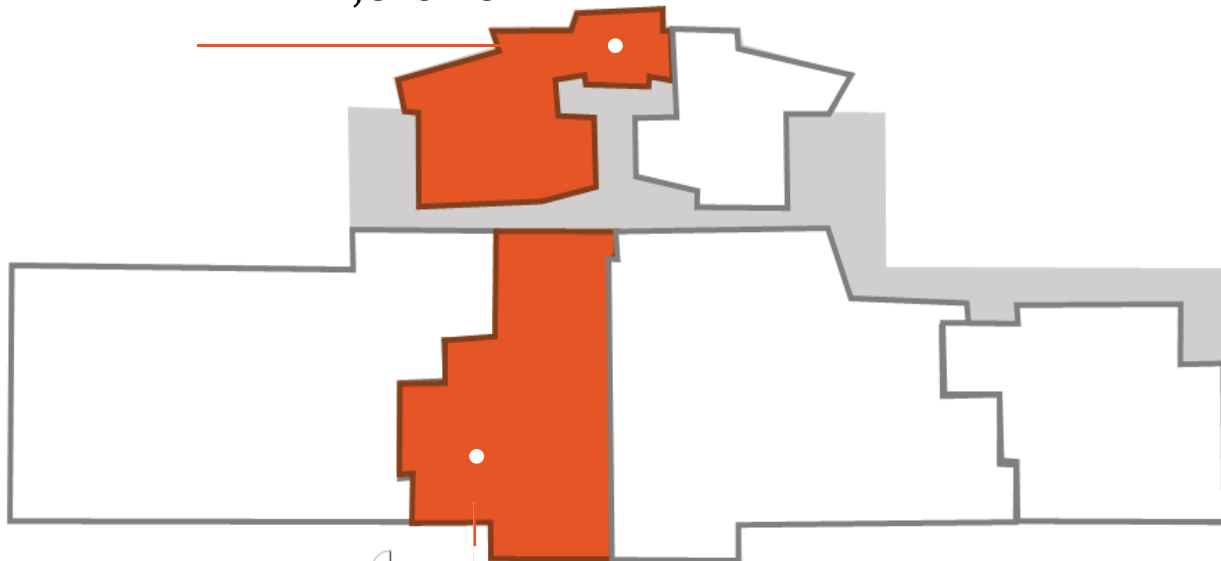
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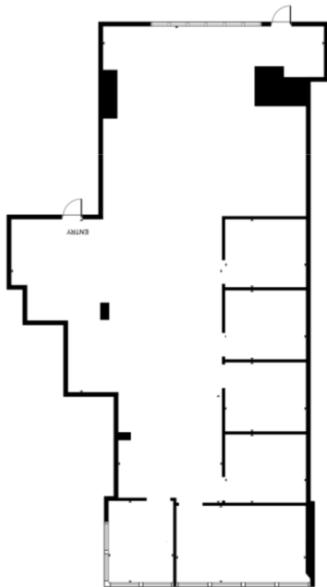
### SECOND LEVEL



**AVAILABLE**  
**Suite 230**  
1,823 RSF



**AVAILABLE**  
**Suite 210**  
2,532 RSF



*Scan for 3-D Tour*

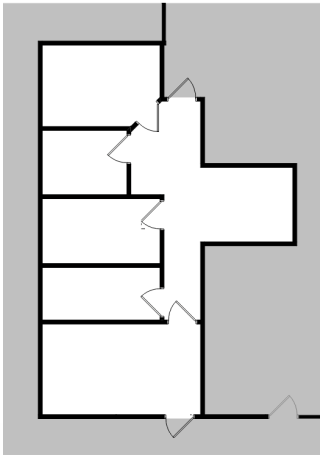


For Leasing Information:

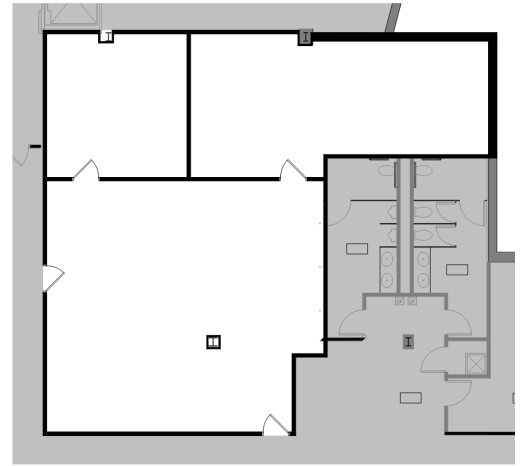
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## LOWER LEVEL



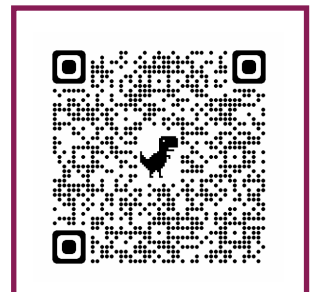
**AVAILABLE**  
**Suite 54**  
883 RSF



**AVAILABLE**  
**Suite 40**  
2,044 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  
952 767 2842 | medcraft.com