



OBSIDIAN
GROUP



Interchange Complex

For Lease

2335, 2355, 2361 MN- 36 | Roseville MN



CONTACT US

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Property Features

The Interchange is a three-property office complex having an address of 2335, 2355, and 2361 MN-36 W in Roseville approximately one mile away from the Rosedale Shopping Center. It's comprised of multiple tenant suites with three potential office vacancies with a build-to-suit office potential. It has excellent accessibility due to the proximity to Highway 36, Highway 35W and Highway 280. Its 152,000 VPD off of Highway 35W and being under 10 minutes to both downtown Minneapolis and downtown St. Paul allows this building a great opportunity for attracting new businesses and tenants.

Building Size

2335 (33,720 SF), 2355 (63,600 SF),
2361 (27,000 SF)

Available Sizes

1,082-4,322 SF

Lease Rate

\$12-14/SF

Lease Type

NNN

Tax/ CAM

2335: \$11.03, 2355: \$11.28, 2361: \$10.62

Year Built

2335 (1970), 2355 (2005), 2361 (1968)

Zoning

Office/ Business Park

Permitted Uses

Traditional office, community educational center, government facilities, art studio, medical and dental clinic, laboratory, and many more permitted uses.

General Highlights

- **Availability:** space is ready for immediate occupancy
- **Best Uses:** Traditional office (insurance, non-profit, real estate/ investment firm, law firm, counseling, medical) or community educational facility
- **Sprinkler System:** Yes
- **Elevators:** Yes
- **Loading:** Dock
- **HVAC:** fully heated and air conditioned
- **Floors:** Varies per building
- **Parking:** Surface, 350 spaces
- **Traffic Counts:** 152,000 VPD (on 35W)
- **Proximity to Highways:** less than 5 min to 35W and Hwy 36

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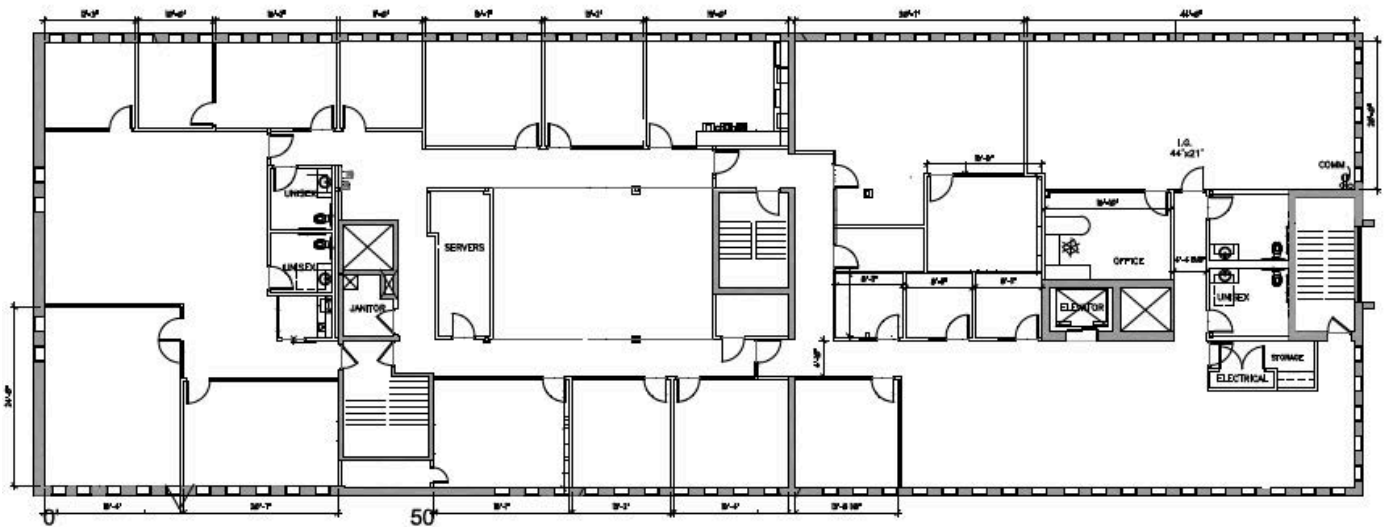
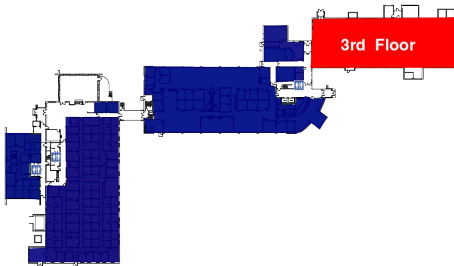
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Building 2335

SUITE 300

USABLE: 9,917 SF

RENTABLE: 11,405 SF



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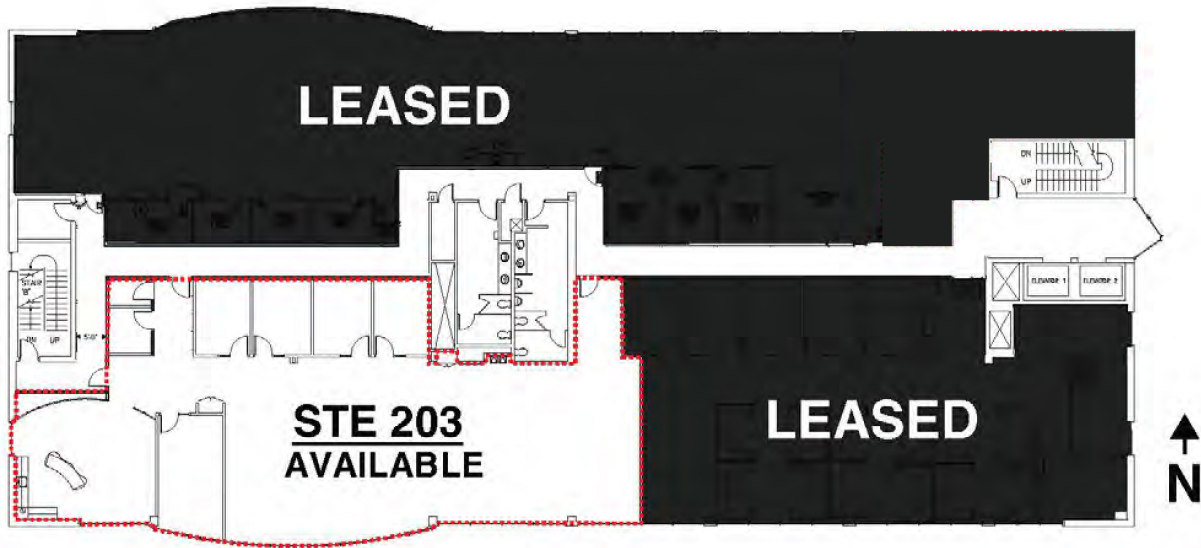
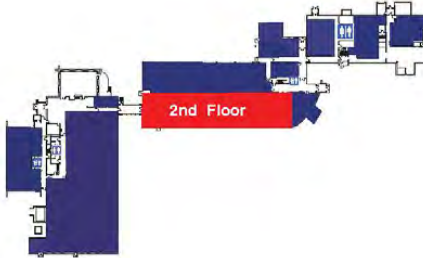
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Building 2355

SUITE 203

USABLE: 3,758 SF

RENTABLE: 4,322 SF



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Building 2361

BUILDING RENOVATIONS UNDERWAY

SCHEDULED TO BE COMPLETED IN AUGUST 2024

SEE RENDERINGS NEXT PAGE

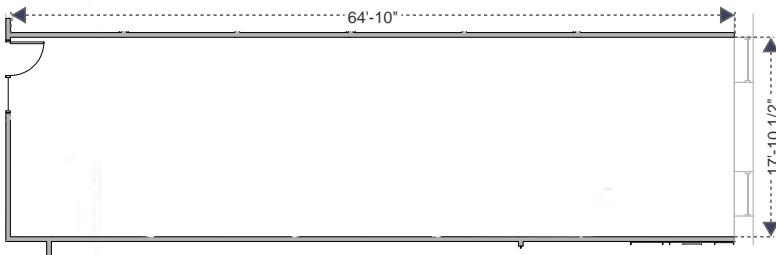


SUITE 105

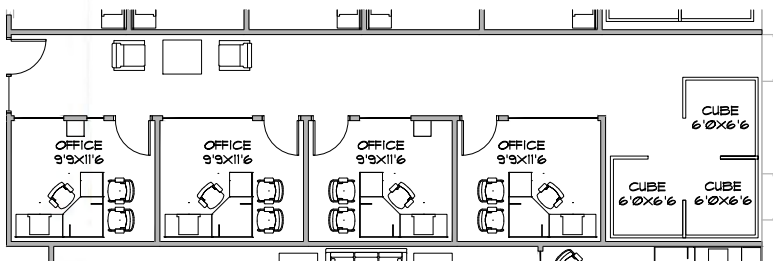
USABLE: 1,168 SF

RENTABLE: 1,343 SF

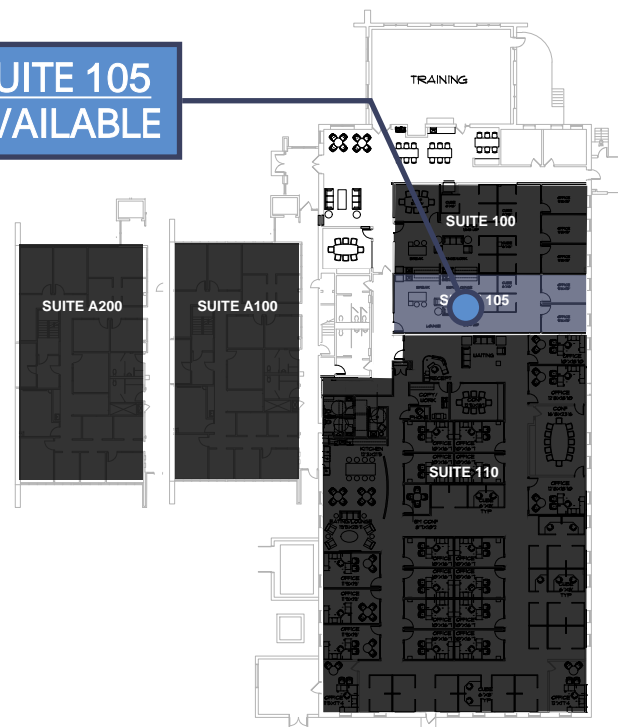
OPTION: FULLY FURNISHED



CONCEPTUAL LAYOUT



SUITE 105 AVAILABLE



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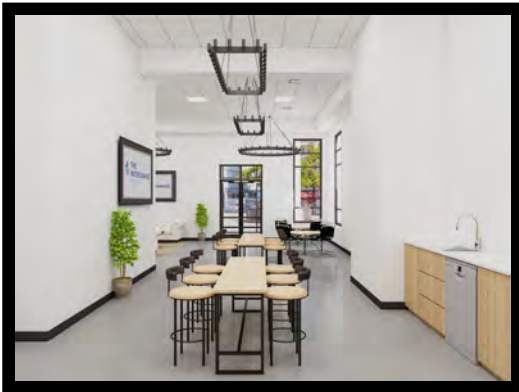
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Building 2361

**BUILDING RENOVATIONS
UNDERWAY**

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Building 2361

EXTERIOR UPDATES 2024



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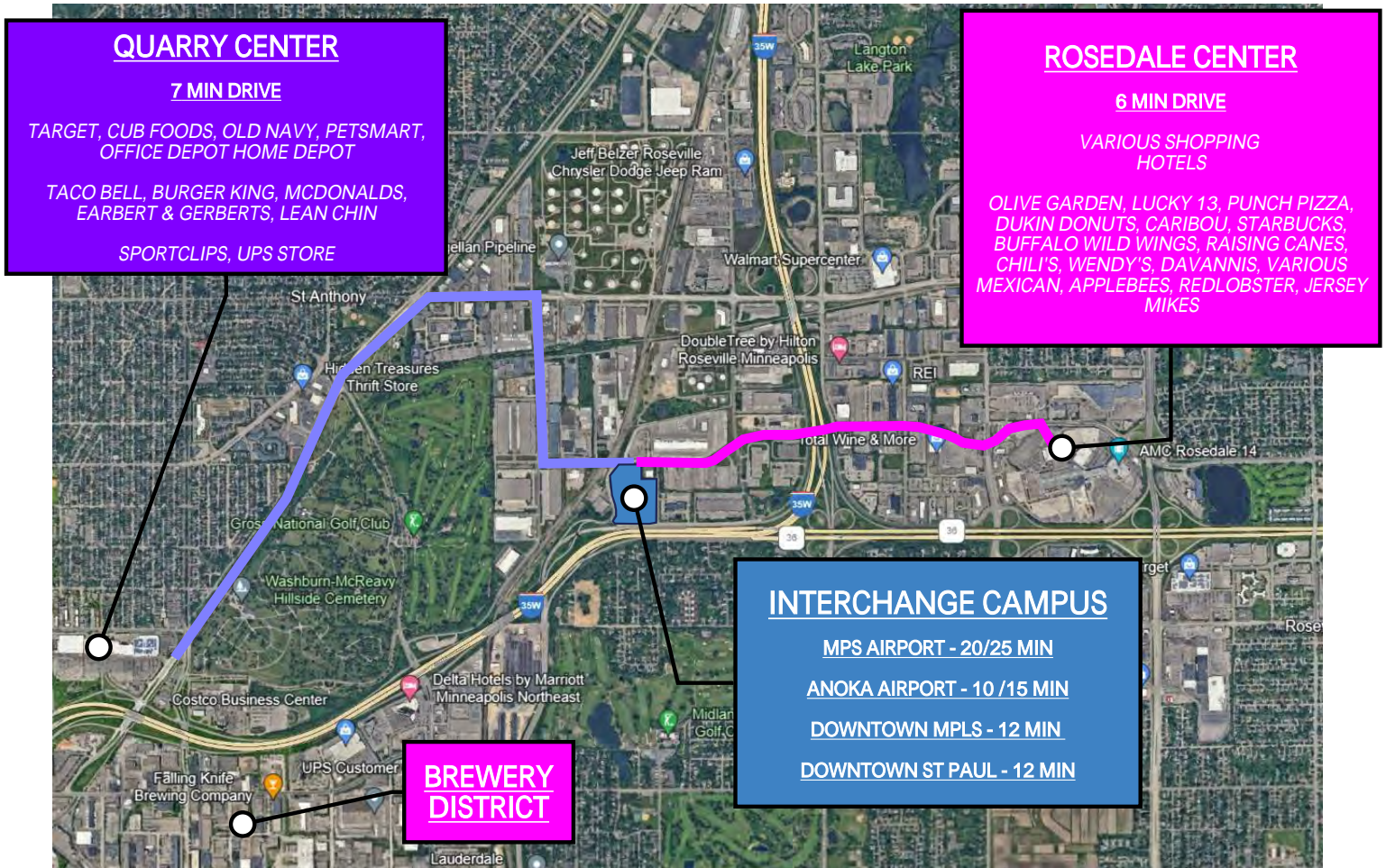
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Demographics

	1 Mile	3 Mile
Population	1,963	107,398
Households	862	44,729
Median Age	49.50	34
Median HH Income	\$97,767	\$69,106
Daytime Employees	10,442	85,263
Population Growth '20-'25	up 1.07%	up 2.61%
Household Growth '20-'25	up 0.70%	up 2.31%

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