

## ROSERIDGE

1611 W County Road B, Roseville, MN 55113



### PROPERTY DESCRIPTION

- Building Size: 38,472
- 2023 CAM & Tax: \$10.16/SF
- Net Rates: \$9/SF—\$11/SF  
(Gross rates = \$19.51-\$21.51)
- Year Built: 1980
- Updated building
  - cooling tower 2020
  - parking lot 2017
  - boilers 2016
  - elevator 2015
- R/U factor: 19%
- Monument Signage, and excellent parking
- Lot size: 2.88 acres

### KW COMMERCIAL

14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

### THOMAS MOLLNER

Agent  
Office: 651.262.1026      Mobile: 651.592.2222  
tmollner@kwcommercial.com

### LOCATION DESCRIPTION

Roseridge Offices is conveniently located just south of Hwy 36 off of Snelling Ave, adjacent to Har Mar Mall and the Rosedale Shopping Center. Easy access to Hwy 36 and I-35W with 15 minutes to downtown Minneapolis or St. Paul. A block away from public transportation including Bus Rapid Transit (BRT), high frequency bus route, and the Rosedale Transit Center. The building is close to restaurants, Target, other shopping and entertainment

### PROPERTY HIGHLIGHTS

- Fiber available through Lumen and other providers are near/or available such as Comcast
- Ample, free surface parking
- 15 minutes to downtown Minneapolis or St. Paul
- High-Frequency bus route, near Rosedale Transit Center and Bus Rapid Transit on Snelling Ave
- Easy Access to Hwy 36 and I 35W
- Building Conference Room and vending room
- Close to restaurants, shopping, and entertainment
- Monument Signage
- Management and maintenance
- Janitorial Service 5 days/wk is included in CAM

### OFFERING SUMMARY

Lease Rates:	\$9.00/SF - \$12/SF Net
Available Square Feet:	646 SF - 4,038 SF
Improvements:	Negotiable <i>Will build to suit</i>
CAM & Tax:	\$10.16/SF
Term:	Negotiable

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## OFFICE FOR LEASE

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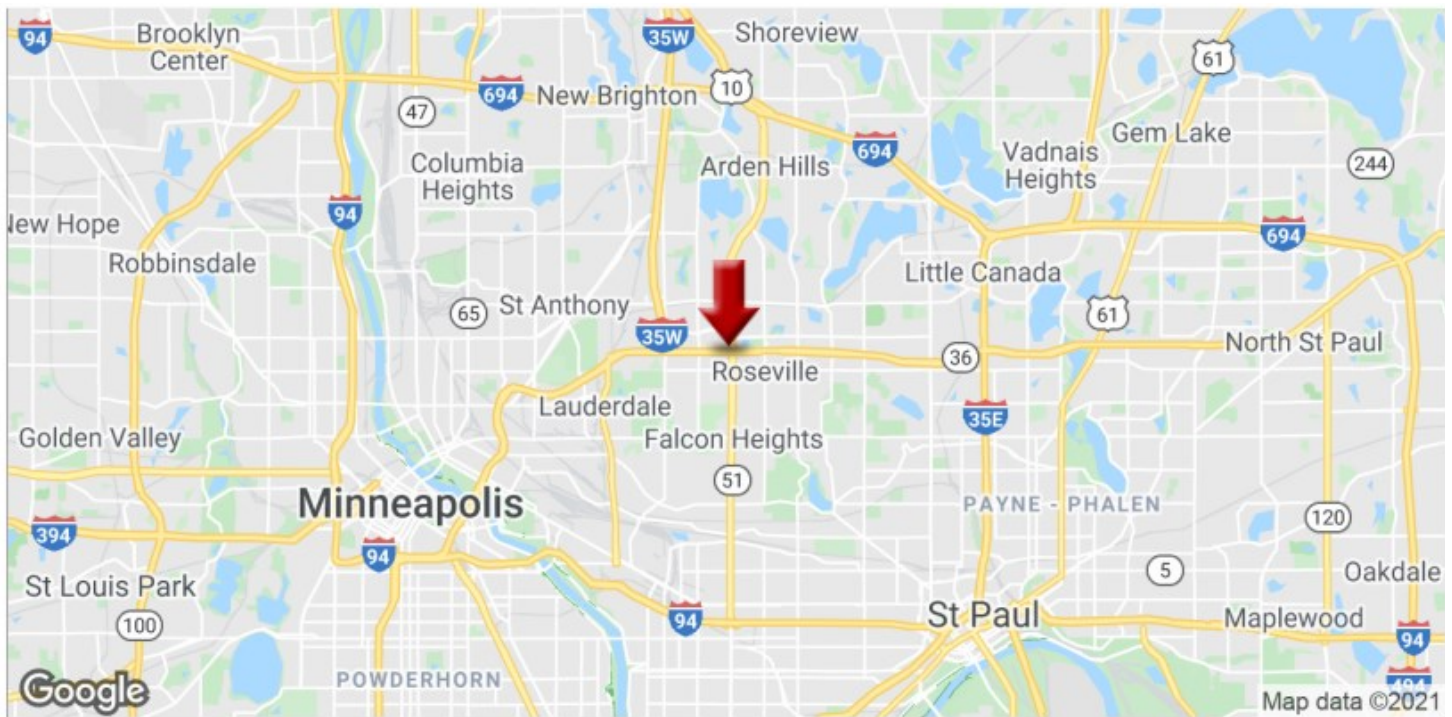
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Each Office Independently Owned and Operated [kwcmidest.com/](http://kwcmidest.com/)



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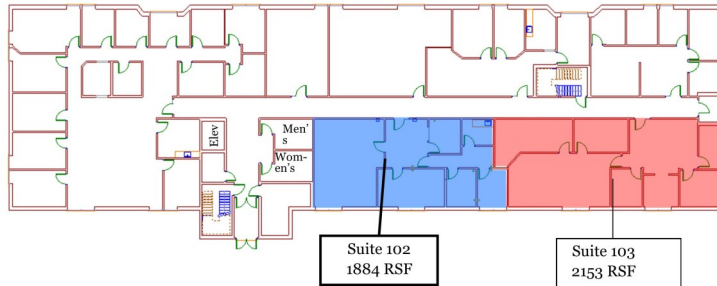
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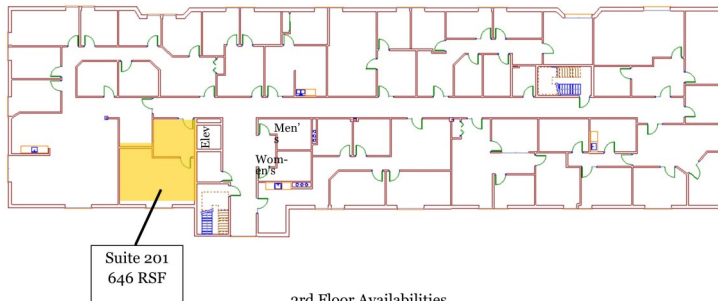


**LEASE TYPE** | NET    **TOTAL SPACE** | 646-4,038 SF    **LEASE TERM** | Negotiable    **LEASE RATE** | \$9.00-\$11.00/SF/yr

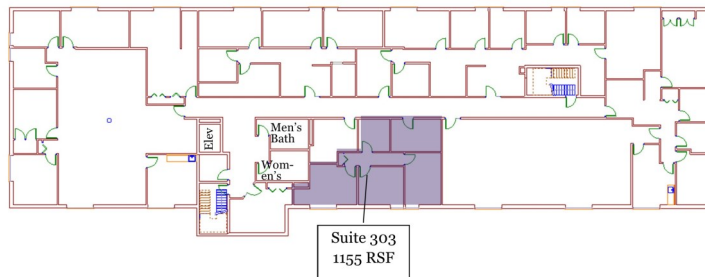
1st Floor Availabilities



2nd Floor Availabilities



3rd Floor Availabilities



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#102	Available	1,884 SF	Net	\$9.00/SF/yr	Great 1st floor space just off the lobby. Large open area with some private offices and kitchenette. Up to 4,038 SF
#103	Available	2,153 SF	Net	\$9.00/SF/yr	Fanatasitc 1st floor space just inside the south entrance. 7 private offices and small open work area. Up to 4,038 SF
#201	Available	646 SF	Net	\$11.00/SF/yr	Great single private office. Large office with lots of natural light and a small reception area
#303	Available	1,115 SF	Net	\$9.50/SF/yr	Efficient office layout. Three large offices with lots of natural light , file room/office and a small reception area

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