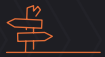




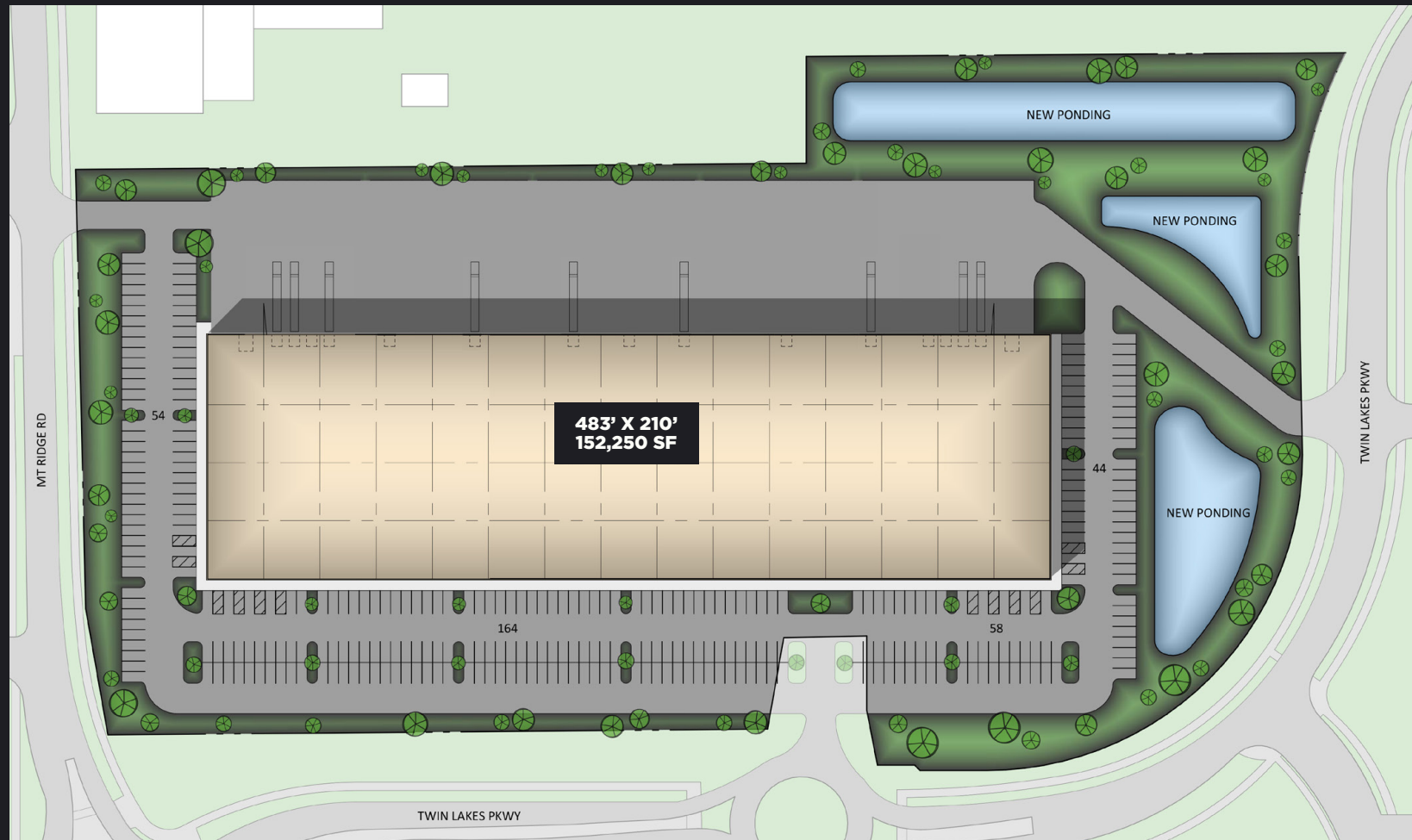
TWIN LAKES TECHNOLOGY CENTER



TWIN LAKES TECHNOLOGY CENTER
ROSEVILLE, MINNESOTA

PROPERTY

CBRE is pleased to offer to market Twin Lakes Technology Center. Located just miles north of downtown Minneapolis at I-35W and Highway 36 in Roseville, Twin Lakes Technology Center is an unprecedented leasing opportunity in an unmatched location. The site can accommodate up to 152,250 square feet and is perfectly positioned for medical manufacturing, tech and office/warehouse users seeking a state-of-the-art facility.



SPECIFICATIONS

ANTICIPATED DELIVERY DATE

- + Q4 2026

AVAILABLE SQUARE FOOTAGE

- + 152,250 SF (divisible to 50,000 SF)

EST. TAXES/OPERATING EXPENSES

- + 2026: \$2.14 PSF
- + 2027: \$5.00 PSF (fully assessed)

LOADING

- + 15 dock-high doors (9'x10' w/ levelers, seals, bumpers)
- + 2 drive-in doors (12'x14')

PARKING

- + 320 stalls (2.10/1,000 SF)

COLUMN SPACING

- + 50'x50 (60' speed bay)

NET RENTAL RATES

- + Negotiable

ELECTRICAL

- + 2000A, 480V, 3PH

SPRINKLER SYSTEM

- + ESFR

CLEAR HEIGHT

- + 28'



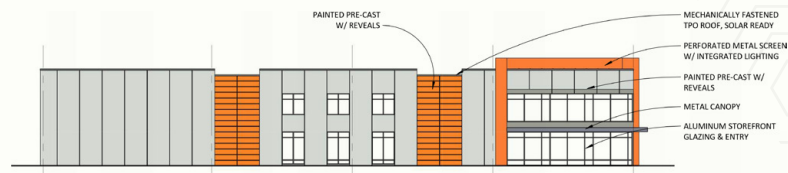
PROPERTY ELEVATIONS



SOUTH ELEVATION
3/64" = 1'-0"



NORTH ELEVATION
3/64" = 1'-0"



WEST ELEVATION
3/64" = 1'-0"



EAST ELEVATION
3/64" = 1'-0"



LOCATION MAP

CLOSE PROXIMITY TO DOWNTOWN MINNEAPOLIS & ST. PAUL

*Roseville offers convenient access to both
downtown Minneapolis and St. Paul,
reachable within a 15 minute drive*



EXCELLENT PUBLIC TRANSPORTATION

*Roseville benefits from a robust public
transportation system, including Metro Transit bus
routes that connect to downtown Minneapolis,
St. Paul and surrounding suburbs*



DIRECT HIGHWAY ACCESS

*Ideally positioned with direct access
to major highways, including I-35W,
I-694 and Highway 36*



AMENITY MAP

FRIDLEY

65

NEW BRIGHTON

10

KLYN
TER

PartyCity. MEN'S WEARHOUSE
REI GOLF GALAXY Applebee's
HOBBY LOBBY SIERRA PLAY IT AGAIN SPORTS
BOB'S FURNITURE BLICK petco HALF PRICE BOOKS

SILVER LAKE VILLAGE
SHOPPING CENTER
Cub
SALLY. GameStop

Perkins
AMERICAN FOOD CO.
Sarpino's
PIZZERIA

Walmart
ALDI
Penny's

THE QUARRY
Office DEPOT
Target
Cub
Michael's PETSMART

BLU
DOT

BAD
AXE

COSTCO
WHOLESALE

bakers
square
JOHNSON
FITNESS & WELLNESS
BatteriesPlus+

HARMAR MALL
Cub K&G FASHION SUPERSTORE H&R BLOCK
Marshall's HomeGoods Michael's
SALLY. MERLE NORMAN cosmetics smashBURGER
Burlington BARNES & NOBLE

BEST BUY T ULTA BUFFALO WILD WINGS
KOHLS MATTRESS FIRM five BELOW
LANE BRYANT PETSMART OLD NAVY
SEPHORA sleep number noodles

ROSEDALE SQUARE
Office DEPOT

Olive Garden

Target CVS pharmacy Perkins
macy's MRBEAST BURGER

ROSEVILLE CENTER
Cub ANYTIME FITNESS
PAPA JOHN'S
ALDI DOLLAR TREE
PET SUPPLIES PLUS

ROSEDALE CENTER
Apple H&M AMC DSW AMC THEATRES
macy's JCPenney VON MAUR TORRID
EXPRESS URBAN OUTFITTERS AMERICAN EAGLE
VICTORIA'S SECRET BANANA REPUBLIC GARAGE
TALBOTS ALTAR'D STATE SANDBOX
maurices ANN TAYLOR Bath & Body Works
ANTHROPOLOGIE SEPHORA PAC SUN
WILLIAMS SONOMA EVEREVE LOFT WINDSOR
ATHLETA Office DEPOT JOANN CHAMPS

ROSEVILLE

MINNEAPOLIS

65

51

ST PAUL

61

52

94

35W

35E

CENTRALIZED LOCATION

Located just 10 miles northeast of downtown Minneapolis, Roseville, MN is a thriving suburb with direct access to the bustling downtown area. Roseville has become a hub for businesses and developers seeking to capitalize on its prime location, excellent schools and high quality of life. With its strong economy, excellent infrastructure and abundance of amenities, Roseville presents a compelling opportunity to establish a presence in the Twin Cities market.




WITHIN 3 MILES

100,500
PEOPLE

42,600
HOUSEHOLDS

80,151
EMPLOYEES

4,820
BUSINESSES



WITHIN 5 MILES

379,000
PEOPLE

160,000
HOUSEHOLDS

371,290
EMPLOYEES

18,570
BUSINESSES



WITHIN 10 MILES

1,283,000
PEOPLE

529,000
HOUSEHOLDS

814,230
EMPLOYEES

46,680
BUSINESSES

AN EPICENTER OF INNOVATION

Minnesota has long been known as Medical Alley, a specialized area of the country where strong talent, a start-up ecosystem, and innovation drivers all collide. Enabling healthcare innovation, elevating business progress and transforming health equity - Minnesota is always at the forefront of medical device and technology innovation.



TOP 10

**EMERGING U.S. LIFE
SCIENCES HUB**



30K+

**PEOPLE EMPLOYED IN THE
MEDICAL DEVICE INDUSTRY**



#2

**IN MEDICAL DEVICE
PATENTS AMONG U.S. STATES**



482

**MEDICAL DEVICE ESTABLISHMENTS
IN MINNEAPOLIS/ST. PAUL**



**TOP RANKED HOSPITAL
IN THE WORLD**

Newsweek, 2021

Medtronic

**WORLD'S LARGEST MEDICAL
DEVICE COMPANY**

2020 Revenues

STRONG LABOR POOL



TOP 10

THE UNIVERSITY OF MINNESOTA IS
AMONG THE TOP 10 PUBLIC UNIVERSITIES
FOR MEDICINE AND PHARMACY



TOP 20

THE UNIVERSITY OF MINNESOTA IS
AMONG THE TOP 20 PUBLIC RESEARCH
UNIVERSITIES IN THE WORLD



#5

BEST STATE FOR LABOR
FORCE PARTICIPATION

World Population Review, 2023



#9

MOST LITERATE STATE
IN THE U.S.

WalletHub



MINNEAPOLIS/ST. PAUL
IS AMONG THE TOP 3
BEST MARKETS FOR
UNDERREPRESENTED
RACE/ETHNIC GROUPS
IN THE U.S. TECH &
TALENT WORKFORCE

CBRE Research, 2023

COLLEGES & UNIVERSITIES

With more than 200 post-secondary institutions to
choose from, the Minneapolis labor force is among the
nation's best educated.



<200

POST-SECONDARY
INSTITUTIONS



#2

EDUCATION LEVEL IN
THE U.S.





TWIN LAKES TECHNOLOGY CENTER



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