



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

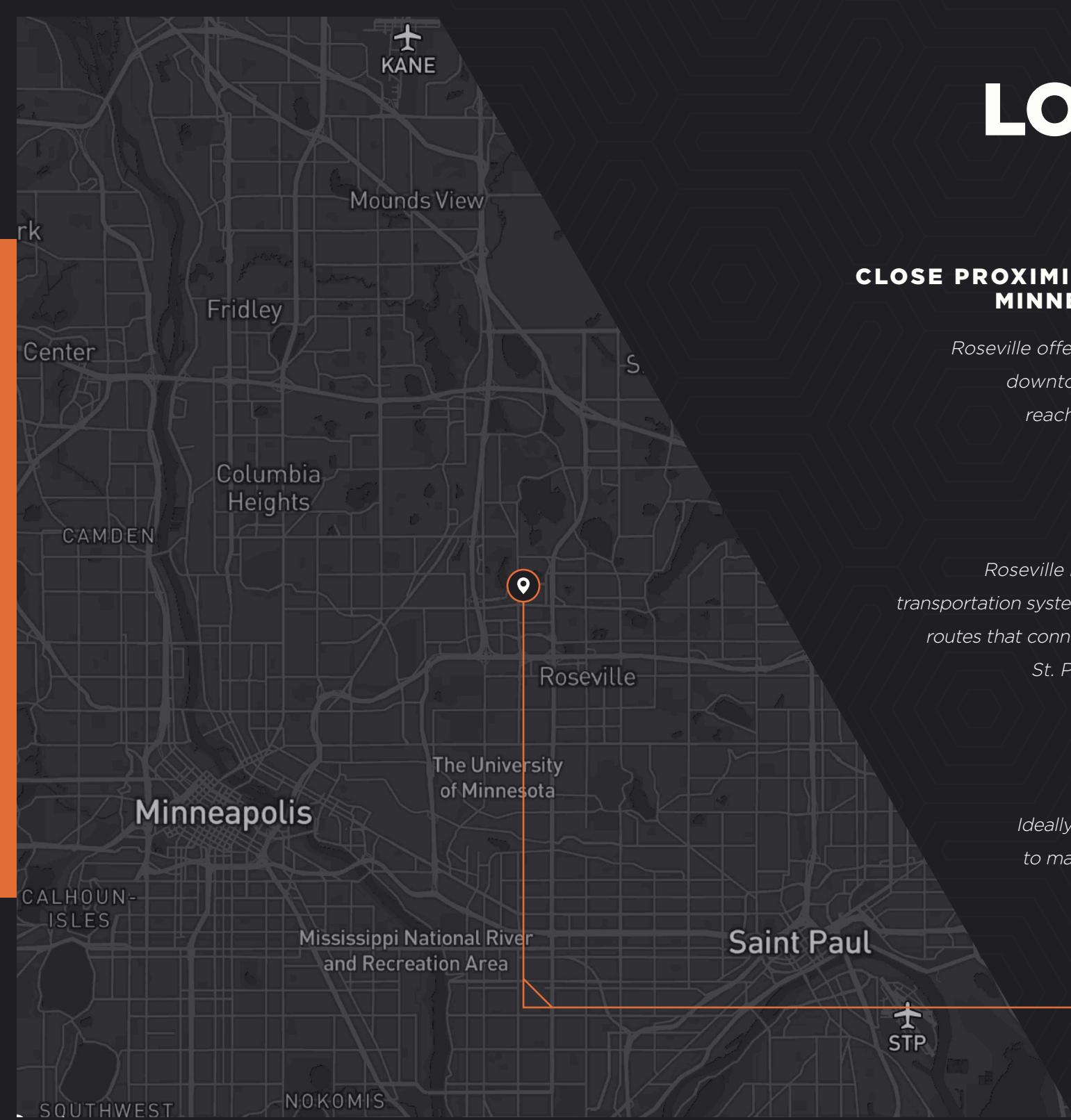
3/64" = 1'-0"

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

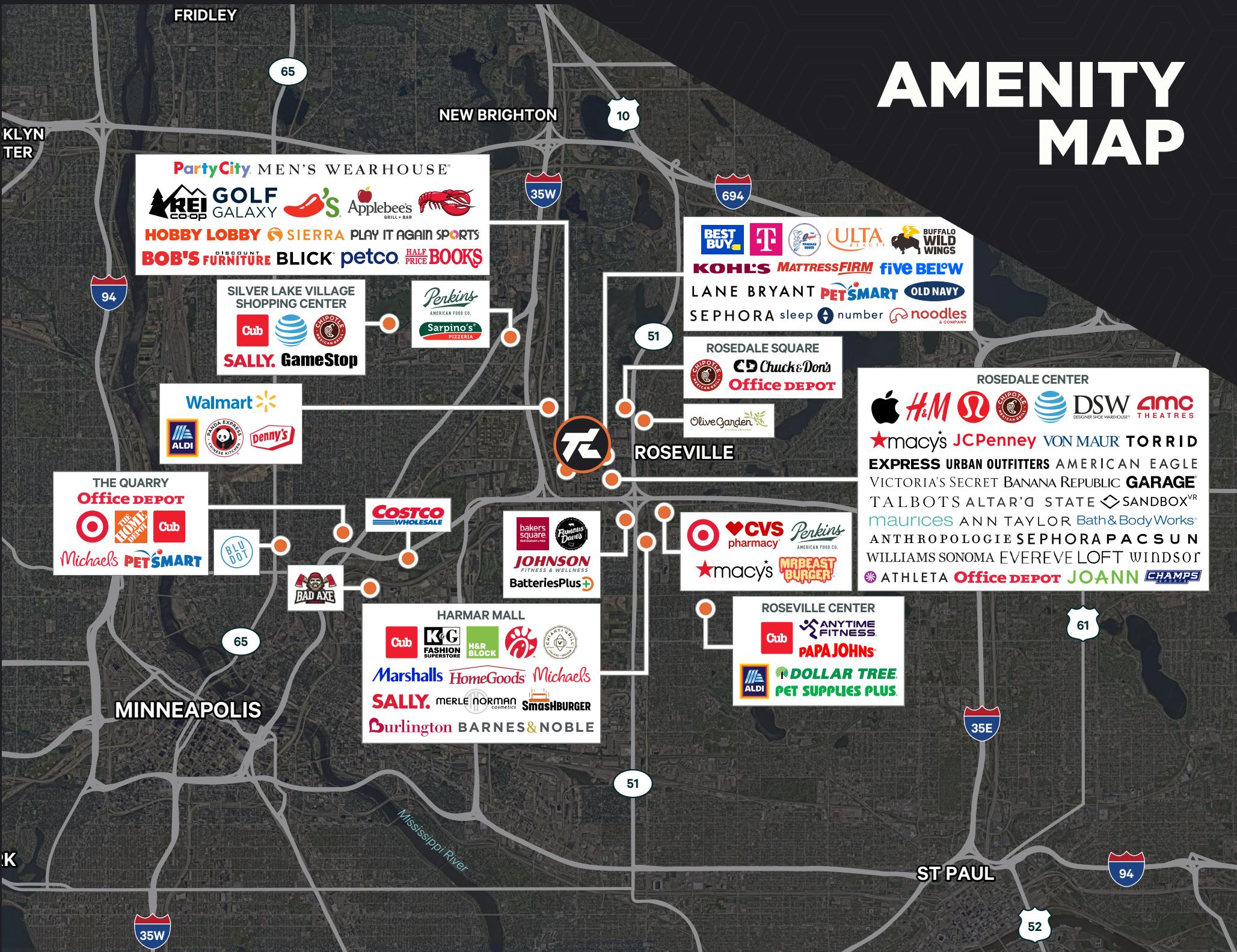
Roseville benefits from a robust public transportation system, including Metro Transit bus routes that connect to downtown Minneapolis, St. Paul and surrounding suburbs

DIRECT HIGHWAY ACCESS

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



AMENITY MAP



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.



100,500
PEOPLE

42,600
HOUSEHOLDS

80,151
EMPLOYEES

4,820
BUSINESSES



379,000
PEOPLE

160,000
HOUSEHOLDS

371,290
EMPLOYEES

18,570
BUSINESSES



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.





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 **HYDE
DEVELOPMENT**

CBRE