



# FULLY FURNISHED OFFICE SPACE FOR LEASE

Roseville West

2277 MN-36 | Roseville, MN 55113

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## Andrei Bortnov

Principal Manager, CCIM

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5821 Cedar Lake Rd S, Suite 350,  
St. Louis Park, MN 55416



# PROPERTY FEATURES

2277 Highway 36 in Roseville is a modern office building centrally located at the intersection of 35W and Highways 36 and 280, providing direct access to downtown Minneapolis and convenient commutes to the greater Twin Cities metro area. There are multiple spaces available, with ownership open to flexible lease terms that will help set your business up for long term success. Minutes away from Rosedale Center, three golf courses, and an abundance of restaurants, 2277 Highway 36 will place your business in an area that has undergone spectacular redevelopment in recent years.



TOTAL BUILDING SIZE  
**78,843 SF**

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SUITE SIZES  
**800 - 5,131 SF**

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LEASE RATE  
**\$10.00 - \$14.00/SF**

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LEASE TYPE  
**NNN**

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TAX/ CAM  
**\$10.32/SF/yr**

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YEAR BUILT  
**1982**

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ZONING  
**Office/ Business Park**

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

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**GREATLAND**  
REAL ESTATE SERVICES

# GENERAL HIGHLIGHTS

<b>Availability</b>	: Space is ready for immediate occupancy
<b>Best Uses</b>	: Traditional office (insurance, non-profit, real estate/ investment firm, law firm, counseling, medical) or community educational facility
<b>Sprinkler System</b>	: Yes
<b>Elevators</b>	: Yes
<b>Loading</b>	: Dock
<b>HVAC</b>	: Fully heated and air conditioned
<b>Floors</b>	: 3

<b>Parking</b>	: Surface, 285 spaces
<b>Traffic Counts</b>	: 152,000 VPD (on 35W)
<b>Proximity to Highways</b>	: Within 5 minutes to 35W and Hwy 36
<b>Amenities</b>	: Small conference room, large conference room, break area including kitchenette, and patio



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# FLOOR PLAN



FLOOR 1      Suite 130:      5,131 SF

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# FLOOR PLAN



FLOOR 3      Suite 370:      800 SF

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# DEMOGRAPHICS



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

DEMOGRAPHICS	1 Mile	3 Mile
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%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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