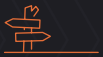


 **HYDE** CBRE  
DEVELOPMENT



# 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'

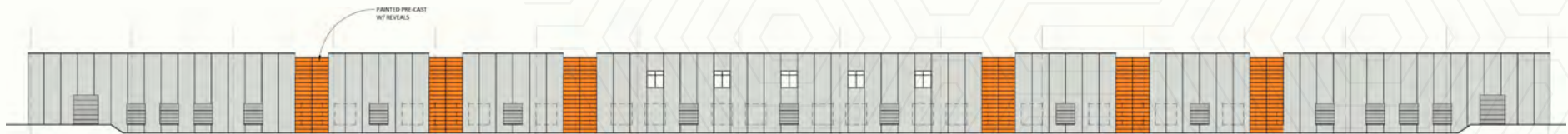




# PROPERTY ELEVATIONS



**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 co-op GOLF GALAXY Applebee's  
HOBBY LOBBY SIERRA PLAY IT AGAIN SPORTS  
BOB'S DISCOUNT FURNITURE BLICK petco HALF PRICE BOOKS

SILVER LAKE VILLAGE SHOPPING CENTER  
Cub  
SALLY. GameStop

Perkins  
Sarpino's PIZZERIA

Walmart  
ALDI

THE QUARRY  
Office DEPOT  
Target  
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  
Marshalls HomeGoods Michaels  
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  
CD Chuck & Don's Office DEPOT

Olive Garden

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

Target CVS pharmacy Perkins  
★macy's MRBEAST BURGER

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

51

ROSEVILLE

51

MINNEAPOLIS

35W

65

Mississippi River

ST PAUL

61

52

94

# 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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TWIN LAKES TECHNOLOGY CENTER  
ROSEVILLE, MINNESOTA

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