

HYDE CBRE
DEVELOPMENT



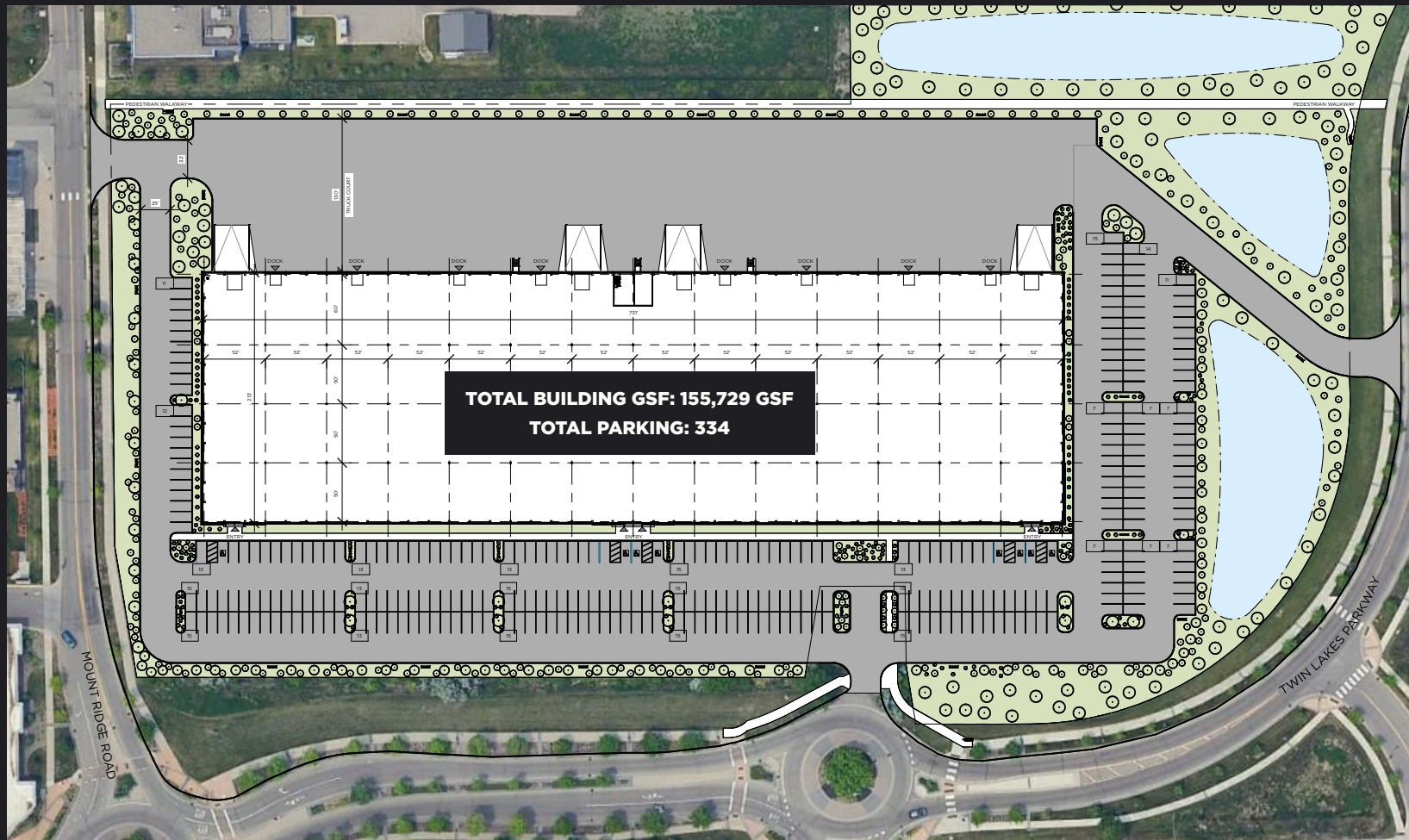
TWIN LAKES TECHNOLOGY CENTER



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 155,729 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

- + 155,729 SF (divisible to 50,000 SF)

EST. TAXES/OPERATING EXPENSES

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

LOADING

- + 8 dock-high doors
(9'x10' w/ levelers, seals, bumpers)
- + 4 drive-in doors (12'x14')

PARKING

- + 334 stalls (2.14/1,000 SF)

COLUMN SPACING

- + 50'x50' (60' speed bay)

NET RENTAL RATES

- + Negotiable

ELECTRICAL

- + 3000A, 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*

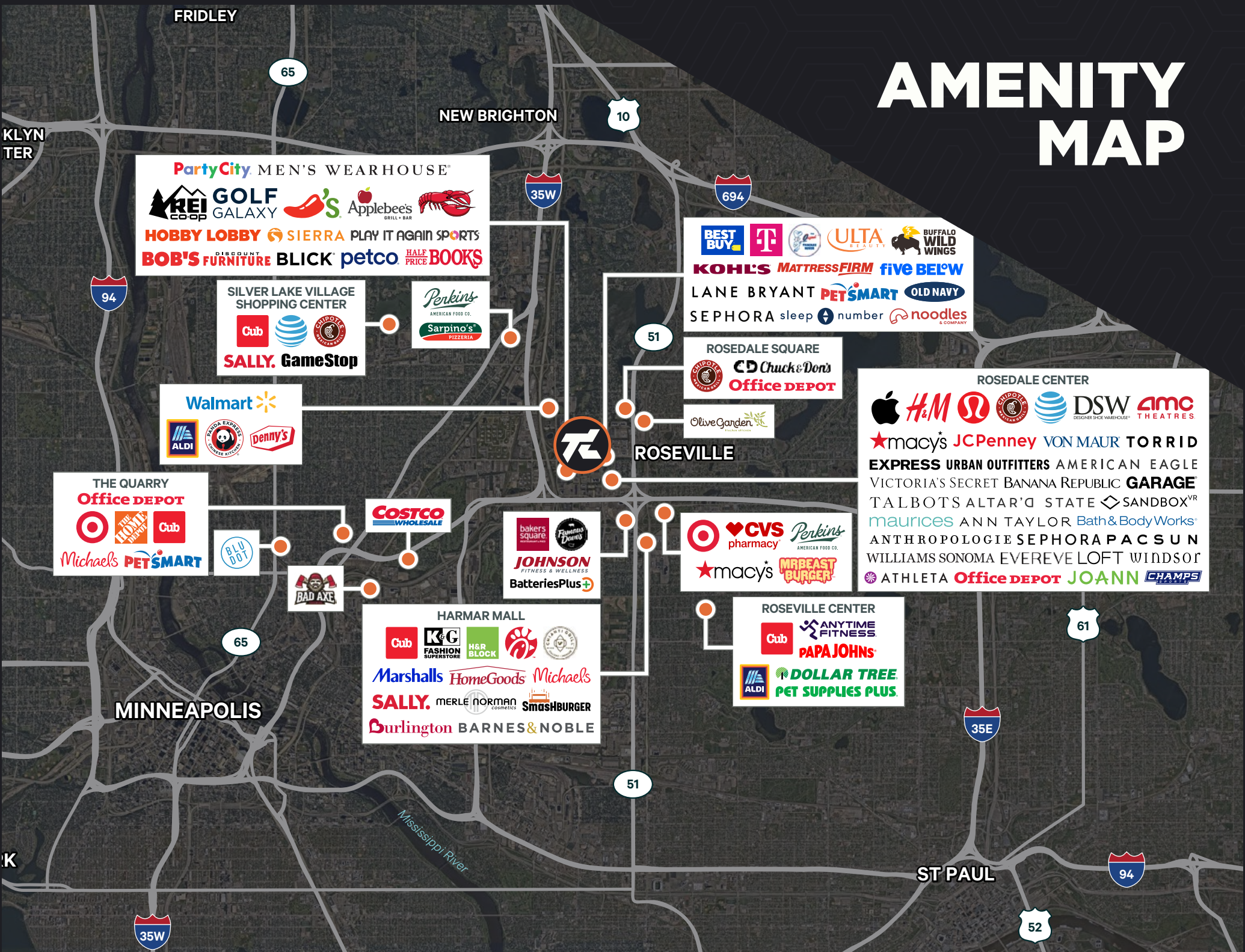


DIRECT HIGHWAY ACCESS

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



AMENITY MAP



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 **AT&T** **AMERICAN FOOD CO.**
SALLY. **GameStop**

Perkins
 AMERICAN FOOD CO.
Sarpino's
 PIZZERIA

Walmart
ALDI **PANDA EXPRESS** **Penny's**

THE QUARRY
Office DEPOT
Target **THE HOME DEPOT** **Cub**
Michaels **PETSMART** **BLU DOT**

BAD AXE

COSTCO
 WHOLESALE

bakers square **Famous Dave's**
JOHNSON
 FITNESS & WELLNESS
BatteriesPlus+

HARMAR MALL
Cub **K&G FASHION SUPERSTORE** **H&R BLOCK**
Marshalls **HomeGoods** **Michaels**
SALLY. **MERLE NORMAN** **SmashBURGER**
Burlington **BARNES & NOBLE**

BEST BUY **Target** **ULTA BEAUTY** **BUFFALO WILD WINGS**
KOHL'S **MATTRESS FIRM** **FIVE BELOW**
LANE BRYANT **PETSMART** **OLD NAVY**
SEPHORA **sleep** **number** **noodles**

ROSEDALE SQUARE
Office DEPOT **CD Chuck & Don's**

Olive Garden

ROSEDALE CENTER
Apple **H&M** **Omega** **AMERICAN FOOD CO.** **AT&T** **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^{VR}**
maurices **ANN TAYLOR** **Bath & Body Works**
ANTHROPOLOGIE **SEPHORA** **PACSUN**
WILLIAMS SONOMA **EVEREVE** **LOFT** **WINDSOR**
ATHLETA **Office DEPOT** **JOANN** **CHAMP**

Target **CVS pharmacy** **Perkins**
★macy's **MR BEAST BURGER**

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

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.





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