

WINSOR OFFICE PLAZA

1935 W County Road B2, Roseville, MN 55113



PROPERTY DESCRIPTION

Welcome home to this beautiful, multi-tenant office building centrally located in Roseville, MN. Next to the bus line, restaurants, amenities, and The Rosedale Center. The building offers a variety of suites available for tenants of all sizes.

CONTACT LEASING BROKER FOR AVAILABILITY

Chad Heer, CCIM | 612.963.5147, ChadHeer@KWCommercial.com

PROPERTY HIGHLIGHTS

- On-site fitness center
- Conference/training facility
- Vending and break area
- Direct access to both I-35 and CR 36
- 244 Parking stalls (Free parking)
- Local Owner + a Very responsive and full-time onsite Asset Manager / Tenant advocate

OFFERING SUMMARY

Lease Rates:	\$ 12.67/RSF (NNN) First floor and Lower Level Suite pricing varies
Available SF:	Possible Single Office Suites up to 4,000 RSF
Lot Size:	3.49 Acres
Building Size:	74,782 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,255	37,689	140,730
Total Population	5,201	89,939	335,134
Average HH Income	\$123,392	\$125,322	\$105,312

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHAD HEER

CCIM | Managing Director | Summit CRE Group MN

O: 612.963.5147

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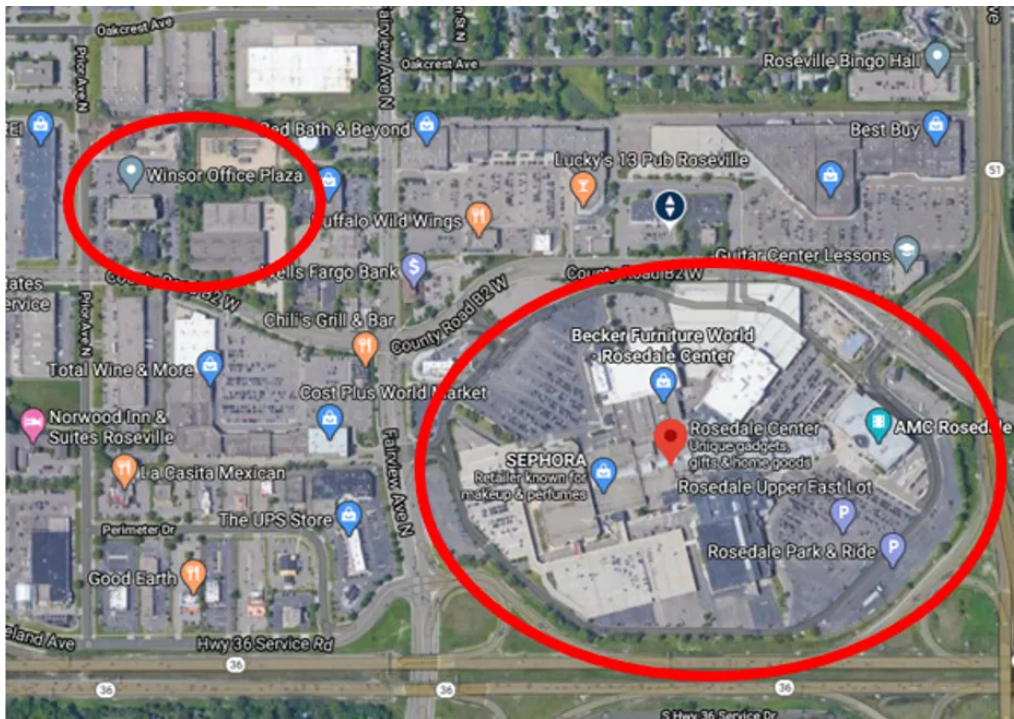
Each Office Independently Owned and Operated

PROFESSIONAL MULTI-TENANT OFFICE FOR LEASE



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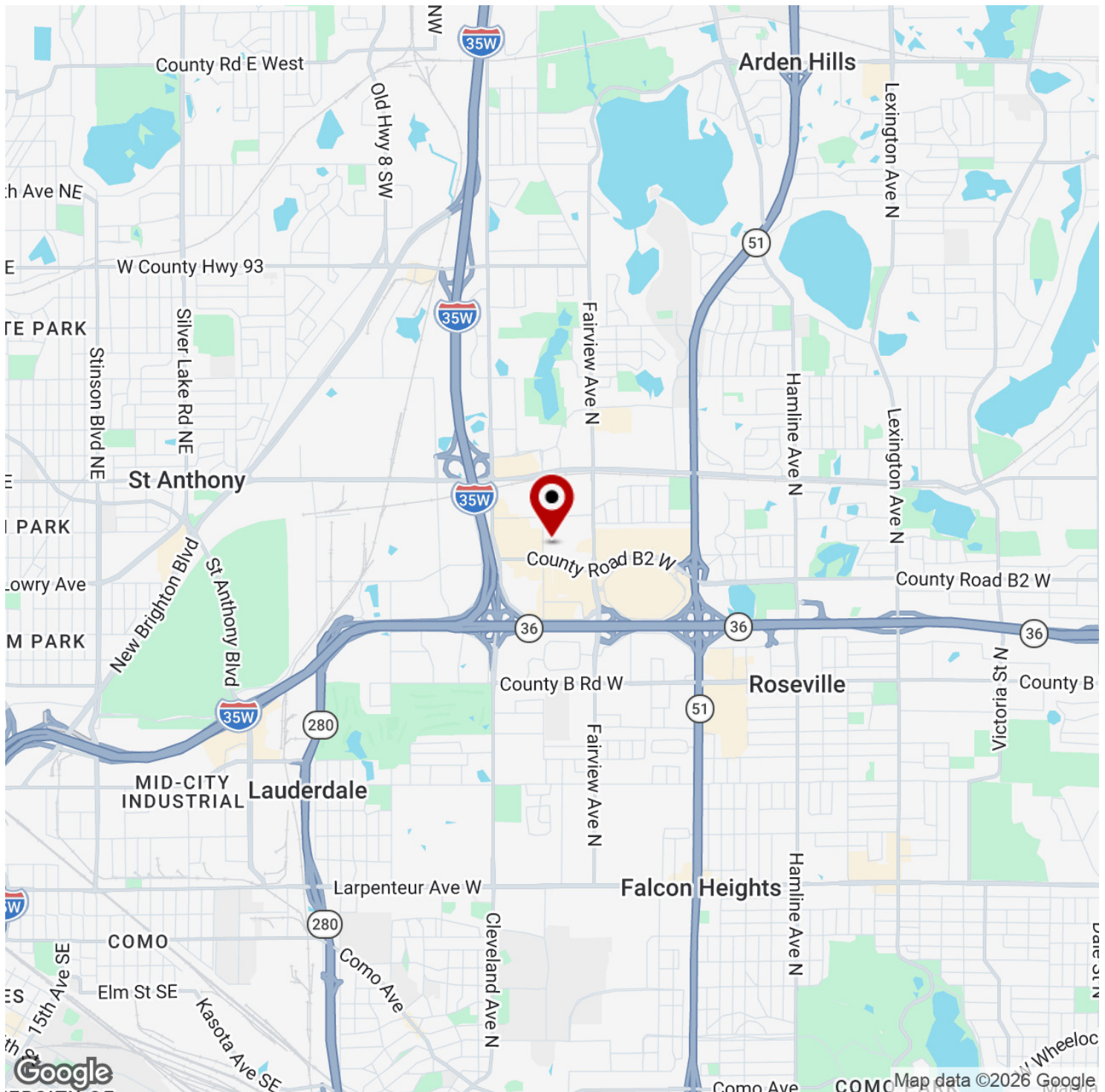
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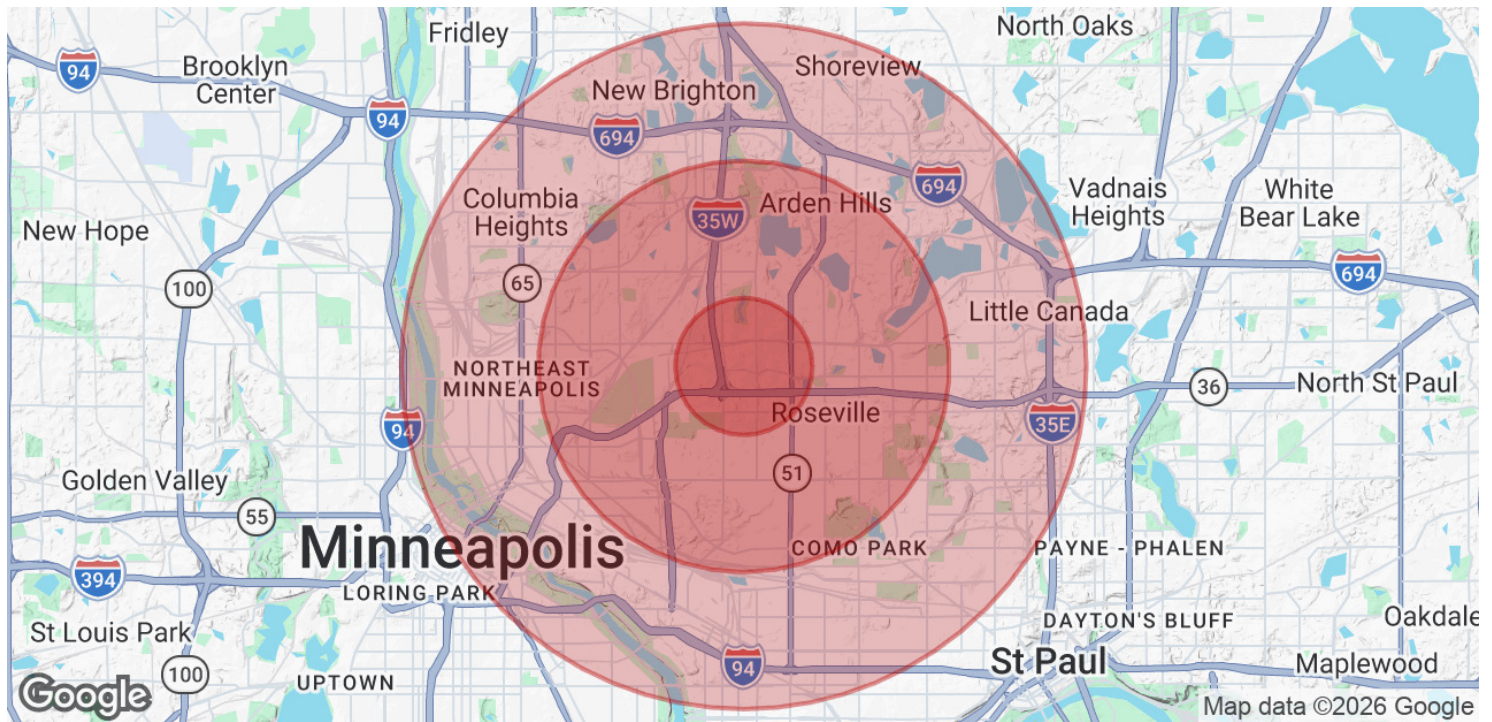
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,201	89,939	335,134
Average Age	38.4	38.8	35.5
Average Age (Male)	36.1	37.4	34.8
Average Age (Female)	39.5	40.4	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,255	37,689	140,730
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$123,392	\$125,322	\$105,312
Average House Value	\$400,880	\$372,332	\$341,061

2023 American Community Survey (ACS)

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