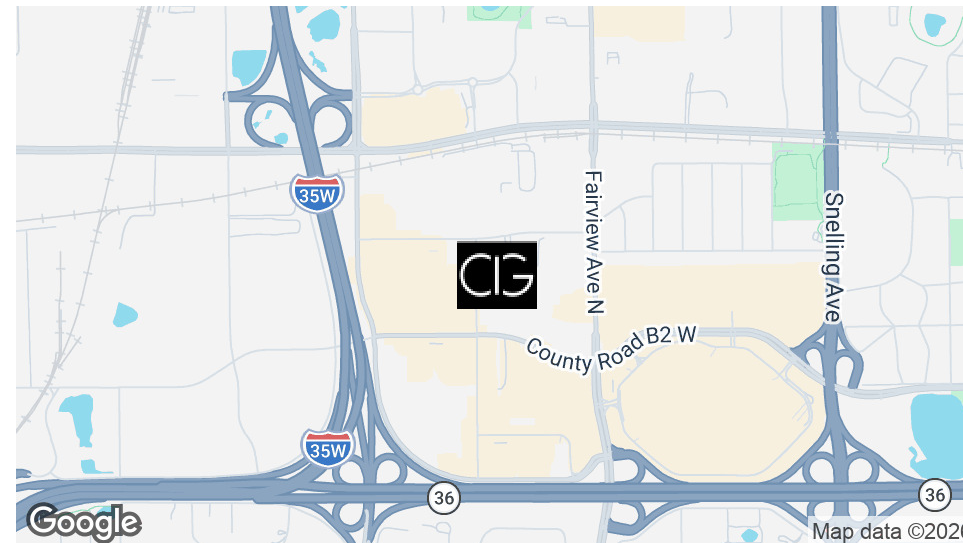
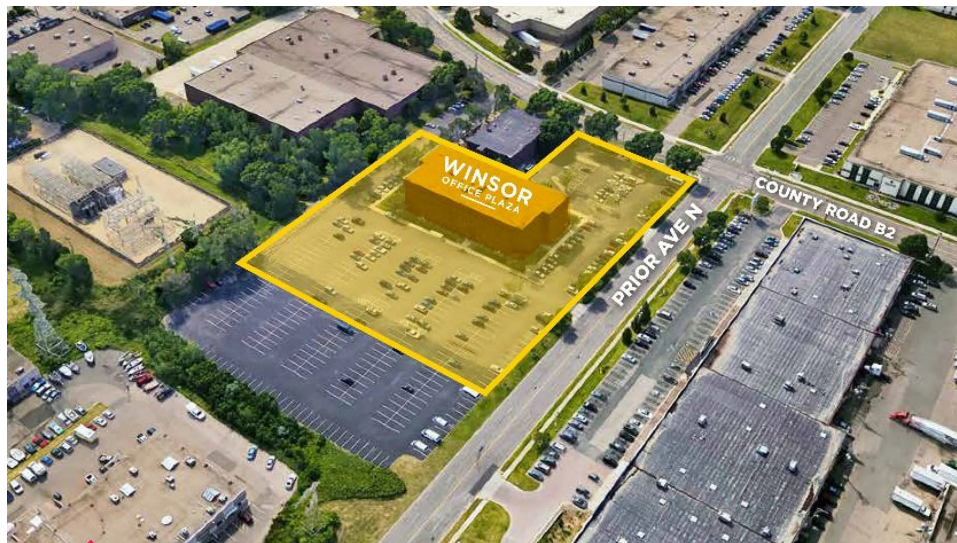




PROPERTY DESCRIPTION

Multi-Tenant professional services & medical office building centrally located in Roseville, MN. Direct access to bus line and nearby restaurants, shopping, and The Rosedale Center. A variety of suites available from Single Offices to larger spaces that can be customized to your requirements. Local ownership and onsite management makes this a wonderful location for your business. Contact Listing Broker for specific availability.

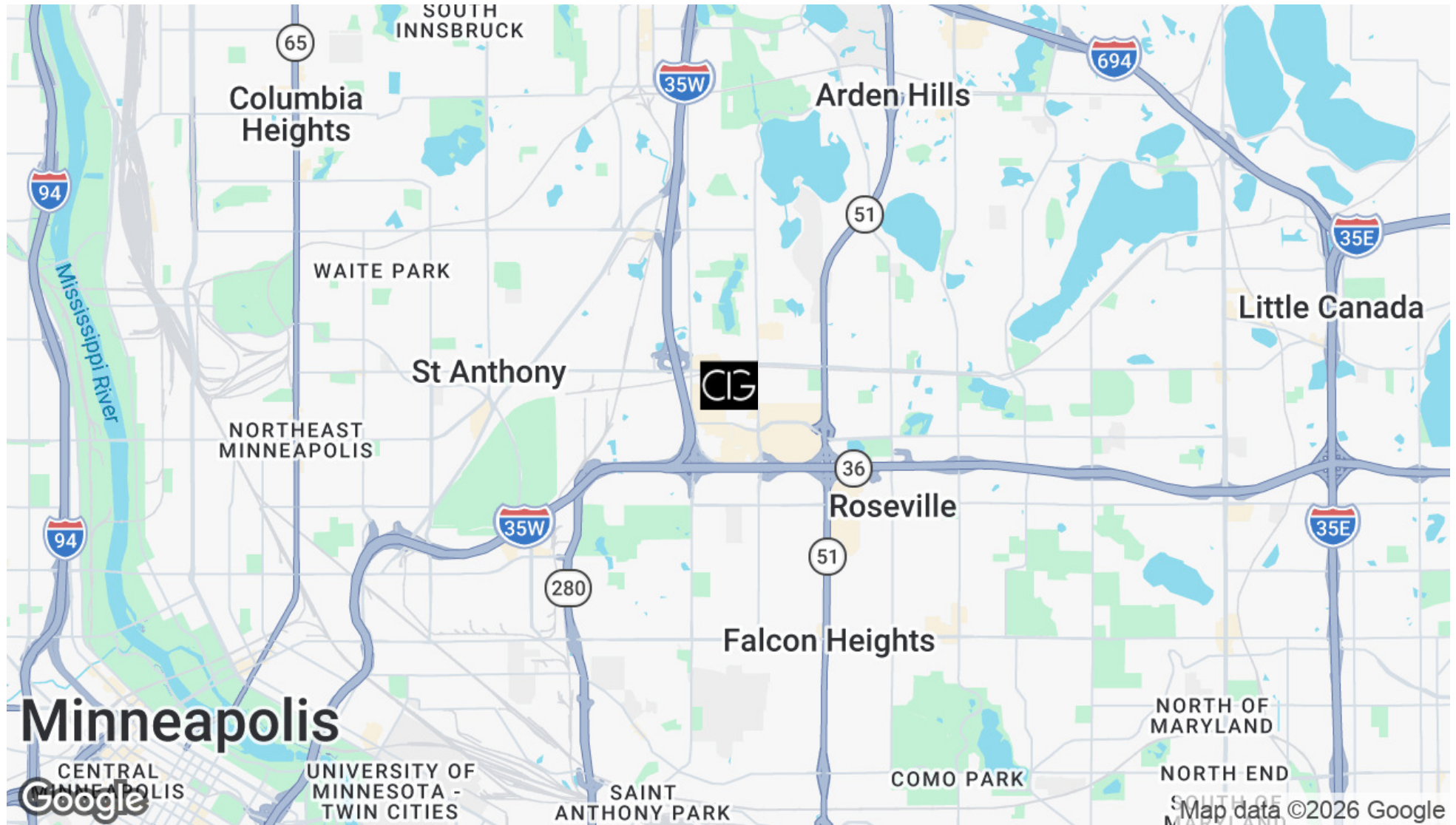
PROPERTY HIGHLIGHTS

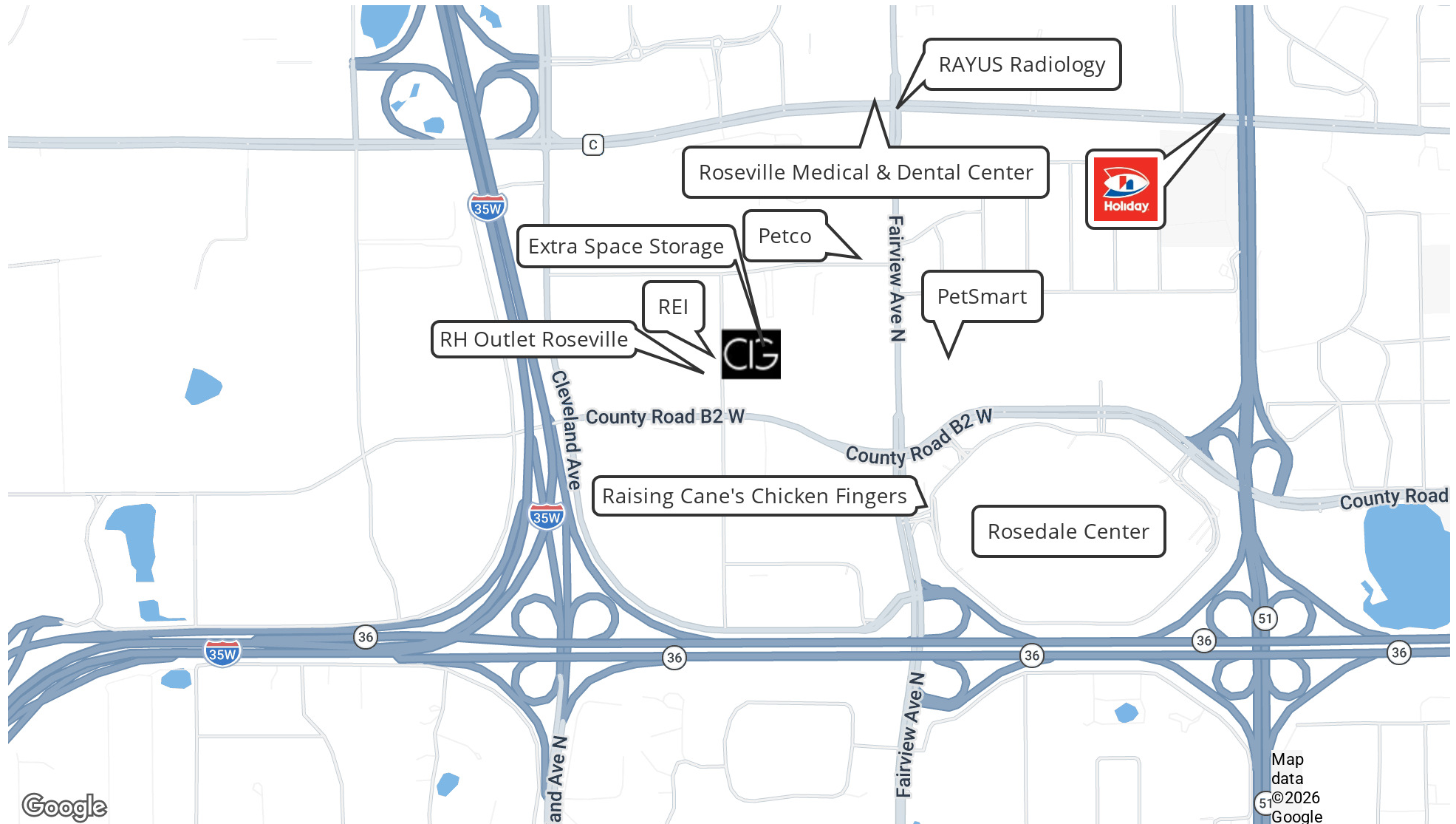
- On-site fitness center + Vending/Break Area + Conference/Training Facility
- Centrally located with direct access to both I-35, Hwy 280 and CR 36
- 244 Parking stalls onsite
- Full-time, responsive Onsite management / tenant advocate

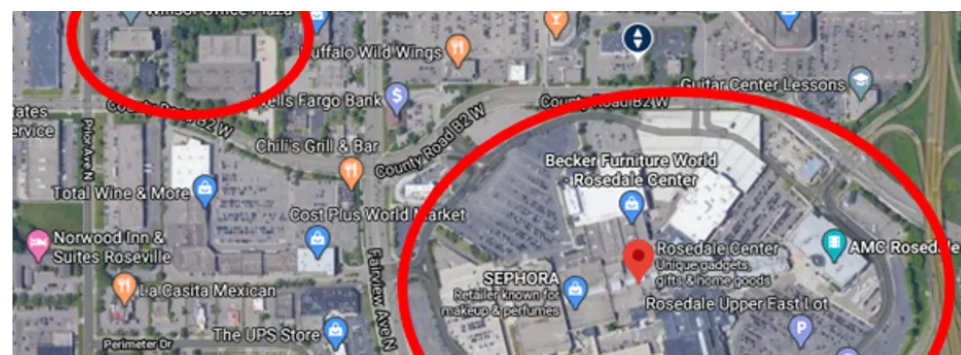
OFFERING SUMMARY

Lease Rate (NNN):	\$9 - 14 / RSF
CAM/Taxes (2026):	\$ 11.33 / RSF
Available SF:	Single Office Suites & UP
Lot Size:	3.49 Acres
Total Building Size:	74,782 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,233	37,741	140,648
Total Population	5,160	90,063	334,823
Average HH Income	\$123,625	\$125,260	\$105,317







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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,160	90,063	334,823
Average Age	38.4	38.8	35.5
Average Age (Male)	36.0	37.4	34.8
Average Age (Female)	39.4	40.4	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,233	37,741	140,648
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$123,625	\$125,260	\$105,317
Average House Value	\$400,113	\$372,200	\$340,988

2023 American Community Survey (ACS)

