

OFFICE FOR LEASE

ROSERIDGE

1611 W County Road B, Roseville, MN 55113



LOCATION DESCRIPTION

Roseridge Offices is conveniently located just south of Hwy 36 off of Snelling Ave, adjacent to Har Mar Mall and the Rosedale Shopping Center. Easy access to Hwy 36 and I-35W with 15 minutes to downtown Minneapolis or St. Paul. A block away from public transportation including Bus Rapid Transit (BRT), high frequency bus route, and the Rosedale Transit Center. The building is close to restaurants, Target, other shopping and entertainment

PROPERTY DESCRIPTION

- Building Size: 38,472
- 2025 CAM & Tax: \$10.65/SF
- Net Rates: \$11/SF—\$14/SF
(Gross rates = \$20.65-\$26.65/SF)
- Year Built: 1980
- Updated building
 - cooling tower 2020
 - parking lot 2017
 - boilers 2016
 - elevator 2015
- R/U factor: 19%
- Monument Signage, and excellent parking
- Lot size: 2.88 acres

PROPERTY HIGHLIGHTS

- Fiber available through Lumen and other providers are near/or available such as Comcast
- Ample, free surface parking
- 15 minutes to downtown Minneapolis or St. Paul
- High-Frequency bus route, near Rosedale Transit Center and Bus Rapid Transit on Snelling Ave
- Easy Access to Hwy 36 and I 35W
- Building Conference Room and vending room
- Close to restaurants, shopping, and entertainment
- Monument Signage
- Management and maintenance
- Janitorial Service 5 days/wk is included in CAM

OFFERING SUMMARY

Lease Rates:	\$10/SF - \$16/SF Net
Available Square Feet:	646 SF - 2,499 SF
Improvements:	Negotiable <i>Will build to suit</i>
CAM & Tax:	\$10.65/SF
Term:	3-5 years & Negotiable

KW Commercial
14665 Galaxie Ave, Suite 350
Apple Valley, MN 55124

Thomas Mollner
Agent
Office: 651.262.1026

Mobile: 651.592.2222

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 to the possibility of errors, omissions, change of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE



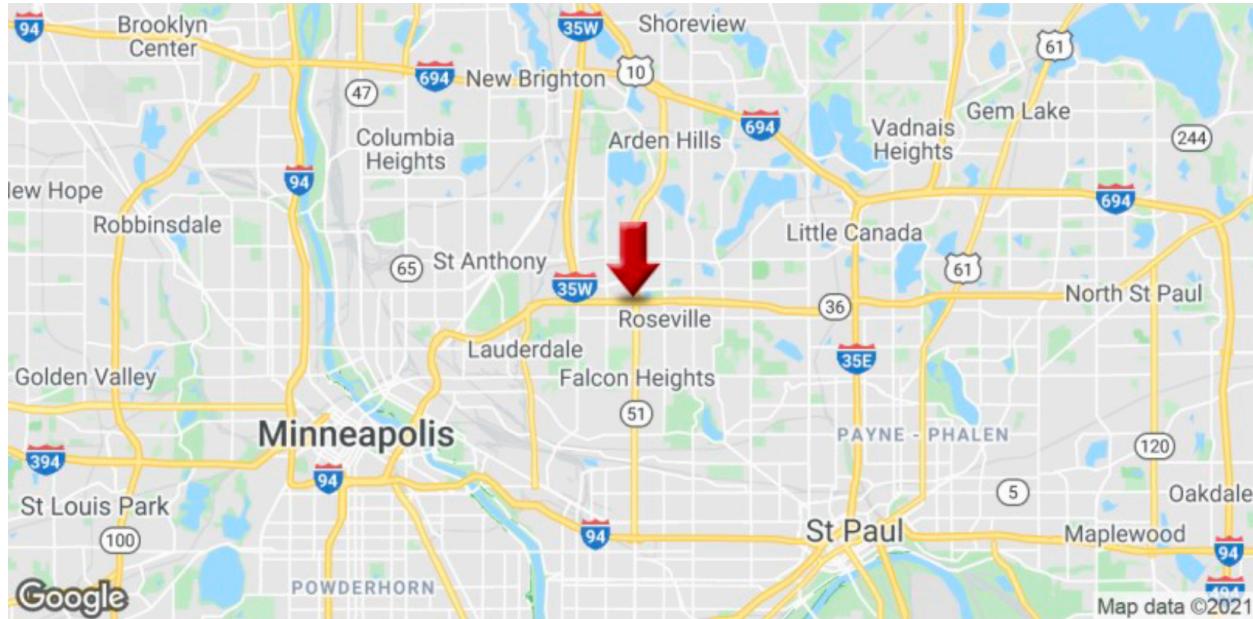
KW Commercial
14665 Galaxie Ave, Suite 350
Apple Valley, MN 55124

Thomas Mollner
Agent
Office: 651.262.1026

Mobile: 651.592.2222

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 to the possibility of errors, omissions, change of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE



KW Commercial
14665 Galaxie Ave, Suite 350
Apple Valley, MN 55124

Thomas Mollner
Agent
Office: 651.262.1026

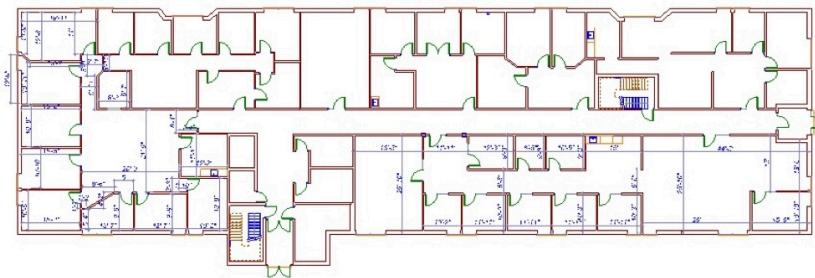
Mobile: 651.592.2222

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 to the possibility of errors, omissions, change of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

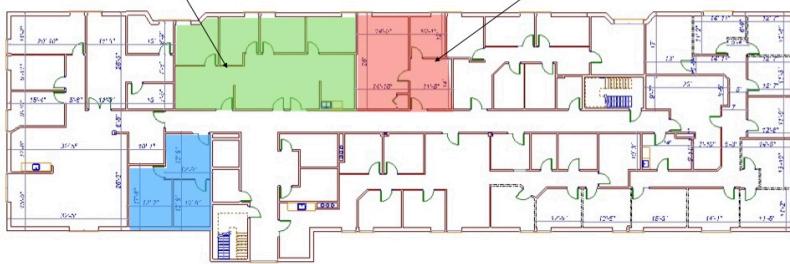


FIRST FLOOR



SUITE 217 - 219
~500 - 1,584 RSF

SECOND FLOOR



SUITE 215
816 RSF

THIRD FLOOR



SUITE 314
1,071 RSF

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201	AVAILABLE	646 SF	NET	\$14/SF	Great office with 2 private offices with lots of natural light & a small reception area. Existing 1/4" water line. Updated ceiling tiles & LED lights
215	AVAILABLE	816 SF	NET	\$14/SF	Office with small office and reception area. Large common work area. Updated ceiling tiles & LED lights
217 - 219	AVAILABLE	500 - 1,584 SF	NET	\$11-\$14/SF	Updated ceiling tiles & LED lights. Can be subdivided
314	AVAILABLE	1,071 SF	NET	\$11/SF	3rd floor office with nice views of Snelling Ave.

KW Commercial
14665 Galaxie Ave, Suite 350
Apple Valley, MN 55124

Thomas Mollner
Agent
Office: 651.262.1026

Mobile: 651.592.2222

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 to the possibility of errors, omissions, change of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.