

# Showroom, Retail and Office/Tech, for Lease

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Please click on the image above to watch the property overview video or [click here](#).

## Financially strong local ownership ready to make market deals

### Leasing Information

Location: 1500 - 1550 W MN-36, Roseville, MN 55113

Building Size: 200,000 SF

Available SF: 200,000 SF

Remodeled: 2000 & 2010

Floors: 2 Floors

Parking: 817 Surface Stalls | 4.07/1,000 SF

Lease Rate: Negotiable based on TI package

Zoning: E1 - Zoning & MU-4 Zoning

Market: Minneapolis/St. Paul

Submarket: Suburban St. Paul

Electrical: Large electrical capacity & back up power

## Get in touch

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# 13.9 Acres with 200,000 SF For Lease on Highway 36

**Parcels:**

<b>West:</b>	102923330001	6.26 acres	E-1 zoning
<b>East:</b>	102923340002	5.73 acres	E-1 zoning
<b>South:</b>	102923330002	1.91 acres	MU-4 zoning

**Parking:**

<b>West:</b>	264
<b>East:</b>	309
<b>South:</b>	227
<b>Total:</b>	800

**Buildings:**

- West: Single story 103,903 SF building
- East: Two-story 93,198 SF building

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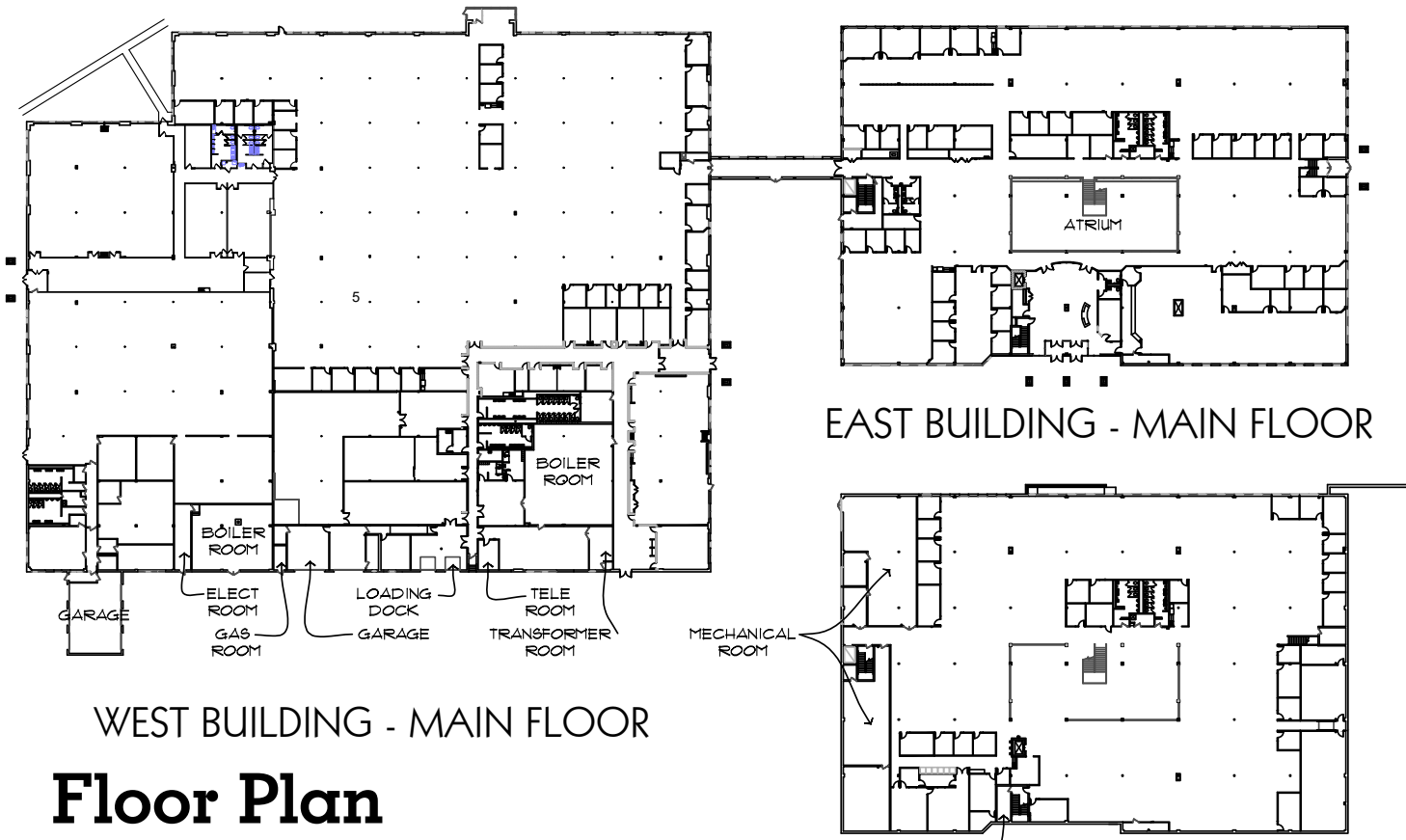
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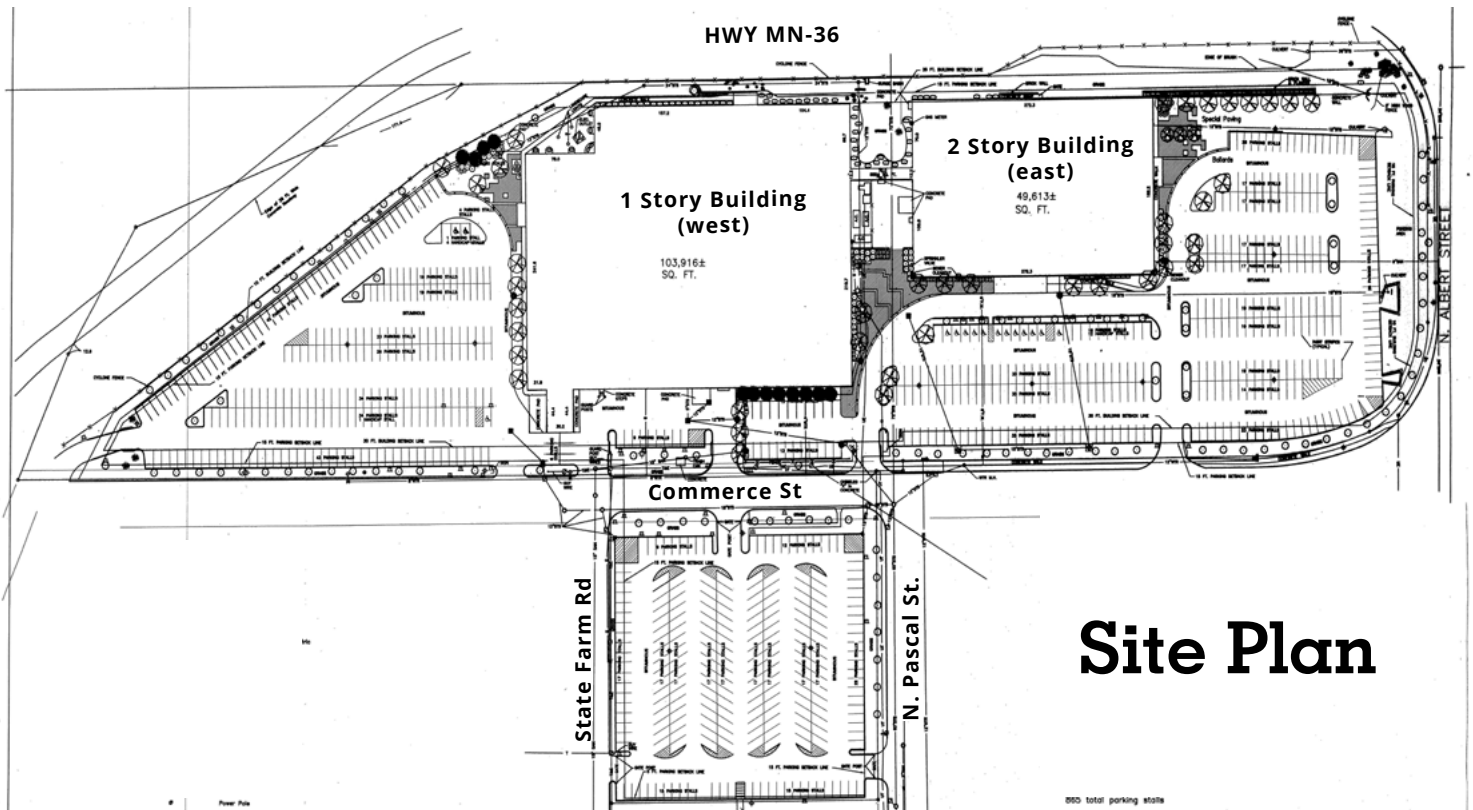
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# Floor Plan



# Site Plan

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# Amenities Map



## Highlights

- Great Location:
  - Highly visible
  - Highway 36 (77,000 VDP)
  - Snelling Ave. (46,000 VDP)
  - Across from Rosedale Center
  - Adjacent to Target
  - Direct access from Highway 36 ramp
- Well maintained space with 13' ceiling heights, garage space with 3 drive-in doors, abundant parking

## Demographics

	1 Mile	3 Miles	5 Miles
Population	7,769	81,185	338,178
Household	3,393	34,663	135,019
Avg. Income	\$74,748	\$77,587	\$66,893





**To plan a tour or for more information,  
get in touch.**

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