



OFFICE SPACE FOR LEASE

Roseville West

2277 MN-36 | Roseville, MN 55113

Andrei Bortnov

Principal Manager, CCIM

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www.greatlandres.com

5821 Cedar Lake Rd S, Suite 350,
St. Louis Park, MN 55416



PROPERTY FEATURES

2277 Highway 36 in Roseville is a modern office building centrally located at the intersection of 35W and Highways 36 and 280, providing direct access to downtown Minneapolis and convenient commutes to the greater Twin Cities metro area. There are multiple spaces available, with ownership open to flexible lease terms that will help set your business up for long term success. Minutes away from Rosedale Center, three golf courses, and an abundance of restaurants, 2277 Highway 36 will place your business in an area that has undergone spectacular redevelopment in recent years.



TOTAL BUILDING SIZE
78,843 SF

SUITE SIZES
1,885 SF & 2,693 SF

LEASE RATE
\$10.00/SF

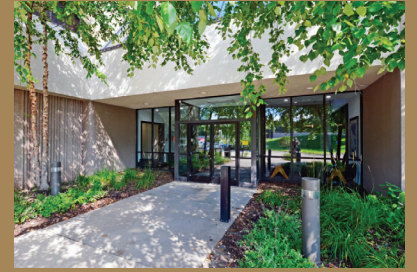
LEASE TYPE
NNN

TAX/ CAM
\$10.32/SF/yr

YEAR BUILT
1982

ZONING
Office/ Business Park

PERMITTED USES
Traditional office, community educational center, government facilities, art studio, medical and dental clinic, laboratory, and many more permitted uses.



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GREATLAND
REAL ESTATE SERVICES

GENERAL HIGHLIGHTS

Availability : Space is ready for immediate occupancy

Best Uses : Traditional office (insurance, non-profit, real estate/ investment firm, law firm, counseling, medical) or community educational facility

Sprinkler System : Yes

Elevators : Yes

Loading : Dock

HVAC : Fully heated and air conditioned

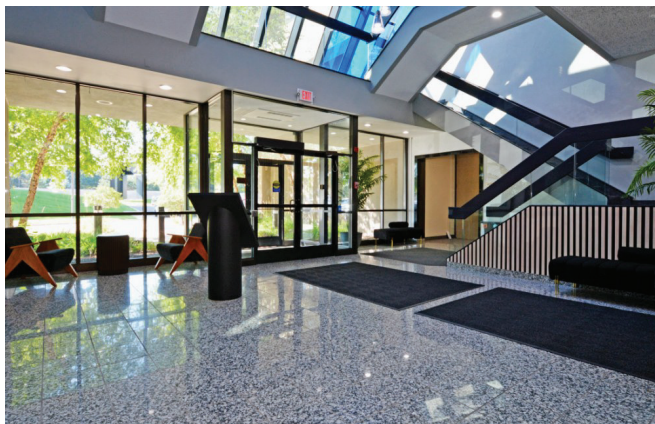
Floors : 3

Parking : Surface, 285 spaces

Traffic Counts : 152,000 VPD (on 35W)

Proximity to Highways : Within 5 minutes to 35W and Hwy 36

Amenities : Small conference room, large conference room, break area including kitchenette, and patio



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FLOOR PLAN



FLOOR 1

Suite 315: 2,693 SF

Suite 355: 1,885 SF

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DEMOGRAPHICS



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	1 Mile	3 Mile
POPULATION	1,963	107,398
HOUSEHOLDS	862	44,729
MEDIAN AGE	49.50	34
MEDIAN HH INCOME	\$97,767	\$69,106

DEMOGRAPHICS

	1 Mile	3 Mile
DAYTIME EMPLOYEES	10,442	85,263
POPULATION GROWTH '20-25'	Up 1.07%	Up 2.61%
HOUSEHOLD GROWTH '20-25	Up 0.70%	Up 2.31%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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