



# Gateway West Business Center I

2100 - 2140 W County Road C  
Roseville, MN



9,510 SF  
Available for lease

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Gateway West Business Center I is a 48,287 SF High Image Office/Showroom building in the heart of Roseville. Featuring immediate access to I-35W, Highway 36 and many area amenities

### Building amenities

- > 48,287 SF High Image Office/Showroom building
- > Excellent visibility from County Road C
- > Many uses available - including industrial, retail, office and medical office
- > Immediate access from I-35W and Hwy 36

**Building size** 48,287 SF total

**Year built** 1992

**Currently available** **Suite 2106**  
 9,510 SF Total  
 7,675 SF Office  
 1,885 SF Warehouse

**Loading** **Suite 2106:**  
 One (1) dock door  
 One (1) drive-in door (can be added)

**Zoning** Office/Business Park

**Power** 200 AMP 208/120 - 225A/480

**Parking** 4.00/1,000 SF

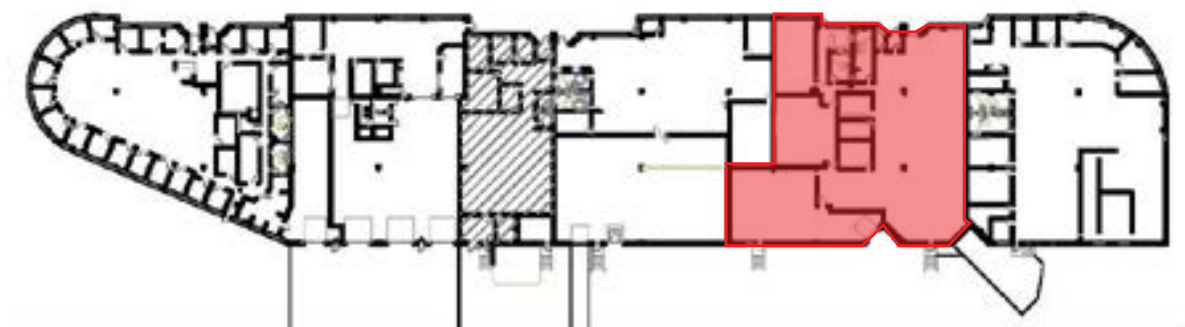
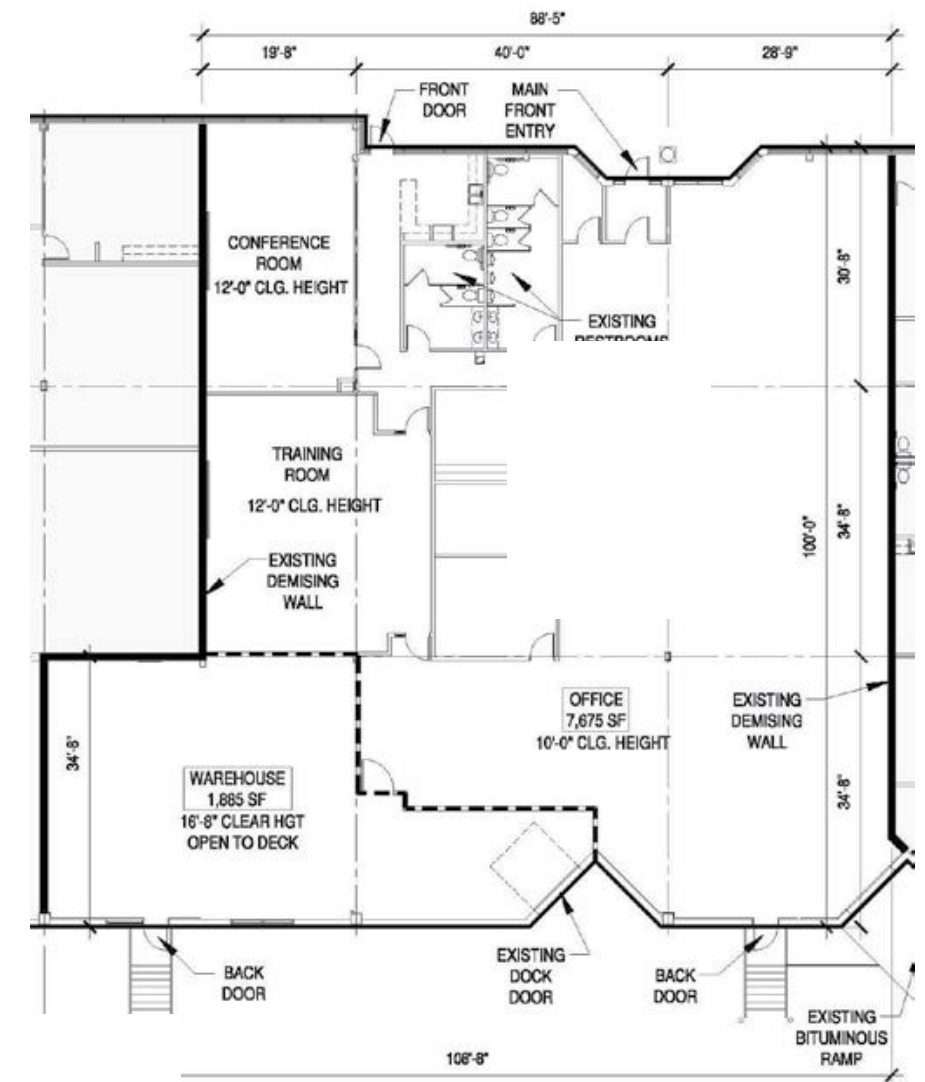
**Clear Height** 16'

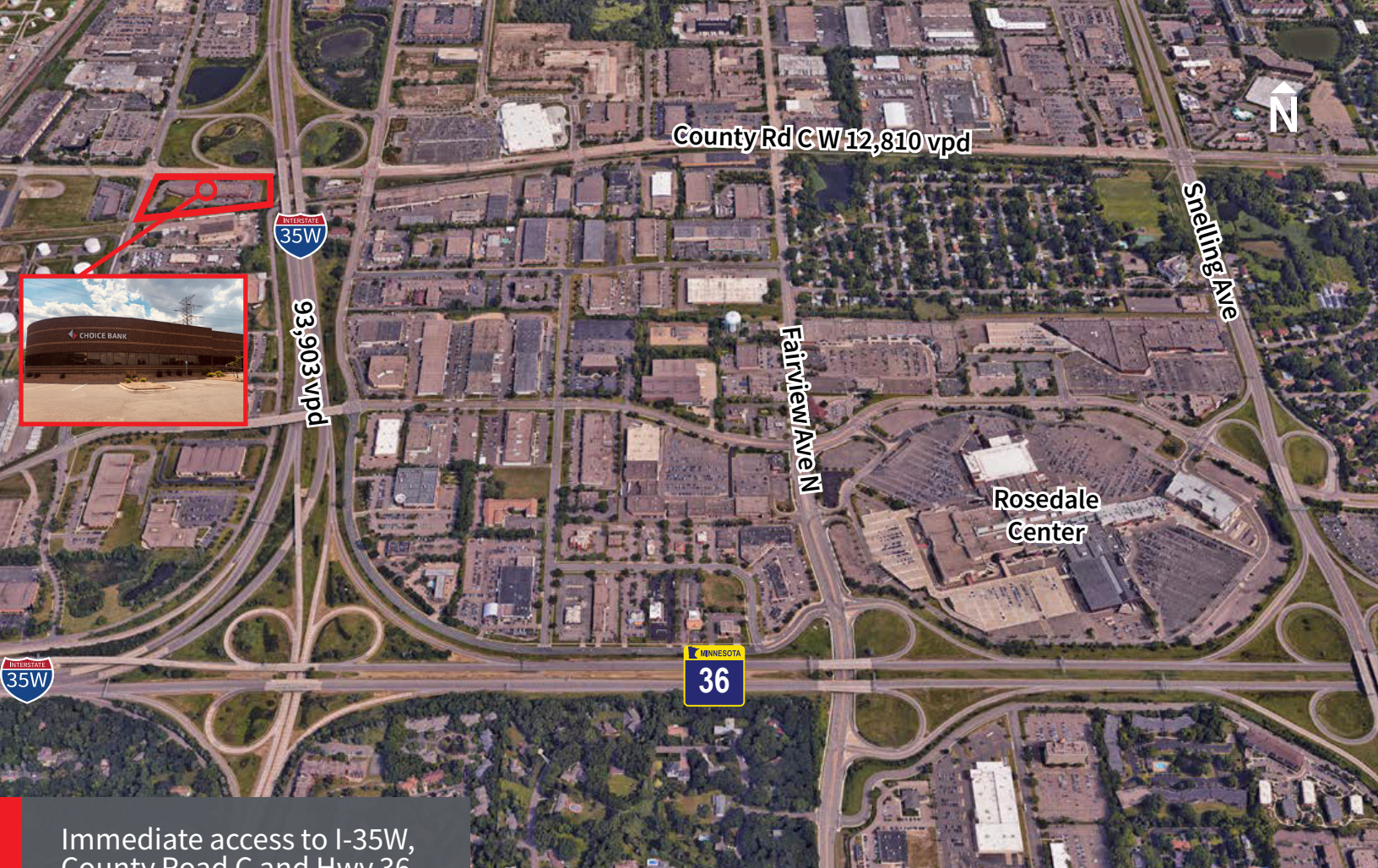
**Lease Rate** Negotiable

**2024 Est CAM & Tax** \$4.07 /SF Tax  
 \$2.97 /SF Op Ex  
 \$7.04 /SF Total

### Floor Plan

**Suite 2106:**  
 7,675 SF office  
 1,885 SF warehouse  
**9,510 SF total**





Immediate access to I-35W,  
County Road C and Hwy 36

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