



**For Lease**

# MULTIPLE SPACES AVAILABLE ST PAUL BUSINESS CENTER

245 Roselawn Ave, Maplewood, MN 55117

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OBSIDIAN GROUP





# Property Profile

St. Paul Business Center is located directly off 35E with Interstate visibility and easy on/off access to Highway 36 and Interstate 94. We currently have multiple options available with a drive in door and open office concept.

## Address

245 Roselawn Ave, Maplewood, MN 55117

## Availability

**Suite 31:** Approx. 3,689 Square Feet **(10/1/2026)**

- Majority office build-out

**Suite 34:** Approx. 2,480 Square Feet

- Dock Door

## Rent + CAM/Tax

Negotiable (NNN) + \$6.90/SF (2025)

## Zoning

PUD - Traditional Office/Warehouse Use.

## Clear Height

12 Feet

## Loading

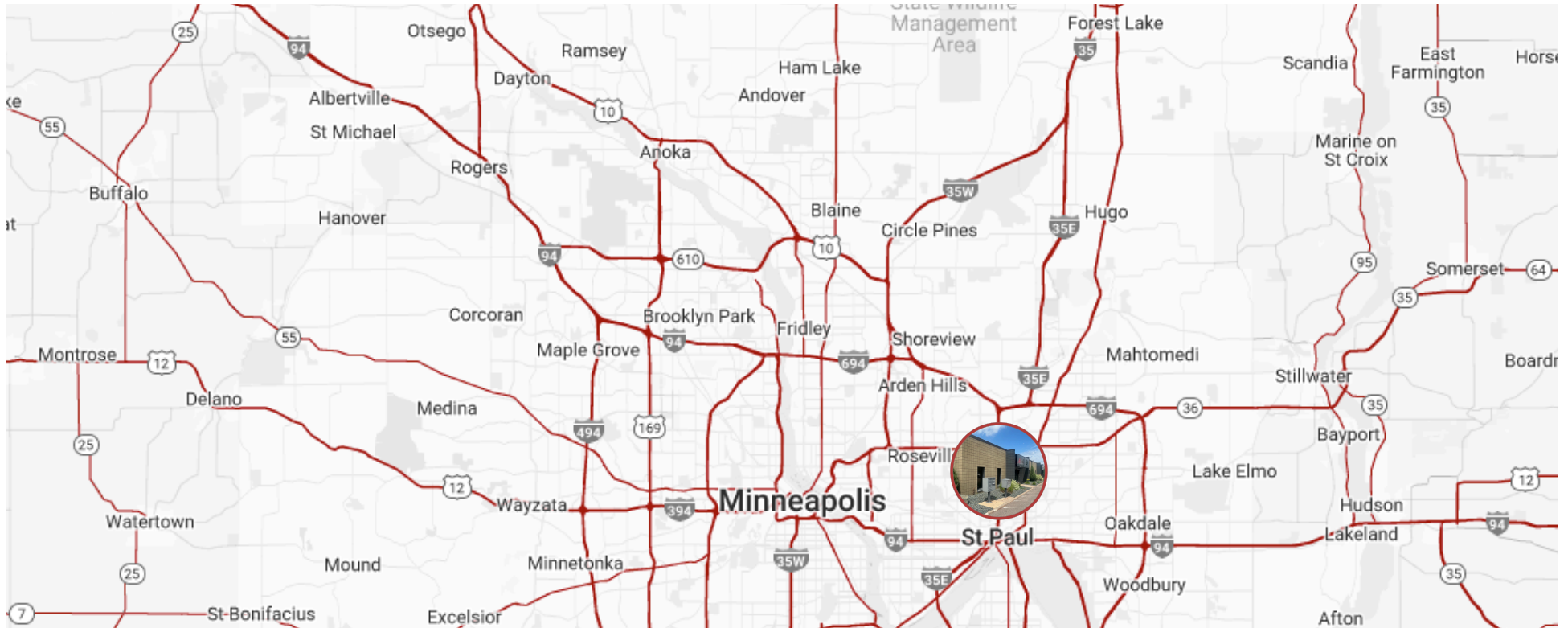
Drive-In (10')  
Dock Door



# Property Photos



# Property Proximity



## POPULATION

POPULATION

MEDIAN AGE

DAYTIME EMPLOYEES

1 MILE

11,488

33

4,352

3 MILES

113,368

35

51,520

## HOUSEHOLDS

1 MILE

HOUSEHOLDS

MEDIAN HH INCOME

4,136

\$56,683

3 MILES

40,719

\$65,422



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