

Hamline Ave Business Center

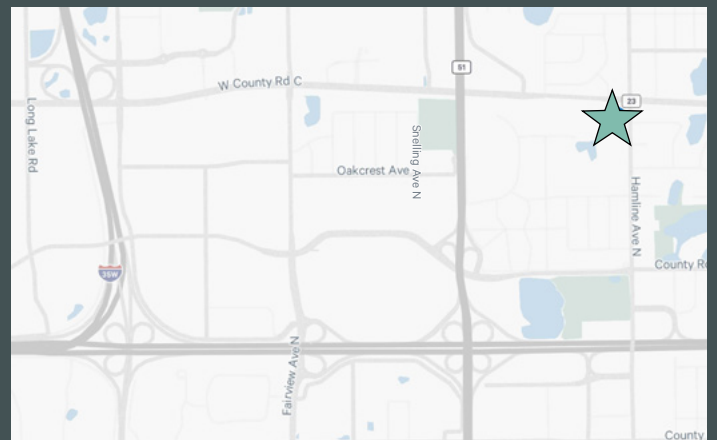
2611 Hamline Avenue
Roseville, MN 55113

15,729 SF Available (5,249 SF Seller Leaseback)

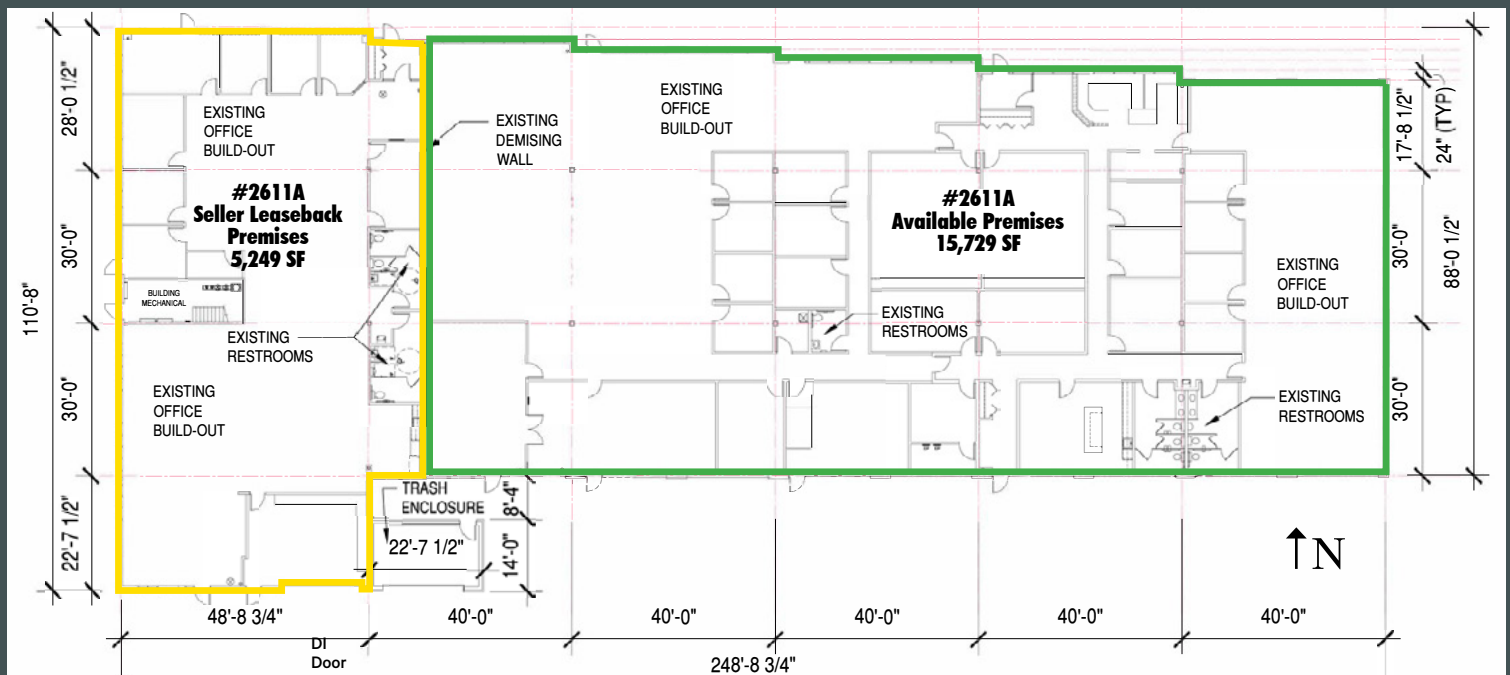


Property Features

- + High quality owner-occupant or investor opportunity with in-place income via partial seller leaseback
- + Flexible zoning allows for an abundance of uses including office, showroom, retail, daycare, veterinary clinic, banking etc.
- + Great proximity to Rosedale trade area and its retail, hotel and restaurant amenities



Total Building SF	21,978 SF	Generator	1200 KW
Available SF	Suite 2611 ± 15,729 SF	Column Spacing	30' x 40' Typical
Lot Area	1.75 acres	Parking	107 stalls (4.87/1000)
Ceiling Height	10' (14' to bottom of bar joist)	Sale Price	\$3,250,000 (\$147.88 PSF)
Loading	1 drive-in door (at available space)	Est. 2025 Tax/Opex	\$7.50 PSF
Year Built	1997	Seller Leaseback Terms	5 years at \$12.00 PSF NNN + 3% increases



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