

THE INTERCHANGE CAMPUS

2335, 2355, 2361 MN-36 | Roseville, MN

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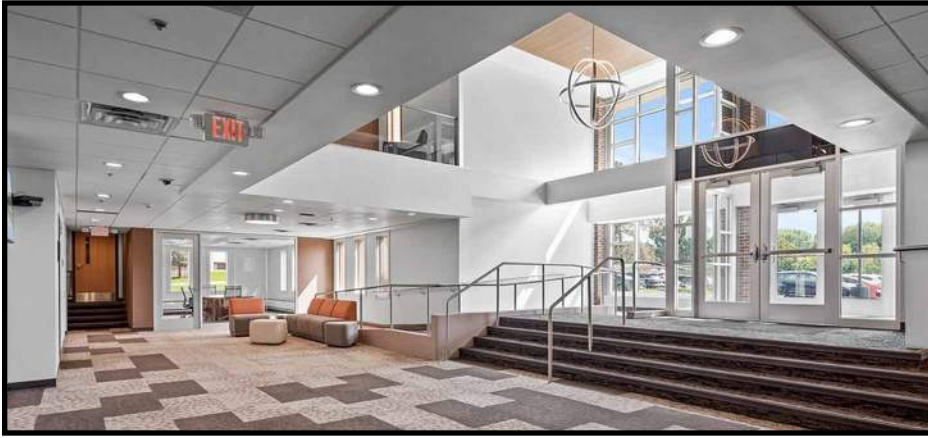
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PROPERTY OVERVIEW

The Interchange Office Campus is a premier office park strategically located at the intersection of Interstate 35W, MN Hwy 36, and MN Hwy 280, offering excellent connectivity to both Minneapolis and St. Paul. This three-building campus provides a variety of office spaces tailored to meet the needs of modern businesses. Key features include a prime location just 10 minutes from downtown Minneapolis and St. Paul, and 22 minutes from the MSP Airport.

High visibility is ensured with signage opportunities available, exposing the campus to over 163,757 vehicles daily. As a vibrant commercial hub, the area hosts major employers in sectors such as transportation, business services, health-care, construction, and technology. The Interchange Office Campus is an ideal location for businesses seeking a dynamic and well-connected workspace in the Twin Cities metro area.



PROPERTY FEATURES

- » 126,000 Square Feet across 3 newly renovated buildings.
- » 2335: Built 1970 – Renovated 2020
- » 2355: Built 2005 – Renovated 2020/2024
- » 2361: Built 1968 – Renovated 2024
- » Shared Conference Rooms with Screen Cast
- » State of the Art Training Facility – 70+ seating
- » Mini – Market – Coming March 2025
- » Plentiful Parking (4/1000)
- » Flexible Lease Terms (options to expand)
- » Location: Less than 5 Min to I94/35W/MN36
- » Storage Units (Limited Availability)
- » Bike Storage Room
- » Exercise Facility w/Shower & Towel Service
- » Loading Dock
- » [CLICK HERE FOR 3D TOUR: Campus Common Area](#)



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Ample free parking



Fitness center equipped with locker rooms and showers



High visibility: Signage opportunities available



Training Room & multiple Conference room options



Outdoor patios



Options for flexible spaces and expansion



Abundance of natural light



Recycling programs



Grab-and-go food options



Professional management



Solar Panels and Micro Grid



Card access
24/7 surveillance cameras



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400 S 4TH STREET | MINNEAPOLIS, MN 55428 | 612.816.9526 EXT. 1

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MAIN: BUILDING 2355 - AVAILABILITY

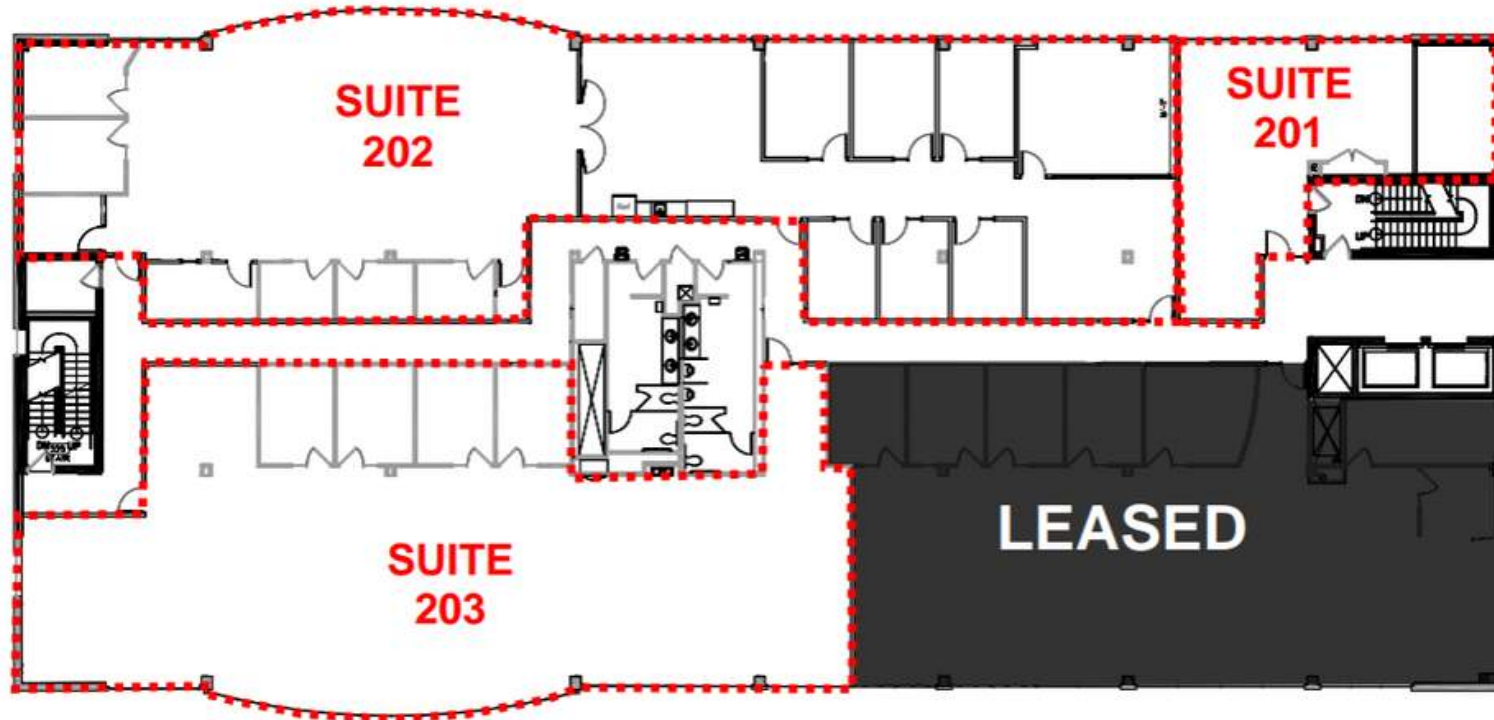
Suite 201: 1,060 SF

Suite 202: 5,437 SF

Suite 203: 4,322 SF

- » Max Contiguous: 6,497 SF
- » Min Divisible: 1,060 SF

[CLICK HERE FOR 3D TOUR: Campus Common Area](#)



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MAIN: BUILDING 2355 - AVAILABILITY



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THE INTERCHANGE IS STRATEGICALLY POSITIONED WITH QUICK ACCESS TO MAJOR ARTERIES IN THE TWIN CITIES METRO. EASY ACCESS FOR YOUR CLIENTS FOR IMPORTANT ON SITE MEETINGS & EASY ACCESS TO ATTRACT A LARGER TALENT POOL TO KEEP YOUR BUSINESS STAFFED & MOVING.




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 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	1,867	117,450	391,764
DAYTIME POPULATION	10,364	138,358	549,123
DAYTIME EMPLOYEES	9,315	88,516	374,825
2029 POPULATION	1,855	119,898	402,074
HOUSEHOLDS	789	50,509	173,127
MEDIAN HH INCOME	\$106,167	\$75,557	\$72,561
MEDIAN AGE	49.9	31.9	33.3



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