

FOR LEASE



1,177–11,545 SF Available
SNELLING OFFICE CENTER
2780 Snelling Avenue N | Roseville, MN 55113

Fantastic Roseville office location with great visibility

New ownership

Exceptional for medical or office

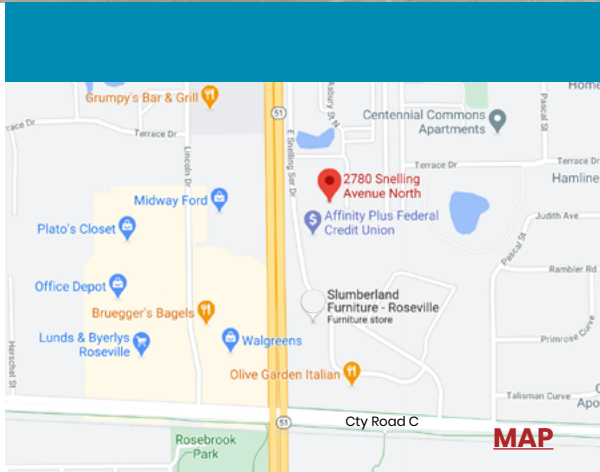
Building conference room, shared break room and outdoor seating

Incredible building and pylon signage opportunities

Between I-694 & HWY 36, just off Snelling Avenue and County Road C

Near Rosedale Mall, restaurants, hotels & retail

Metro Transit – 1.3 miles from Rosedale Transit Center



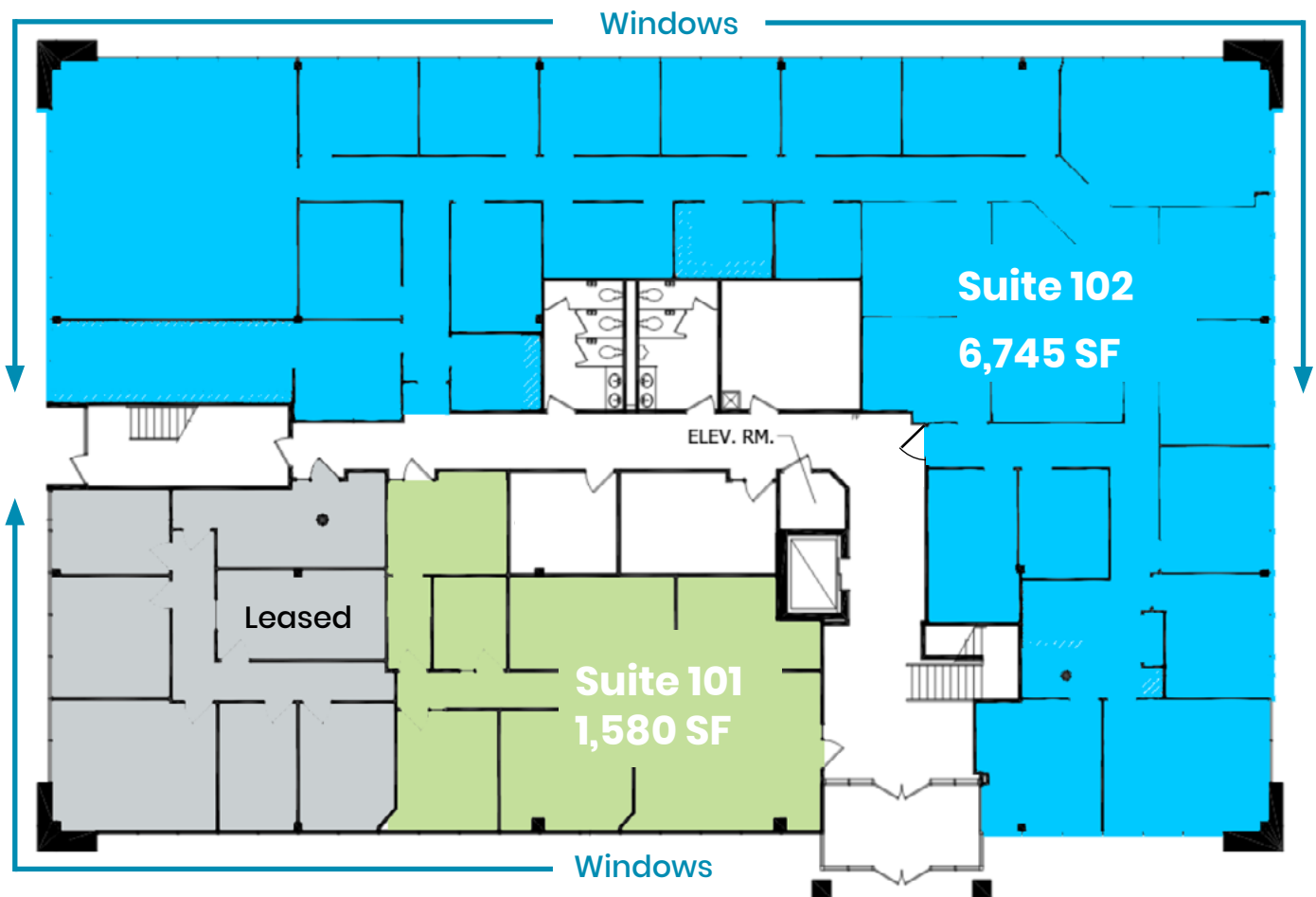
Jeff Salzbrun
612-788-1552

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Commercial Equities Group
— Investment Real Estate Services

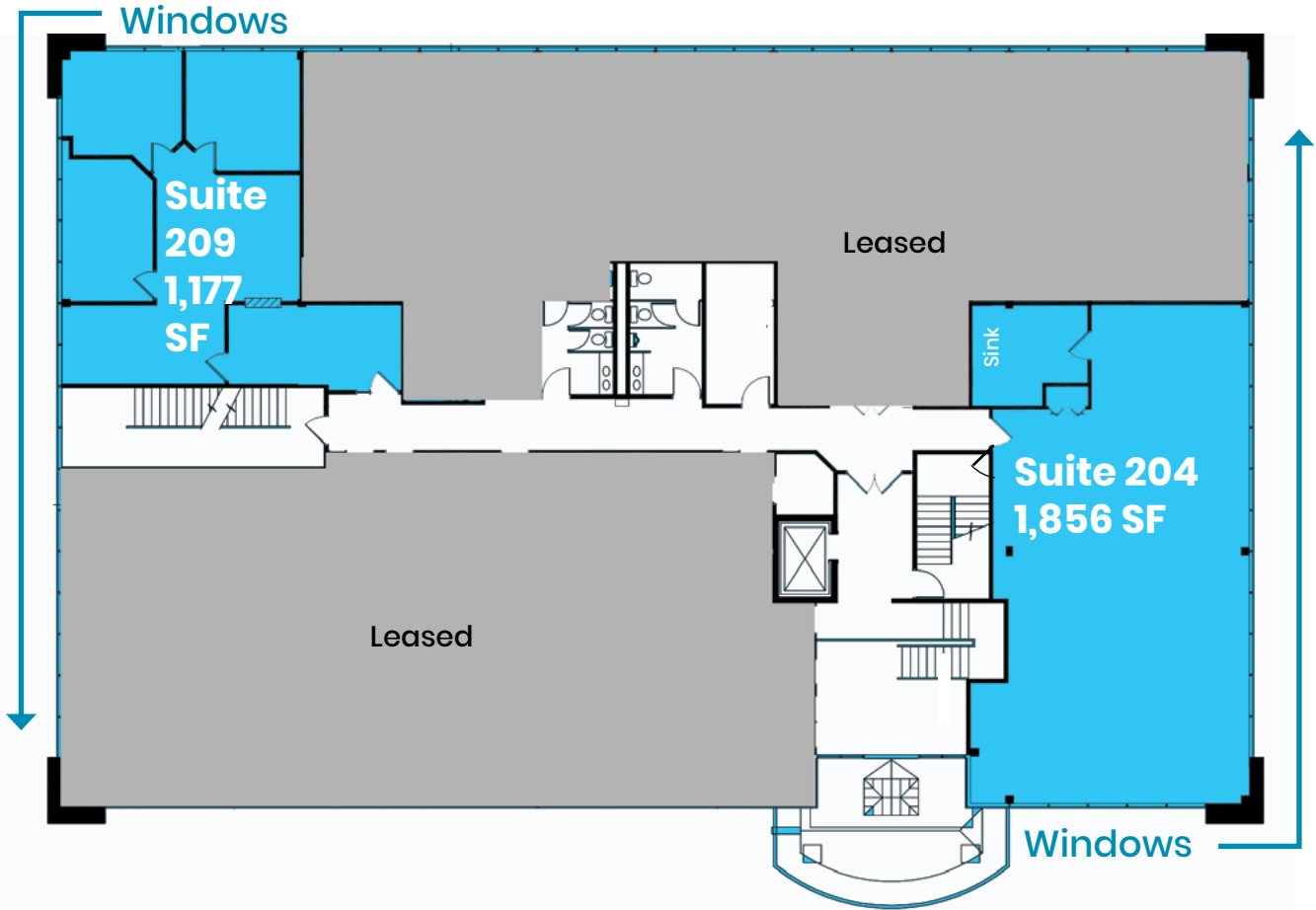
Office Net Rent: \$12.00 PSF
2021 Est. Operating Expenses: \$9.90 PSF

First Floor Contiguous Space Available in October 2021



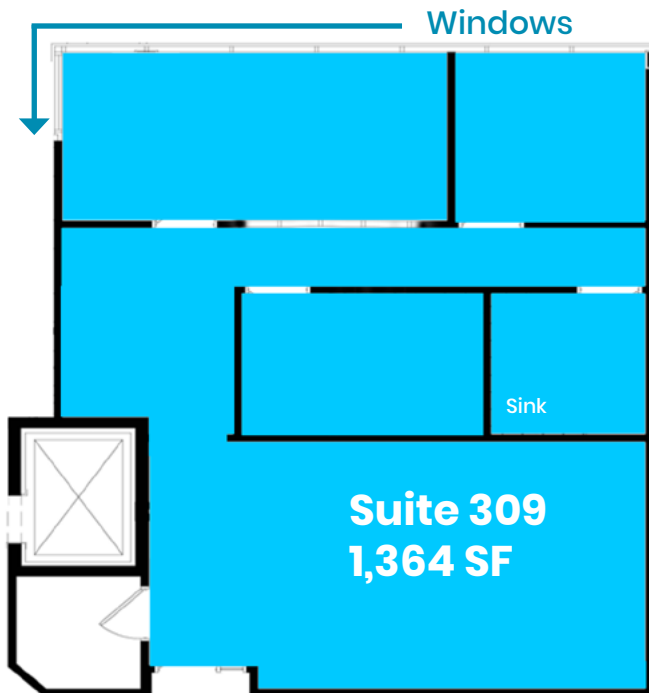
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Second Floor Suites | Natural Light and Will Demise



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Third Floor Suite | Layout Can Change to Meet Requirements



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Office Center with Building and Pylon Signage Availability



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Common Areas Include Conference Room, Break Room and Outdoor Seating



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Updated Building Perfect for Medical or Office



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Ample Parking in Suburban Setting



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