

FOR LEASE



1,025–12,193 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

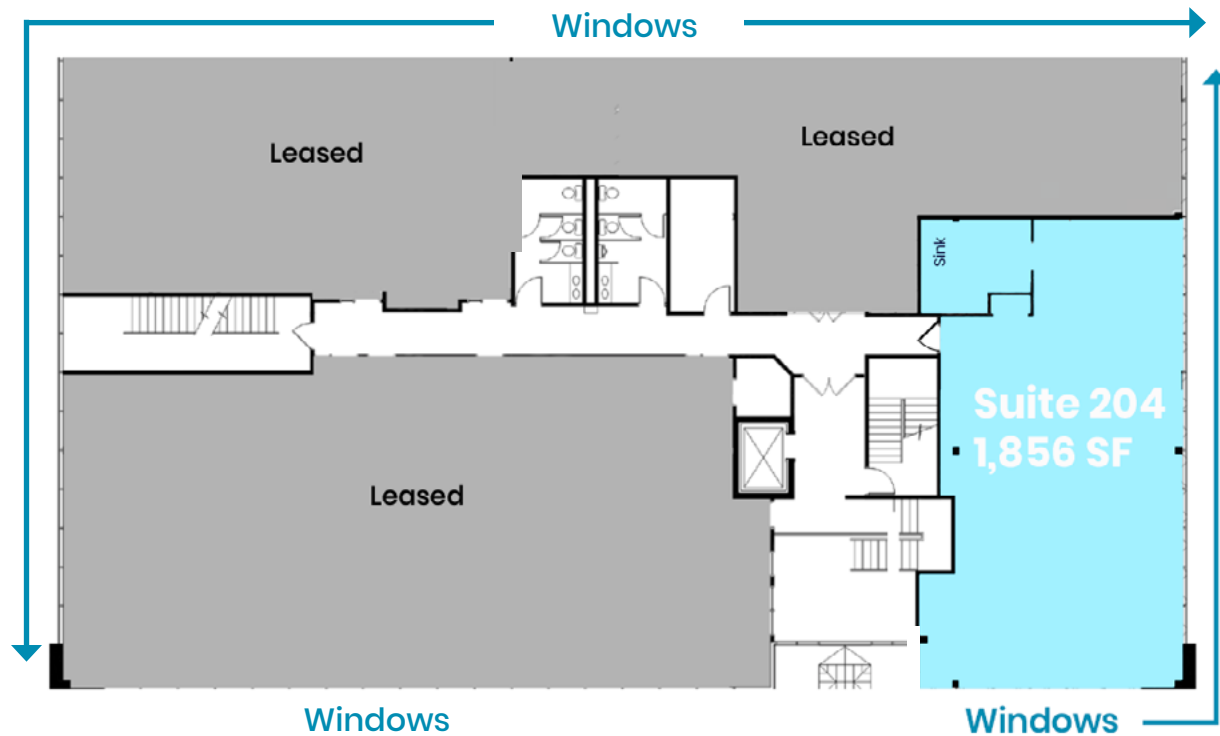
Office Net Rent: \$12.00 PSF
2022 Est. Operating Expenses: \$10.00 PSF

First Floor Contiguous Space Available



SNELLING OFFICE CENTER | 1,203-11,168 SF
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Second Floor Suites | Natural Light and Will Demise

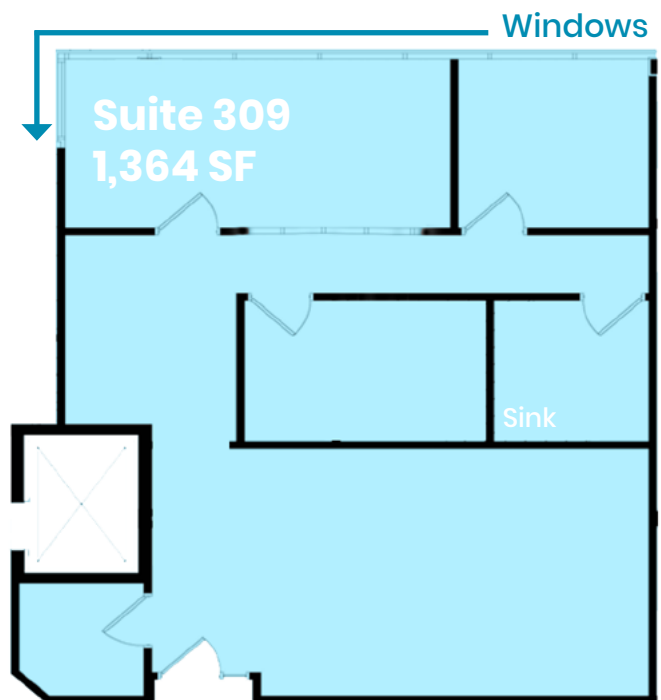
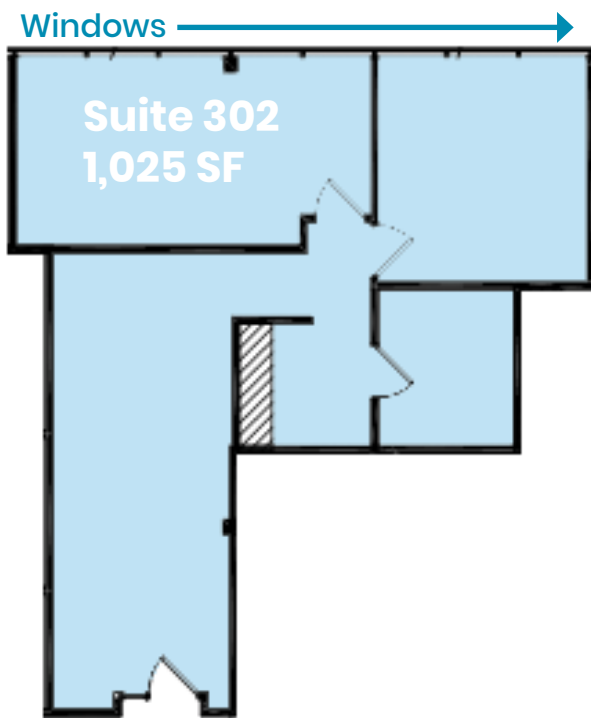
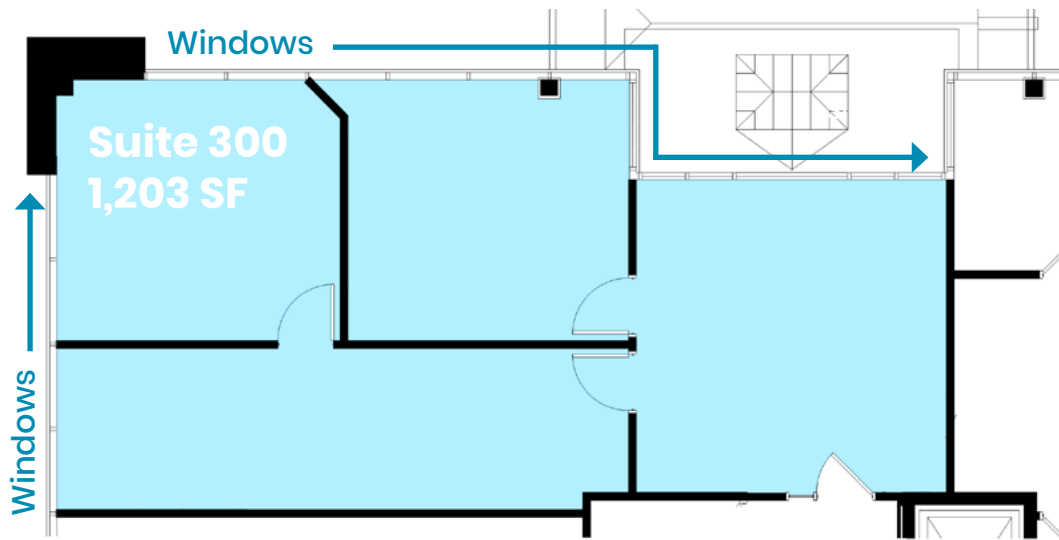


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Third Floor Suites | Layout Can Change to Meet Requirements



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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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