

2680 SNELLING AVE N #100, ROSEVILLE MN



North Central Professional Building

ROSEVILLE, MN



2680 SNELLING AVE N, SUITE 100, ROSEVILLE MN

KW COMMERCIAL

2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

PRESENTED BY:

CHAD HEER

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Executive Summary



OFFERING SUMMARY

AVAILABLE SF:	9,883 SF
LEASE RATE:	Negotiable
CAM:	\$12.41 / SF (2018)
TERM:	Sub-lease through 10/31/2022 or New Lease
LOT SIZE:	2.52 Acres
YEAR BUILT:	2007
BUILDING SIZE:	36,000 SF
SUBMARKET:	Suburban St. Paul

PROPERTY OVERVIEW

This main floor professional suite has direct access from a beautiful lobby. The entire building has high-end finishes with a nice mix of both professional and medical tenants. The site has high visibility to County Road C W. Building tenants include Associated Dentists, HealthEast Clinic, St. Paul Eye Clinic and American Title.

PROPERTY HIGHLIGHTS

- Opportunity to sublease current space or secure a new lease with Landlord
- MSP Commercial built & managed ... High quality throughout!
- Medical or Office Professional space
- Built out offices with reception area, classroom and conference rooms
- Ample parking for employees and clients
- Building and monument signage options
- Easy access to Snelling Avenue, Highway 36 and I-35W
- Close to dining, shopping, hotels and other amenities

Property Details

LEASE RATE

\$23.10 SF/YR

LOCATION INFORMATION

Building Name	North Central Professional Building
Street Address	2680 N Snelling Avenue, Suite 100
City, State, Zip	Roseville, MN 55113
County/Township	Ramsey
Submarket	Suburban St. Paul

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	Class B Office / Multi-Tenant Professional & Medical
Lot Size	2.52 Acres
APN#	03-29-23-33-0029
Submarket	Suburban St. Paul

BUILDING INFORMATION

Building Size	36,000 SF
Year Built	2007
Building Class	B
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	18,000 SF

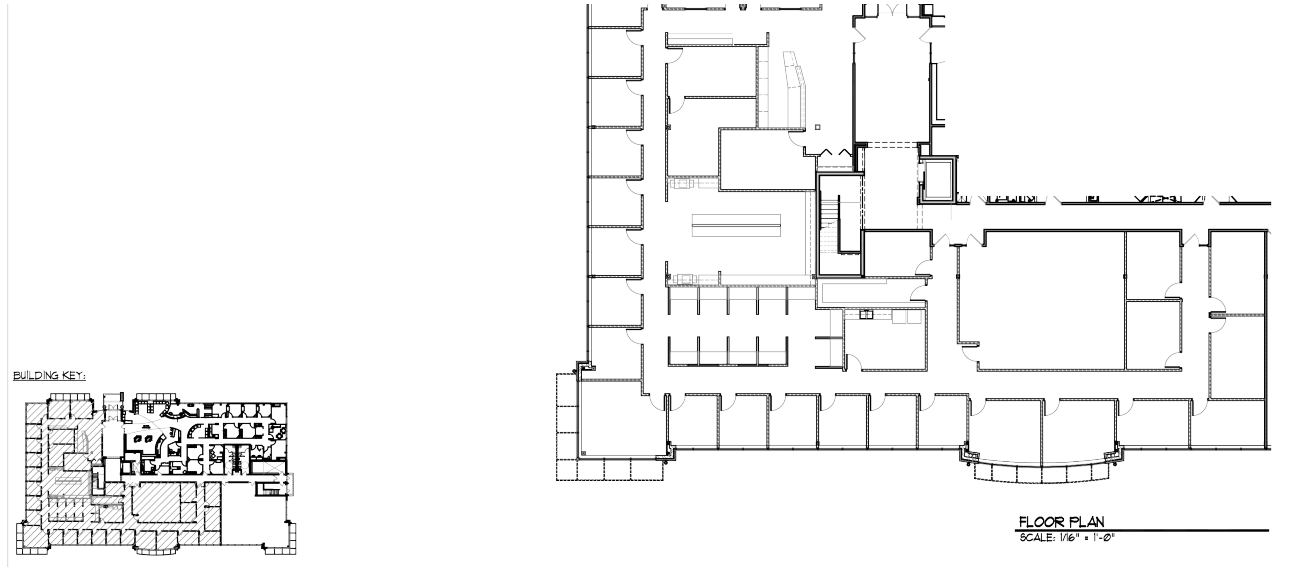
Additional Photos



Additional Photos



Available Space



GENESIS ARCHITECTURE
 4350 Baker Road, Suite #400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

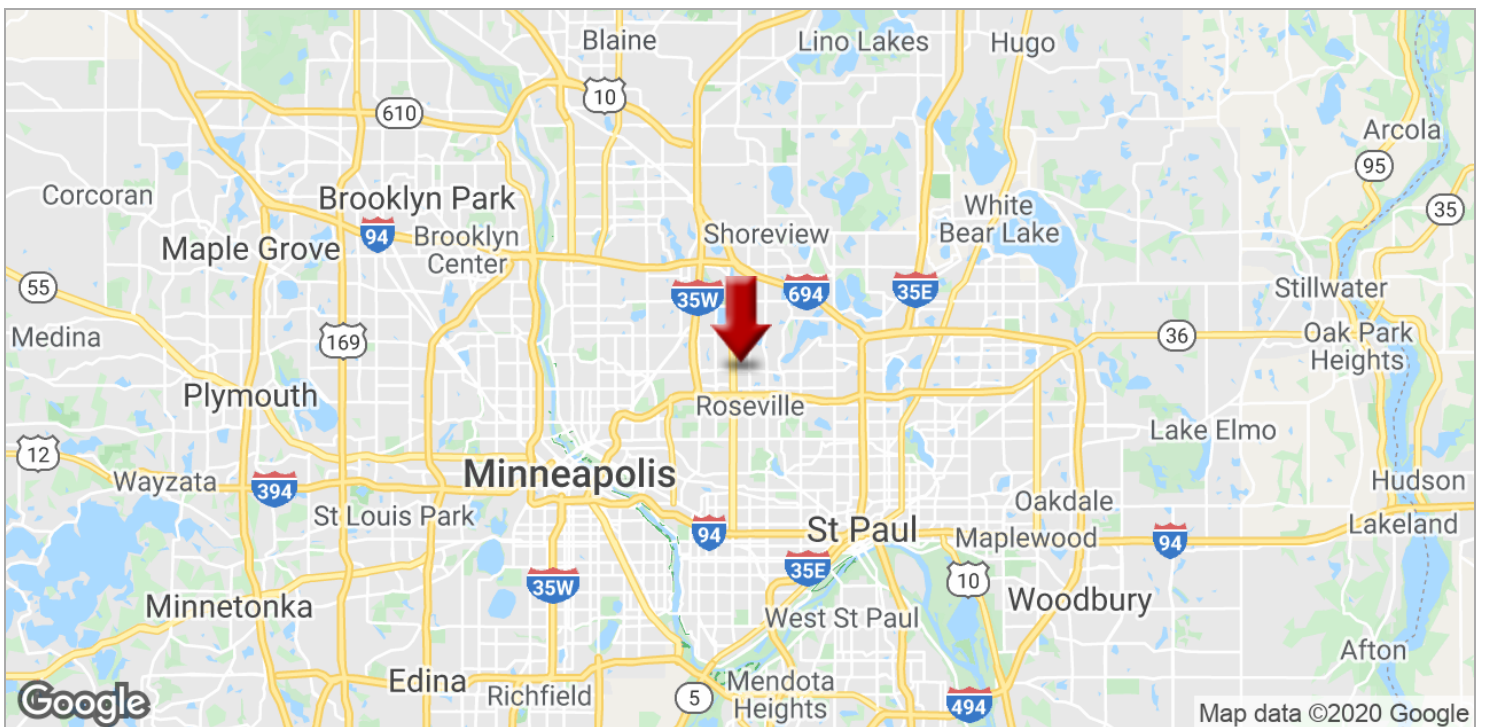
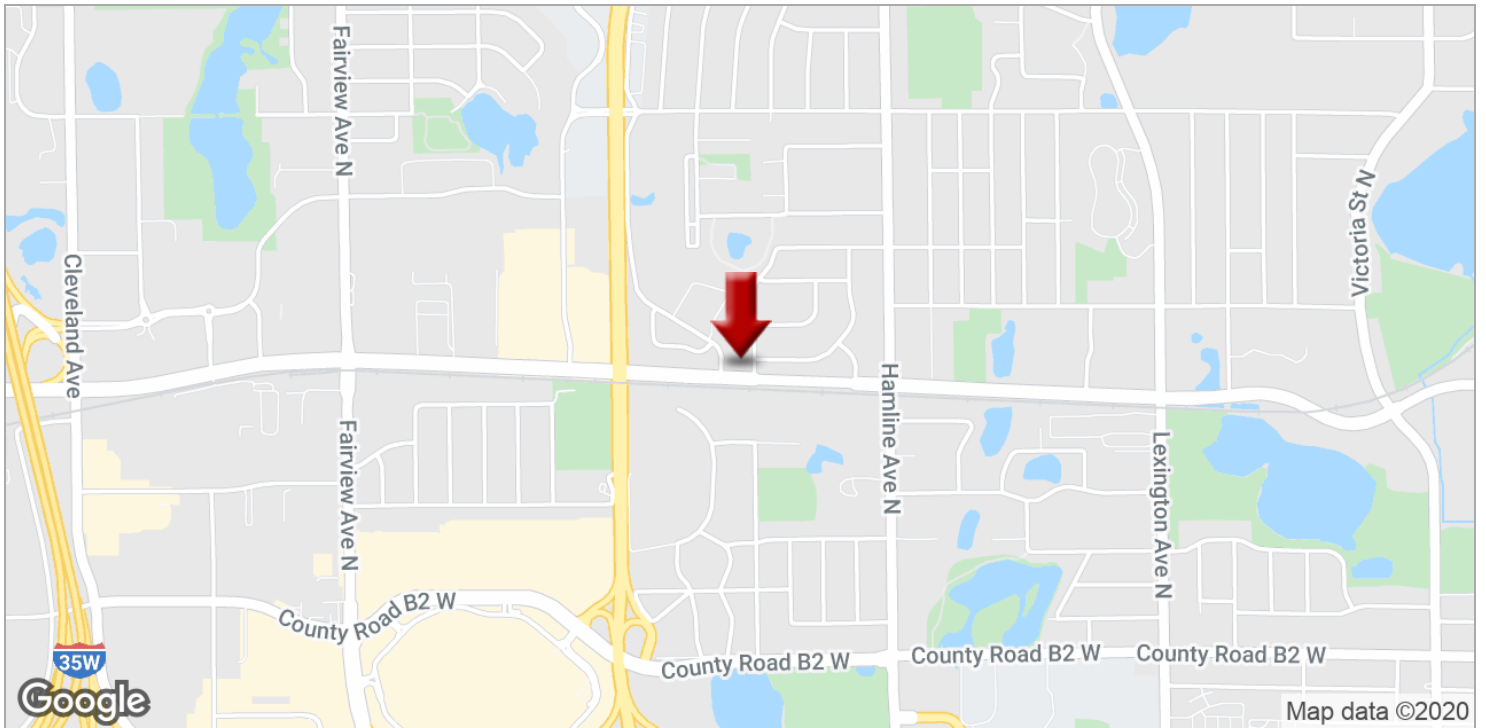
KELLER WILLIAMS
 NORTH CENTRAL
 PROFESSIONAL BUILDING
 ROSEVILLE, MN

SCALE: 1/16" = 1'-0"
 JOB: _____
 REVISION: _____ DATE: _____

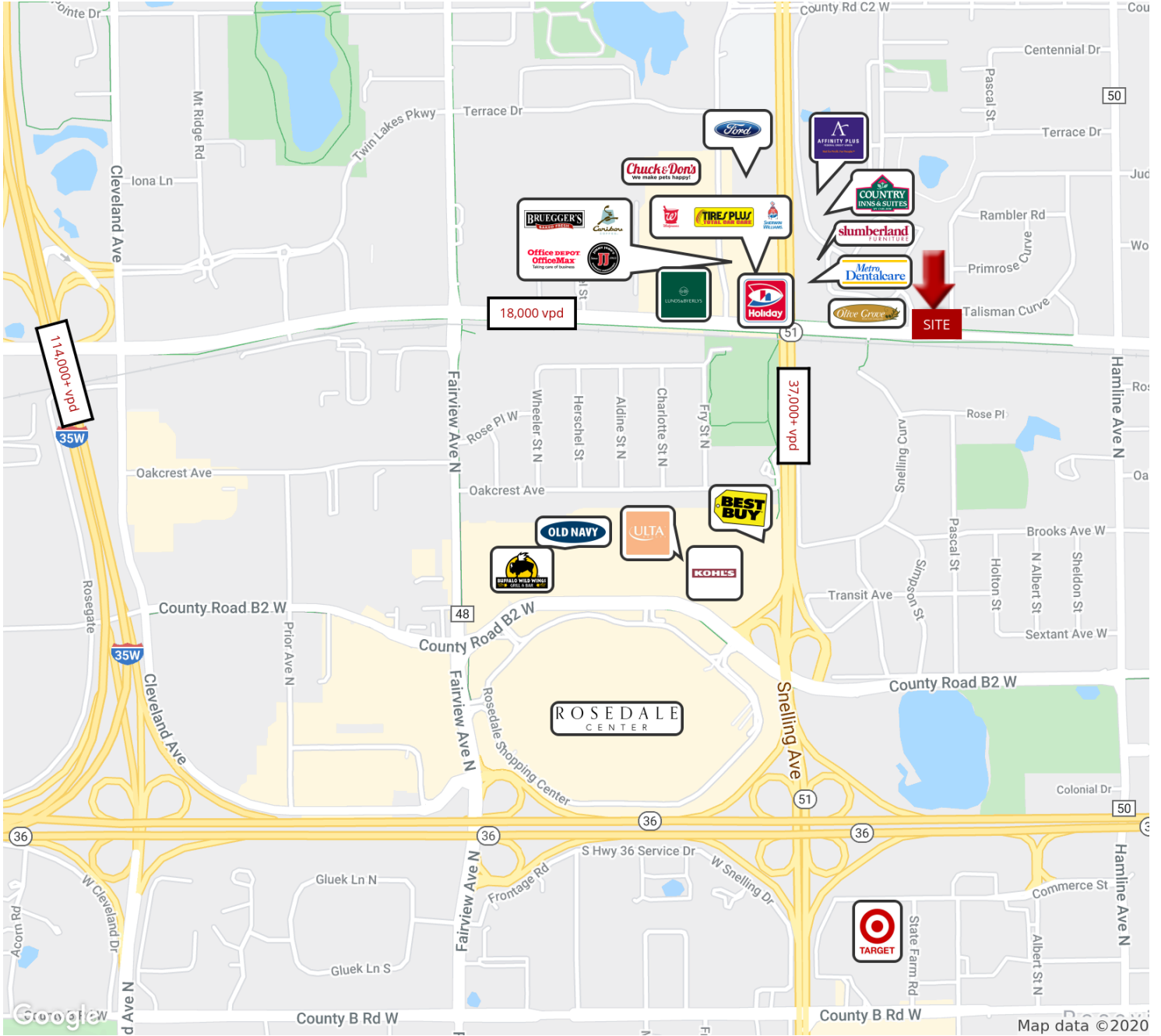
DRAWN BY: AJV
 DATE: 01-11-18
M-1

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	CAM	SIZE (SF)	TERM
Suite 100	Professional Office/Medical	\$23.10 SF/yr	Mod Net	\$12.41 SF 2018	9,883 SF	Sublease through 10/31/2022

Location Maps

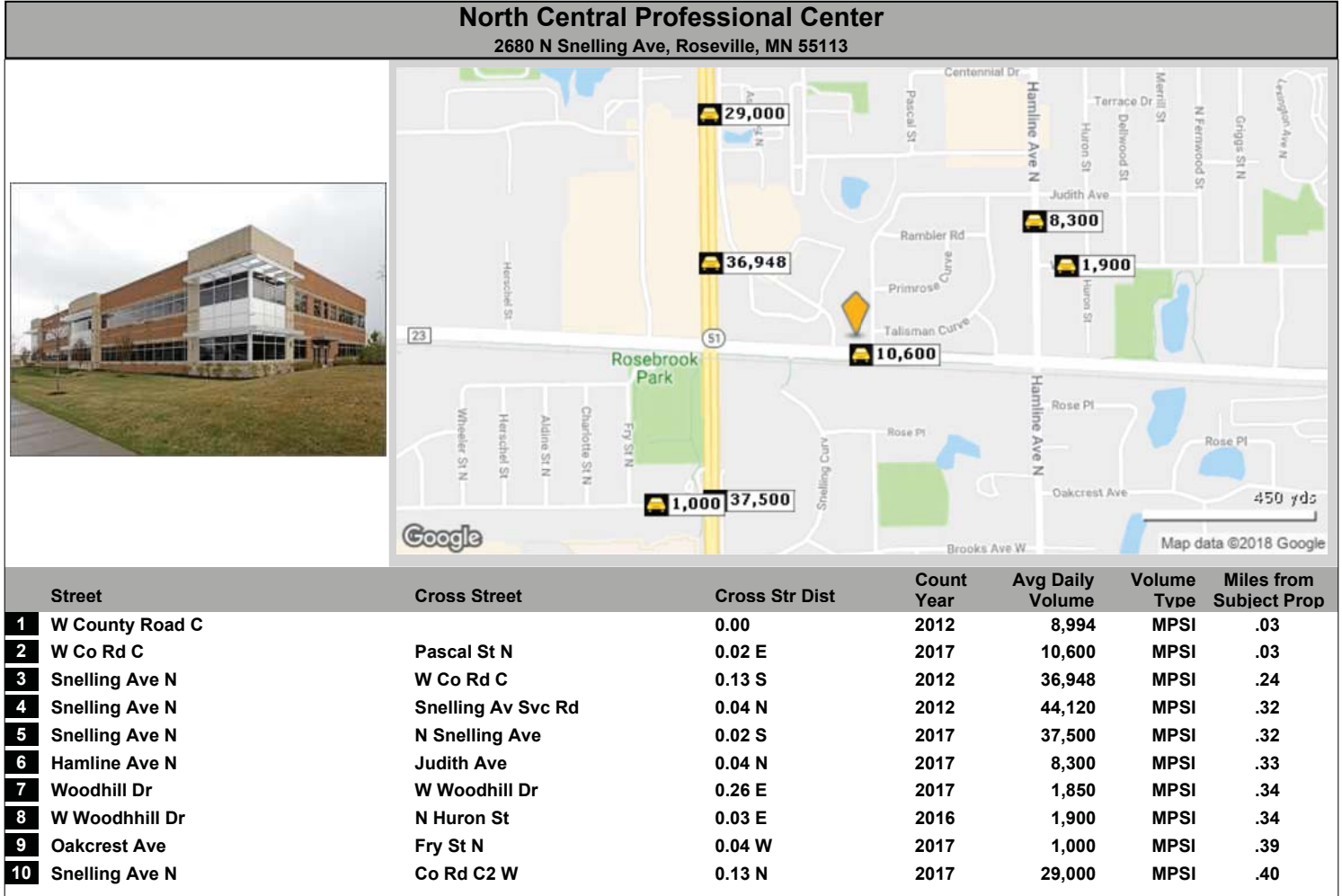


Retailer Map



Traffic Count Map

Traffic Count Report



City Of Roseville



OVERVIEW

Population:	35,875 (ESRI 2018)
Total Area:	8,861 acres or 13.8 square miles
Households:	15,482 (ESRI 2018)
Total Businesses:	4,066 (3 Mile Radius)
Total Employees:	66,843 (3 Mile Radius)
2018 Population:	288,189 (5 Mile Radius)
Distance To MSP:	20 Minutes
Amenities:	Close to all major Twin Cities amenities, including sports, art and nature

HIGHLIGHTS

- Median Age: 43
- Median Home Value: \$245,095
- Workers 16+: 17,630
- 60+ miles of paved trails and bike paths
- Population Growth Rate: 1%

LOCATION

Roseville is conveniently located off I-35W and Highway 36 in the near north Twin Cities metropolitan area and provides easy access to most of the areas major freeways including I-35E, I-694 and Highway 280. It is a less than 10 minute commute to either downtown area.

Roseville has many commercial and industrial districts, and together they make up 18 percent of Roseville's land area. Major commercial centers include Rosedale Center, HarMar Mall, and the area along Snelling Avenue north of County Road C.

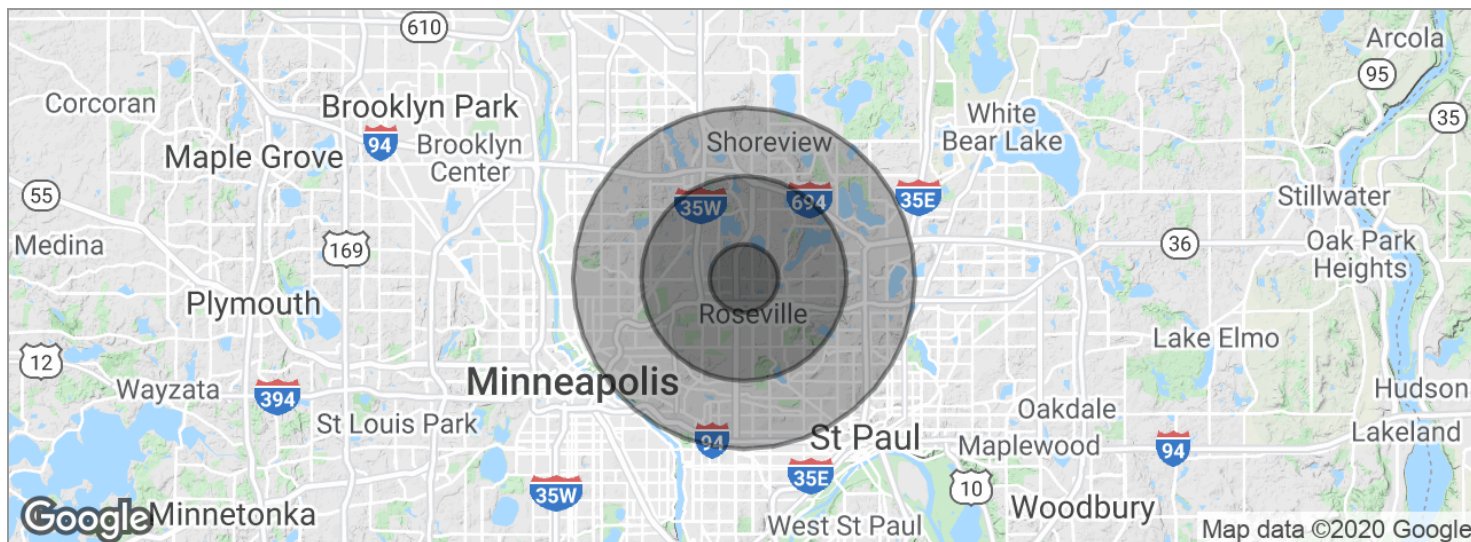
EMPLOYMENT

Roseville is home to businesses and industries that employ more than 30,000 people. Major employers include: Minnesota Department of Transportation, Target Corporation, Earthgrains/ Metz Baking, Best, Inc., Health Span Home Care, Old Dutch Foods, McGough Construction, and Symantec Corporation

SUBURBAN ST. PAUL SUBMARKET

The suburban St. Paul submarket, which is home to 3M, Medtronic, Boston Scientific and Land O'Lakes, surrounds the St. Paul CBD and Midway submarkets, includes most of Ramsey County, and bleeds into parts of several other counties. Suburban St. Paul is one of the largest office markets by RBA and host to many prominent corporations. The submarket has a long history of stability.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,863	67,356	231,398
Median age	42.7	40.3	36.6
Median age (male)	38.4	38.1	35.0
Median age (Female)	46.7	42.4	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,664	28,122	98,346
# of persons per HH	2.1	2.4	2.4
Average HH income	\$64,571	\$78,035	\$67,229
Average house value	\$251,884	\$287,147	\$266,783

* Demographic data derived from 2010 US Census