

ROSERIDGE

1611 W County Road B, Roseville, MN 55113



PROPERTY DESCRIPTION

- * Building Size: 38,472 SF
- * 2021 CAM and Taxes = \$9.51/SF
- * Net Rates \$9/SF-\$11/SF
- * Term: Negotiable
- * Suite Spaces 877 RSF-3000 RSF+
- * Built 1980
- * Monument signage, and excellent parking, with a new parking lots

LOCATION DESCRIPTION

Roseridge Offices is conveniently located just south of Hwy 36 off of Snelling Ave, adjacent to Har Mar Mall and the Rosedale Shopping Center. Easy access to Hwy 36 and I-35W with 15 minutes to downtown Minneapolis or St. Paul. A block away from public transportation including the cities' first arterial bus rapid transit (BRT), high frequency bus route, and is near Rosedale Transit Center. The building is close to restaurants, shopping, and entertainment. Ample, free surface parking

PROPERTY HIGHLIGHTS

- Fiber available through CenturyLink, and other providers are near and/or available.
- Close to restaurants, shopping, and entertainment
- High frequency bus route, near Rosedale Transit Center and Bus Rapid Transit on Snelling Ave
- Easy access to Hwy 36 and I-35W
- 15 min to downtown Minneapolis or St. Paul
- New elevator, roof, and parking lot
- Management and maintenance.
- Janitorial Service 5 days/wk is included in CAM

OFFERING SUMMARY

| | |
|----------------|--|
| Lease Rate: | \$9.00 - 11.00 SF/yr (NNN; Sublease or Direct, Net or Gross; NN) |
| Available SF: | 877 - 3,409 SF |
| Lot Size: | 2.88 Acres |
| Building Size: | 38,472 SF |

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

THOMAS MOLLNER
Agent
O: 651.262.1026
C: 651.592.2222
tmollner@kwcommercial.com
MN #40230188

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

ROSERIDGE

1611 W County Road B, Roseville, MN 55113



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

THOMAS MOLLNER
Agent
O: 651.262.1026
C: 651.592.2222
tmollner@kwcommercial.com
MN #40230188

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwmidwest.com/

ROSERIDGE

1611 W County Road B, Roseville, MN 55113



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

THOMAS MOLLNER
Agent
O: 651.262.1026
C: 651.592.2222
tmollner@kwcommercial.com
MN #40230188

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

ROSERIDGE

1611 W County Road B, Roseville, MN 55113



LEASE TYPE | Net

TOTAL SPACE | 877 - 3,409 SF

LEASE TERM | Negotiable

LEASE RATE | \$9.00 - \$114.00 SF/yr



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------|-----------|-----------|------------|-----------------|--|
| 1611 W County Road B | Available | 3,409 SF | Net | \$9.00 SF/yr | Nice office layout. Furniture available Gross Rent ~\$5300/mo |
| 1611 W County Road B | Available | 1,696 SF | Net | \$9.00 SF/yr | Gross Rent ~ \$2,625/mo gross All Utilities included except DATA/COM |
| 1611 W County Road B | Available | 877 SF | Net | \$9.50 SF/month | Gross Rent ~ \$1450/mo All Utilities included except DATA/COM |

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

THOMAS MOLLNER
Agent
O: 651.262.1026
C: 651.592.2222
tmollner@kwcommercial.com
MN #40230188

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/