



Office Space For Lease

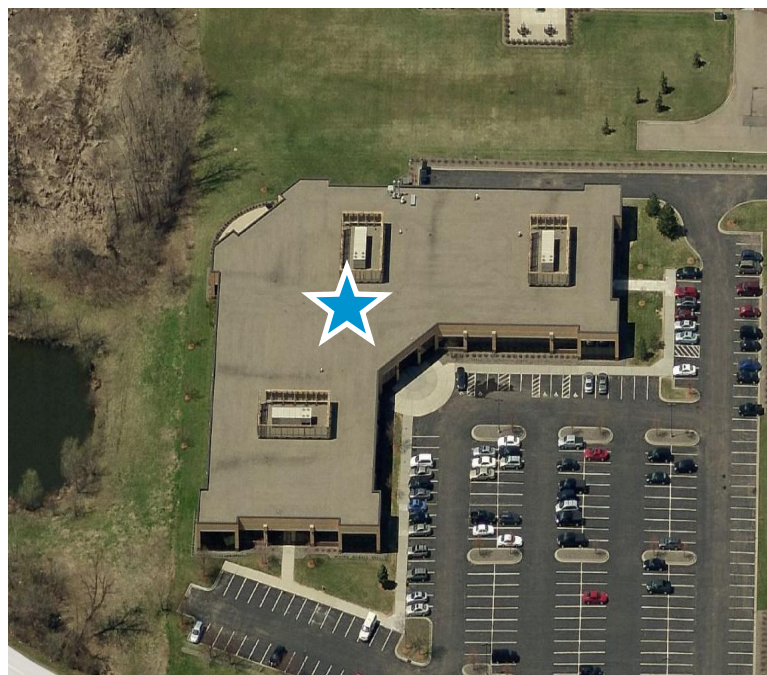
2381 Rosegate
Roseville, MN 55113

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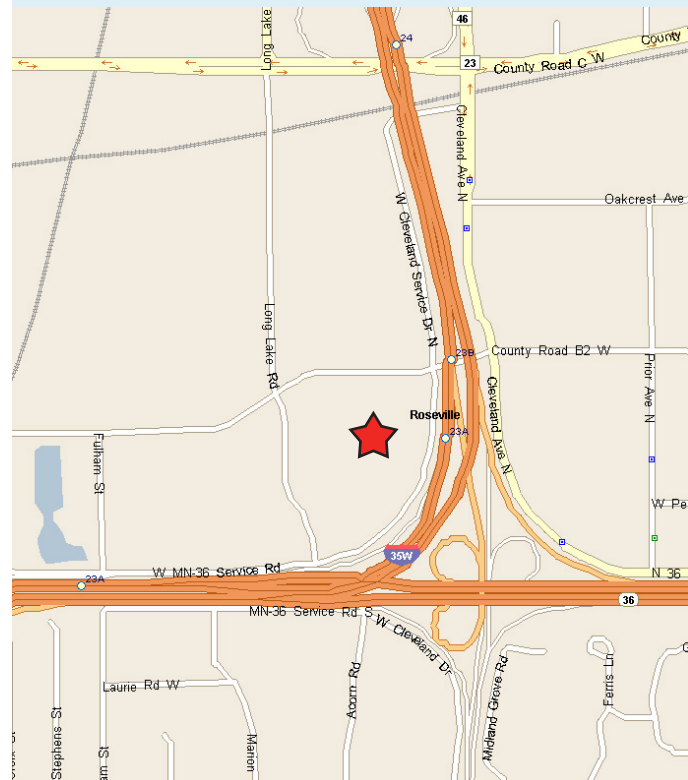
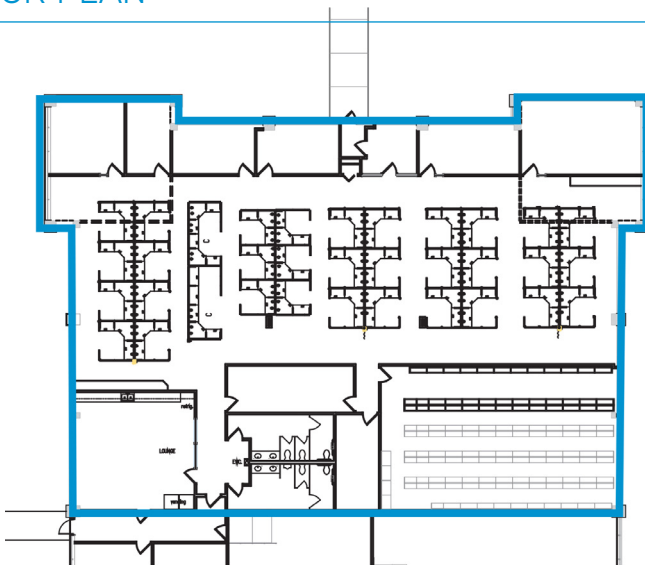
FOR LEASE > Office Space

Address:	2381 Rosegate Roseville, MN 55113
Building Size:	48,914 SF
Availability:	9,913 SF
Land Area:	4.52 acre site
Ceiling Height	10' - 12'
Year Built:	1999
Parking	258 Surface Stalls are available Ratio of 5.26/1,000 SF
2018 Estimated Operating Cost/Tax:	\$4.81 Operating \$4.54 Tax \$9.35 PSF
Net Rental Rate:	\$10.00 per square foot

AMENITIES

- > ADA Compliant
- > Monument and building signage available
- > Great glass lines
- > Fiber optics
- > Close proximity to area retail, hotel, and restaurants
- > Exceptional location minutes from downtown Minneapolis and St. Paul

FLOOR PLAN



CONTACT US

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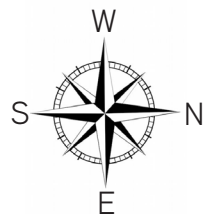
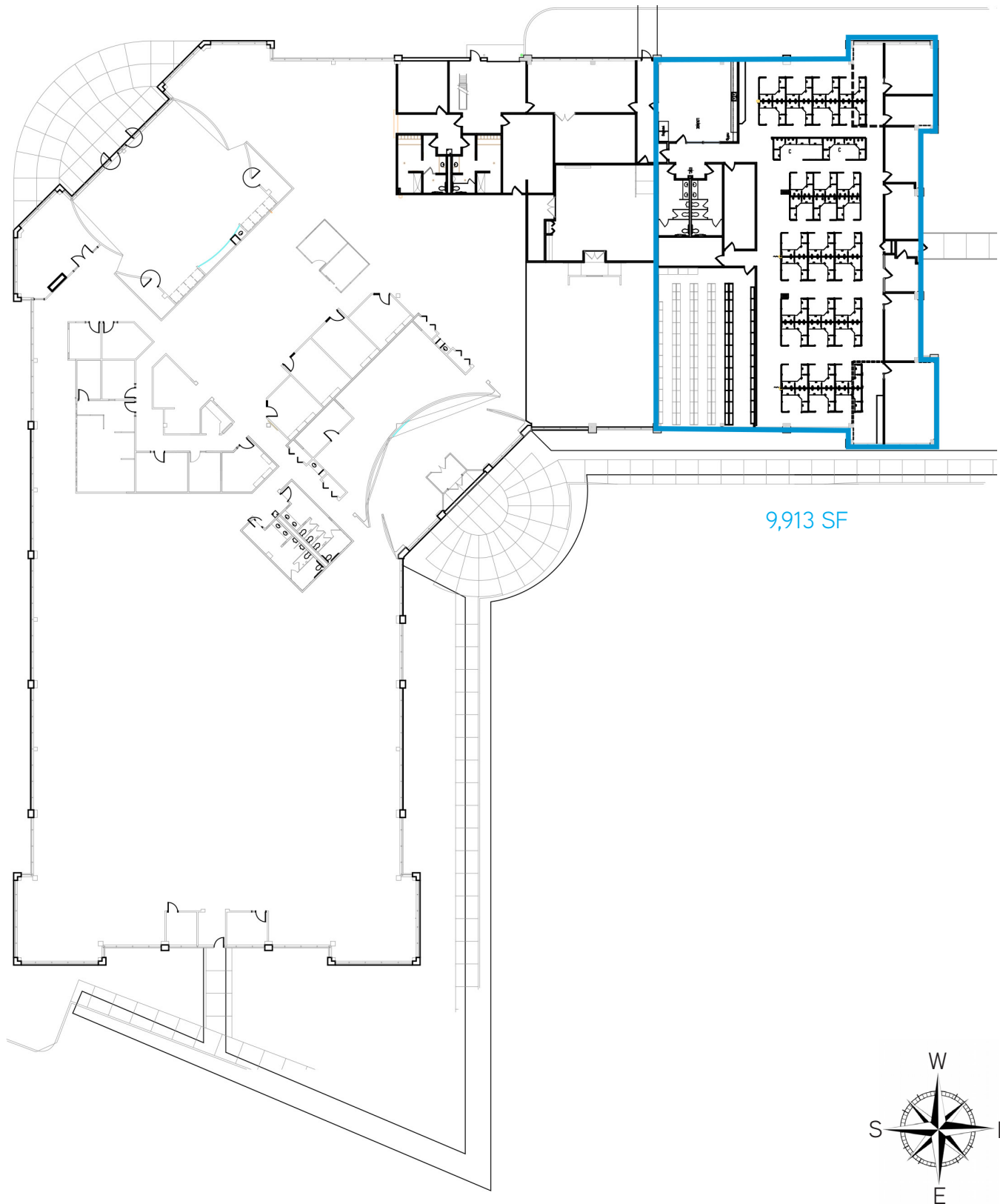
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FLOOR PLAN AVAILABLE SPACE



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ROSEVILLE - ROSEDALE TRADE AREA

Total Market Size: 3,350,194 SF

OVERVIEW >>

The Rosedale Trade Area is consistently one of best in the metro, in both regional mall sales and big box retailer sales. Roseville benefits from a strong, well established residential population and formidable daytime count. Retailers do well here because Rosedale Mall is one of only two regional malls east of the Mississippi River. When new retailers enter the Twin Cities, Roseville is often their first stop.

POPULATION >>

5,786
82,510
333,163

DAYTIME EMPLOYMENT >>

16,227
69,123
250,732

MEDIAN HH INCOME >>

\$60,396
\$62,987
\$50,872

MAJOR EMPLOYERS >>

Minnesota DOT (800)
Univ. of Northwestern (700)
MN Dept of Education (500)
5-5-1 Club Comm. Center (400)

ROSEVILLE
ROSEDALE

