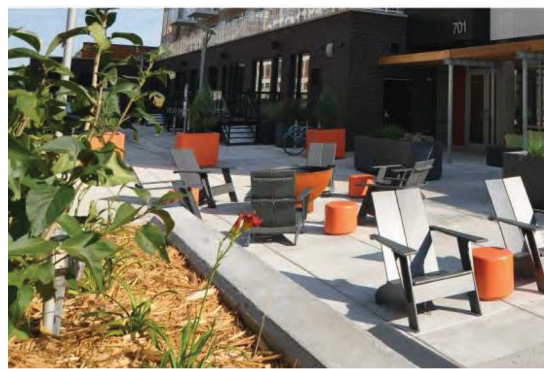


NEW CONSTRUCTION OFFICE SPACE

Roseville BTS

2814 CLEVELAND AVENUE N | ROSEVILLE MN 55113



BTS - SALE OR LEASE

The 10.29 acre Roseville BTS site is a highly desirable large track of buildable land in an amenity rich environment. Flexibility of the site allows for tenant specific creativity to design how the space shall function along with area amenities to attract and retain employees in a competitive environment. Amenities for today's health conscious include immediate access to the Langton Lake walking and running trail. The Rosedale Trade area has abundant restaurant, shopping, entertainment and hotel options providing a live, work and play experience at the Roseville BTS site.

VIEW ONLINE: www.colliers.com/msp

ROSEVILLE BTS - HQ SITE

- › **Site Size:** 10.2 acre development site
- › **BTS:** 100,000 - 175,000 SF
- › **Divisible:** 100,000 SF
- › **Stories:** 1-3 stories potential
- › **Parking:** Ample surface parking
- › **Telecommunications Provider:** Zayo, Eventis, Century Link
- › **Leasing Rate/Sale Price:** Negotiable

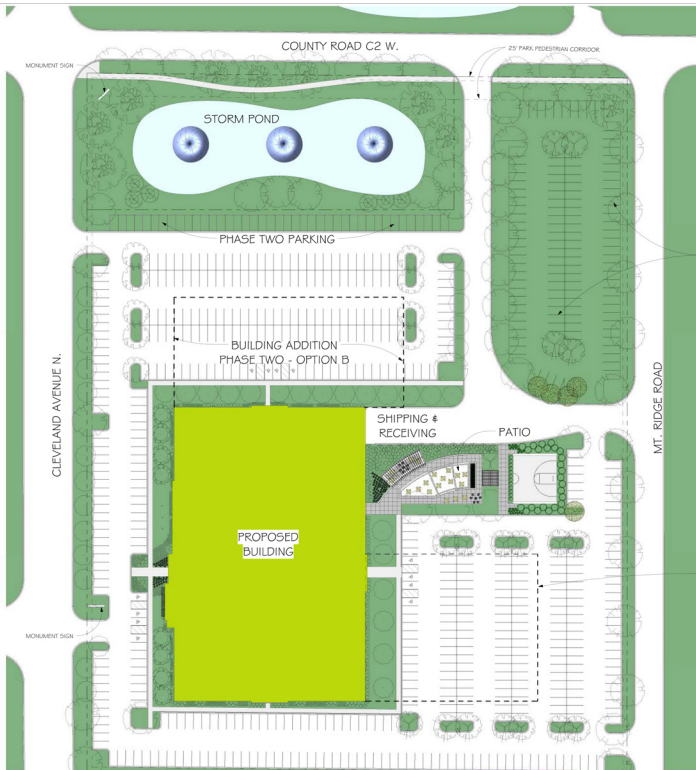


INSPIRATIONAL SITE OPTIONS



CONCEPTUAL SITE PLANS

2 different options to fit your needs:



TWO STORY SITE PLAN



THREE STORY SITE PLAN

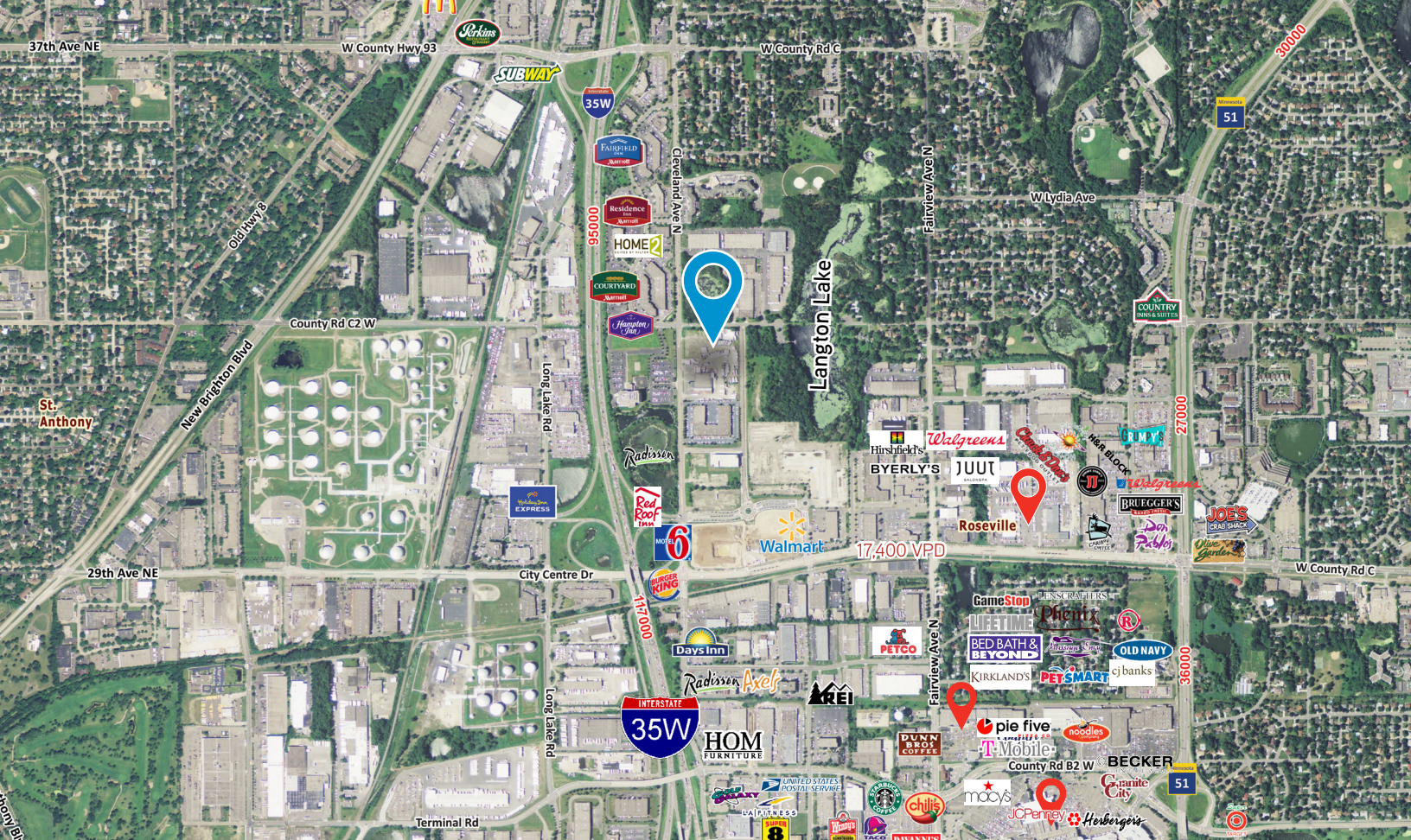
LIVE, WORK, PLAY ATMOSPHERE

DEMOGRAPHICS

- › Primary jobs within 2 miles: 19,086
- › Vehicles per day: 110,000
- › Population < 3 miles: 84,000
- › Population < 5 miles: 265,000
- › Estimated Households < 3 miles: 34,000
- › Estimated Households < 5 miles: 112,564
- › Median Household Income: \$54,014
- › Average Household Income: \$65,472

HIGHLIGHTS

- › Amenity rich work, live, and play surroundings
- › Central location appeals to the employment majority
- › Create and design building culture
- › 5 minutes to Downtown Minneapolis
- › 9 minutes to Downtown St. Paul
- › Flexibility of site for your brand
- › 14 minutes to Minneapolis/St. Paul Int'l Airport
- › Walk/Running trails at Langton Park



 Property Address  Shopping Centre

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