

FOR LEASE

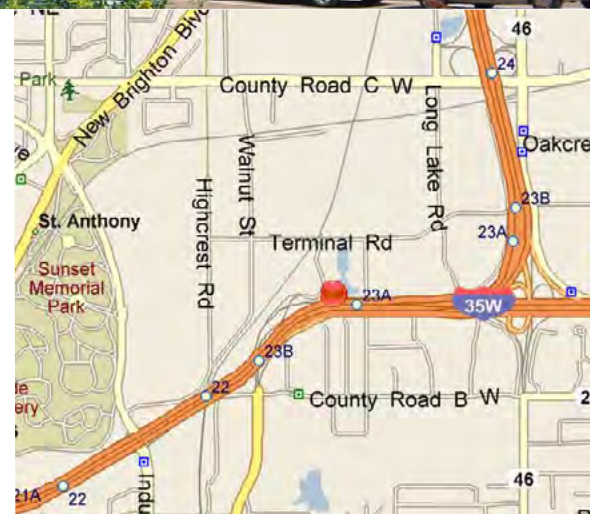
2355 Highway 36 W

ROSEVILLE, MINNESOTA



Building Amenities

- › 63,600 total building square feet
- › 15,900 square feet of full floor office available
- › Divisible to 6,000 square feet
- › Class A office building
- › Built in 2005
- › Abundant surface parking
- › Convenient location with many area amenities, including hotels, restaurants and Rosedale Mall
- › Easy access to I-35W and Highway 36
- › Close to Minneapolis Central Business District
- › Building signage and visibility along 35W



COLLIERS INTERNATIONAL
5985 Rice Creek Parkway Suite 105
Shoreview, MN 55126

www.colliers.com

JUSTIN RATH
952 897 7803 direct
612 720 6957 mobile
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ERIC RAPP
952 837 3060 direct
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PROPERTY FACT SHEET



2355 Highway 36 W

ROSEVILLE, MINNESOTA

PROPERTY ADDRESS:

2355 Highway 36 W
Roseville, MN 55113

NET RENTAL RATES:

\$15.00 per square foot

BUILDING SQUARE FEET:

63,600 square feet

2016 EST. CAM & REAL ESTATE TAX:

\$7.60 per square foot

CURRENTLY AVAILABLE:

15,900 square feet

AMENITIES:

- Easy access to I-35W and Highway 36
- Ample surface parking
- Many area amenities
 - Rosedale Mall
 - Restaurant & shopping
- Building signage available

DIVISIBLE TO:

6,000 square feet



For Leasing Information, Contact:

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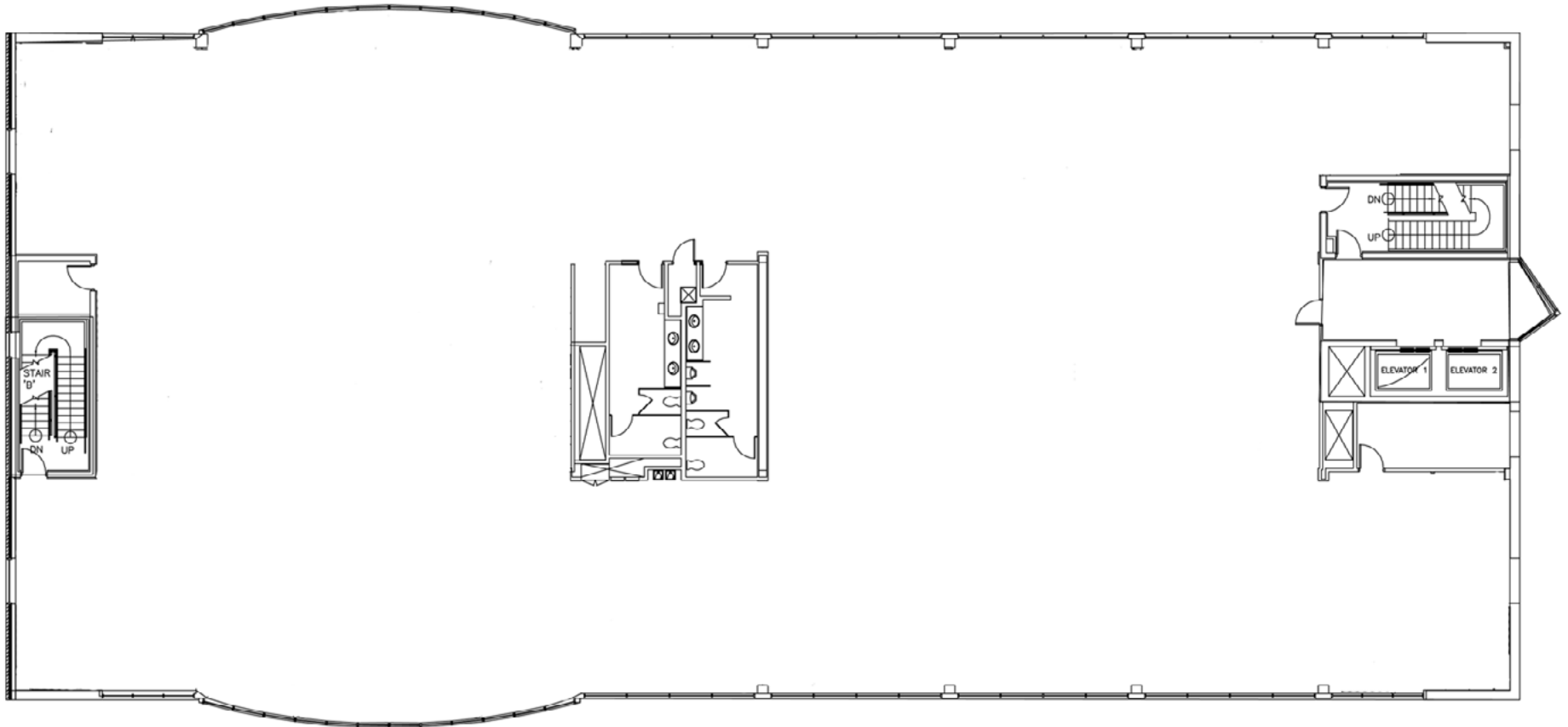
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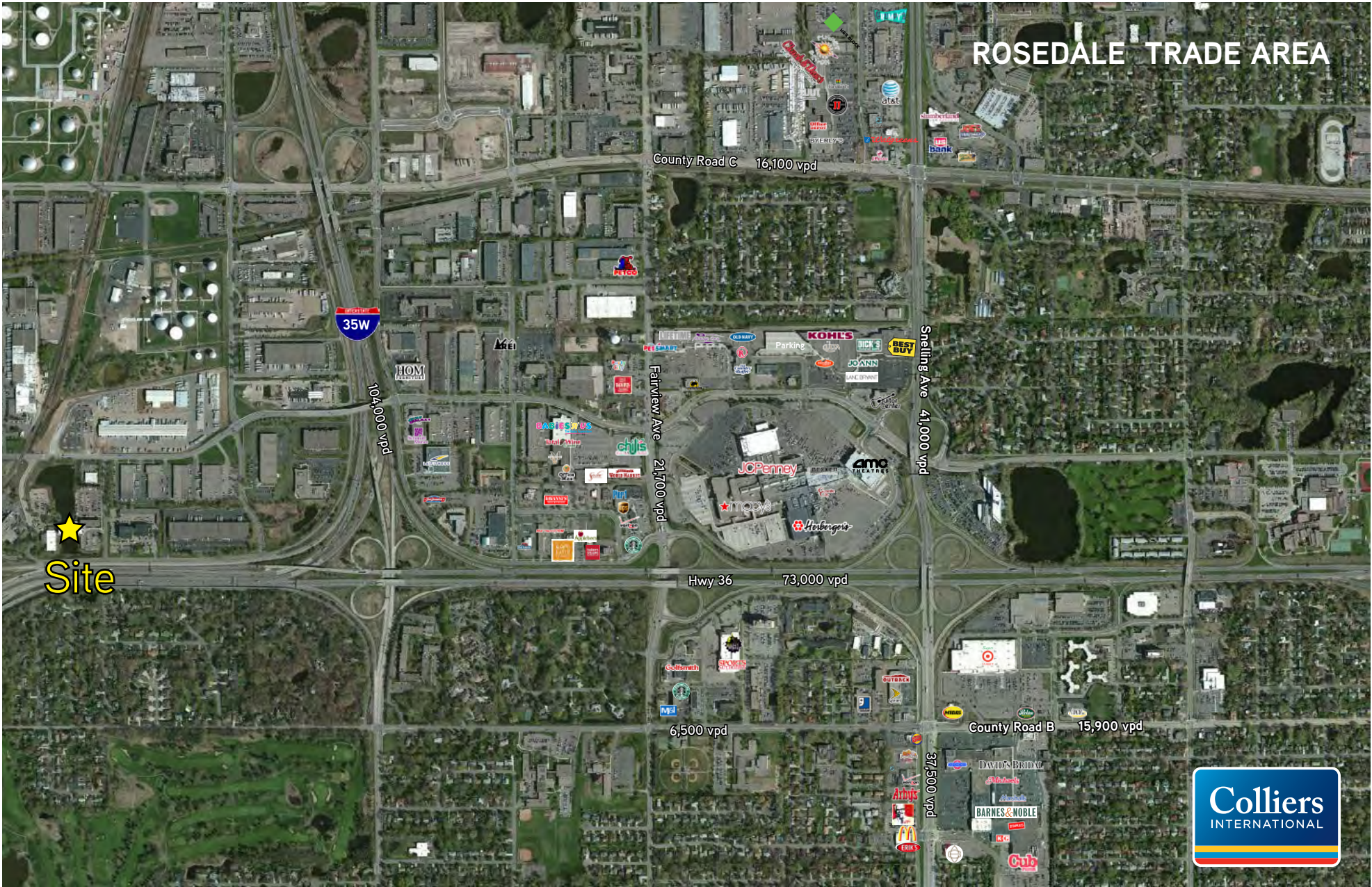
15,900 square feet



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ROSEDALE TRADE AREA



Rosedale Trade Area

Roseville, MN

