



# ROSEDALE

COMMERCE

2700 SNELLING AVE | ROSEVILLE





## PROPERTY HIGHLIGHTS

- Highly desirable Roseville location
- Heated executive parking available
- Opportunities to brand your space
- Fitness center with lockers / showers
- New common area upgrades
- Beautifully appointed with lake views
- Free on-site training/conference center

Total Building Size	230,000 SF
Floors	5
Parking	880 stalls
Net Rate	\$14.00 PSF
Op/Tax	\$9.50 PSF

**ROSEDALE**  
COMMERCE



FREE COVERED  
RAMP PARKING +  
EXECUTIVE STALLS



LAKESIDE  
PATIO



FITNESS CENTER +  
LOCKERS/  
SHOWERS

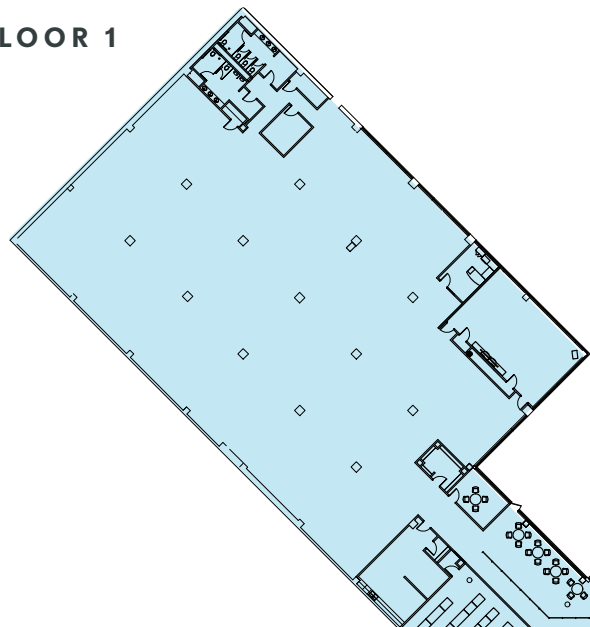


BIKE  
STORAGE



EASY ACCESS TO  
I-35W, I-35E, HWY 36  
AND I-694

FLOOR 1



- FITNESS CENTER
- TRAINING ROOM
- CONFERENCE ROOM



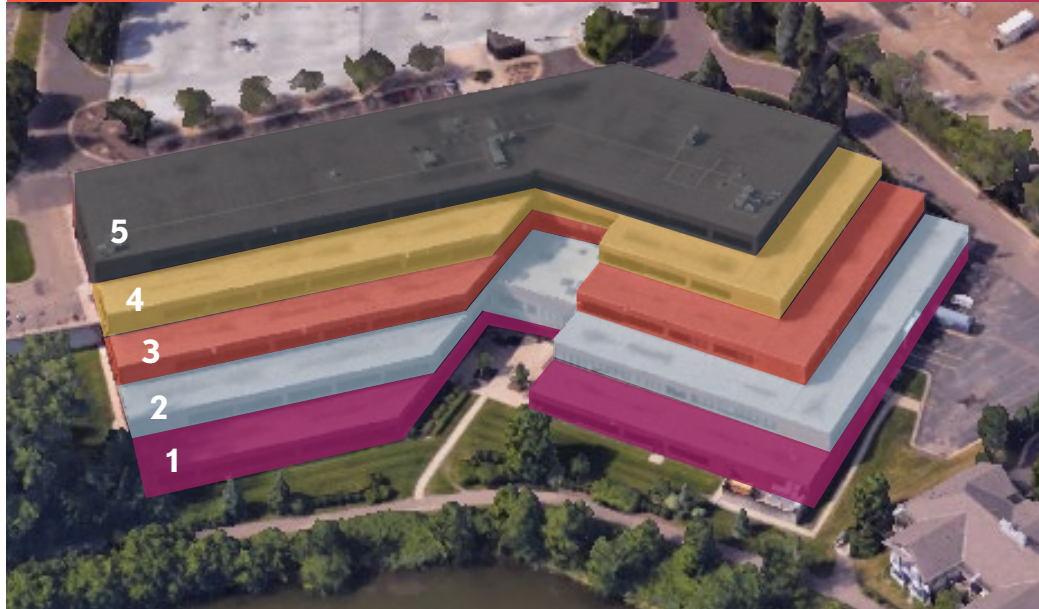
FLOOR 2



CUSTOM-DESIGNED SPACE

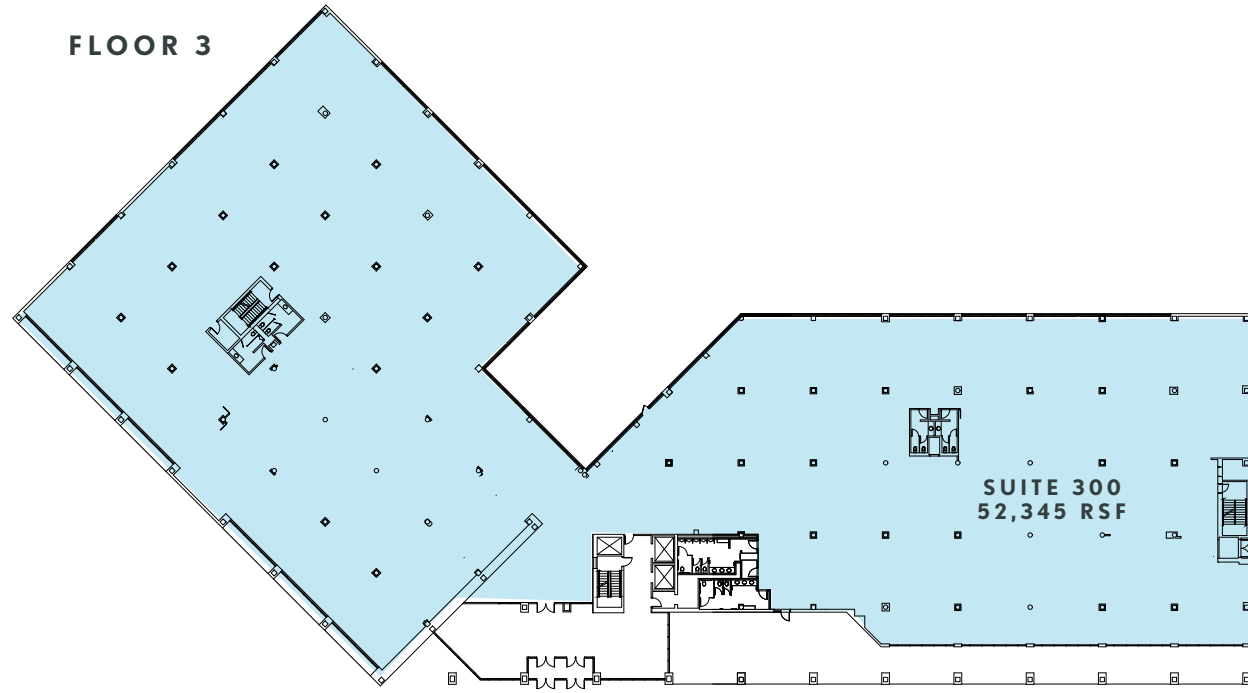


FULLY CUSTOMIZABLE



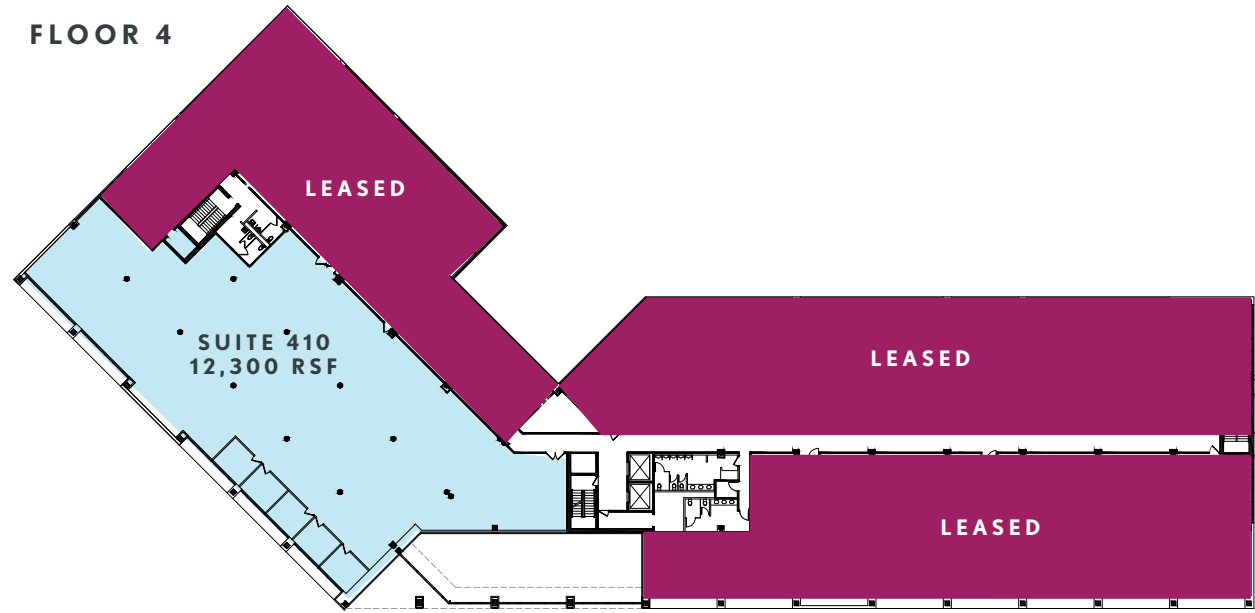
UP TO 180,000 SF AVAILABLE NOW

FLOOR 3

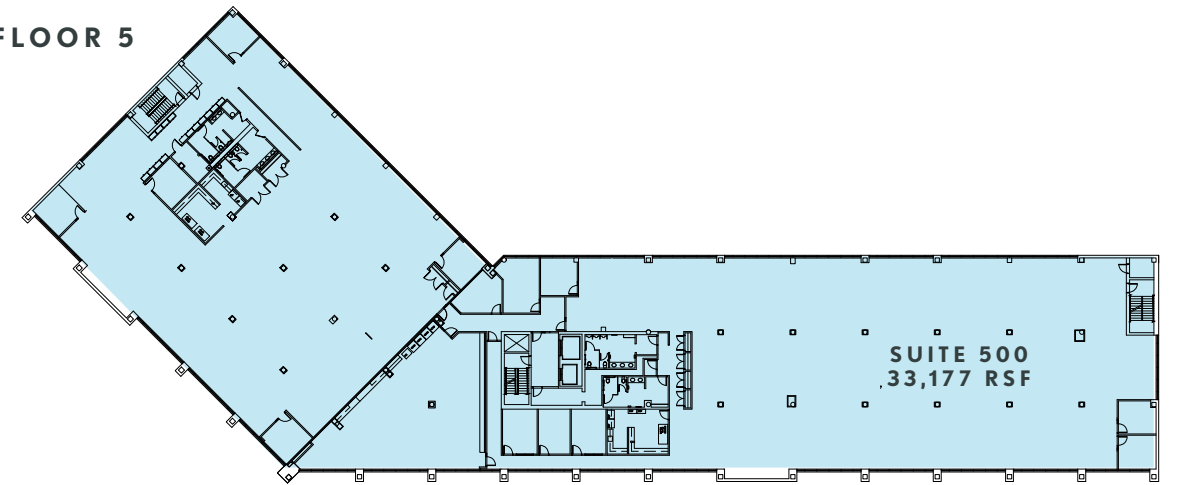


PROPOSED ROOF DECK

FLOOR 4



FLOOR 5





# LOCATION

- Immediate proximity to shopping, restaurants and Rosedale Center
- Easy access to I-35W, I-35E, Hwy 36 and I-694
- Easy access to trails for biking and walking



- |                         |                         |                             |
|-------------------------|-------------------------|-----------------------------|
| 1. La Tapatia           | 6. Grumpy's Bar & Grill | 11. Caribou Coffee          |
| 2. Khan's Mongolian BBQ | 7. Osaka Sushi Bar      | 12. Lunds & Byerlys         |
| 3. Topsy Steer          | 8. Jimmy John's         | 13. Bent Brewstillery       |
| 4. Olive Garden         | 9. Chipotle             | 14. The Grateful Table Cafe |
| 5. Pizza Luce           | 10. Bruegger's Bagels   | 15. Lucky's 13 Pub          |



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