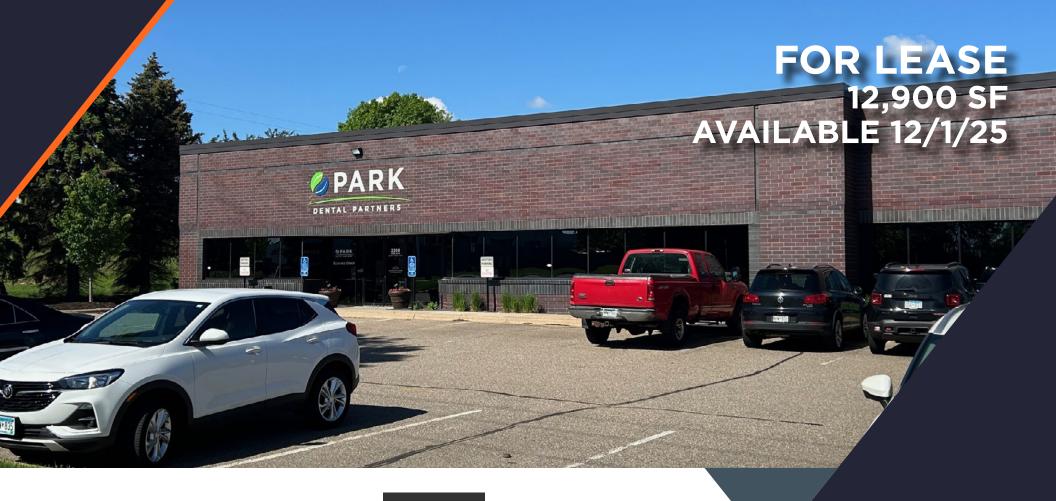
## ROSEDALE CORPORATE PLAZA

2200 W County Rd C | Roseville | MN 55446



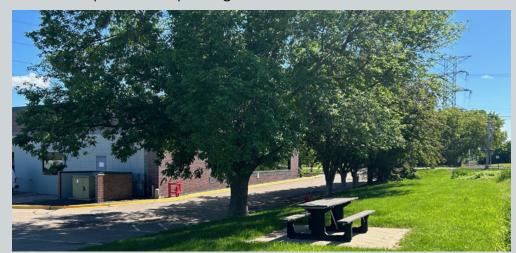




## PROPERTY INFORMATION

#### PROPERTY HIGHLIGHTS

- Prime Roseville building with easy access to both downtown Minneapolis and St. Paul
- Many surrounding amenities including Rosedale Mall, fine and casual dining, fast food restaurants, hotels, banking and excellent interstate access
- Excellent freeway access to I-35W, Highway 36 and Highway 280
- Separate suite entry and separate utilities
- One dock door available (stand alone or potentially shared)
- End-cap space with prominent building signage
- Ability to demise to approximately 6,000 SF
- 100% office finish
- Ample surface parking



#### **BUILDING INFORMATION**

BUILDING AREA:

23,508 SF total

YEAR BUILT:

1991

NET LEASE RATE PSF:

NEGOTIABLE

TAX & CAM:

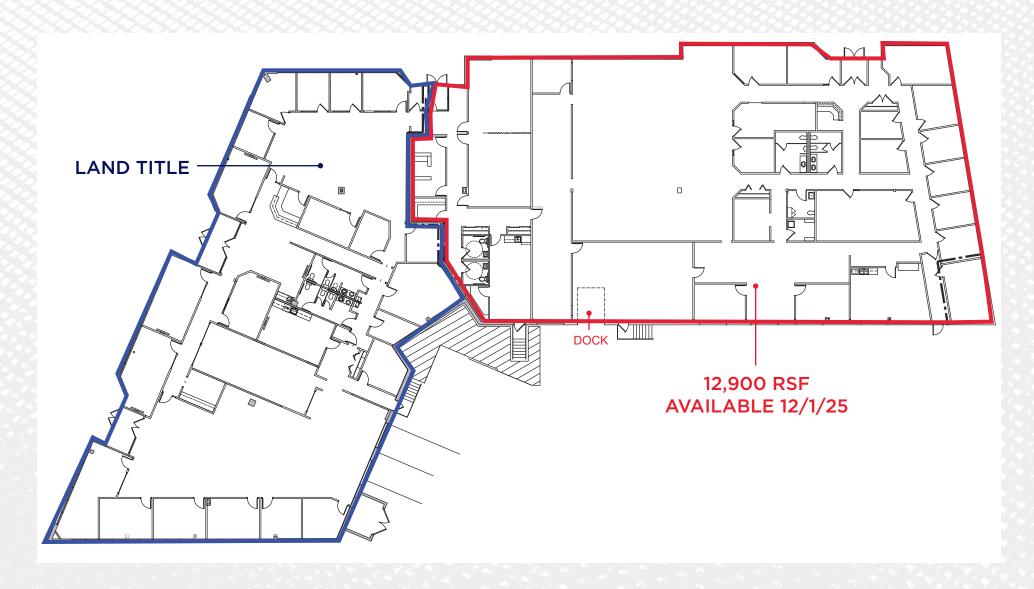
\$ 11.26 CAM

\$ 2.94 TAX

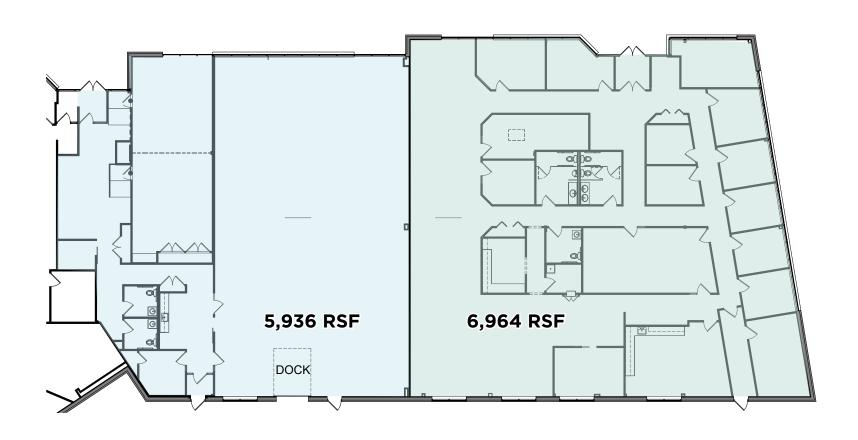
**\$14.20 TOTAL PSF** 



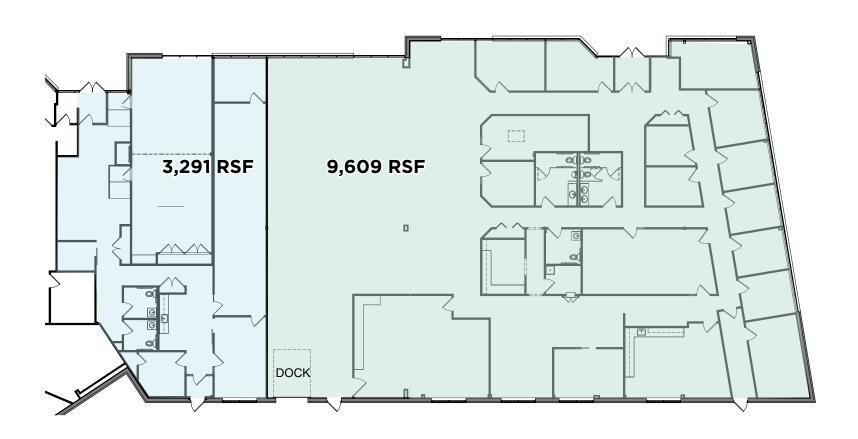
### FLOOR PLAN



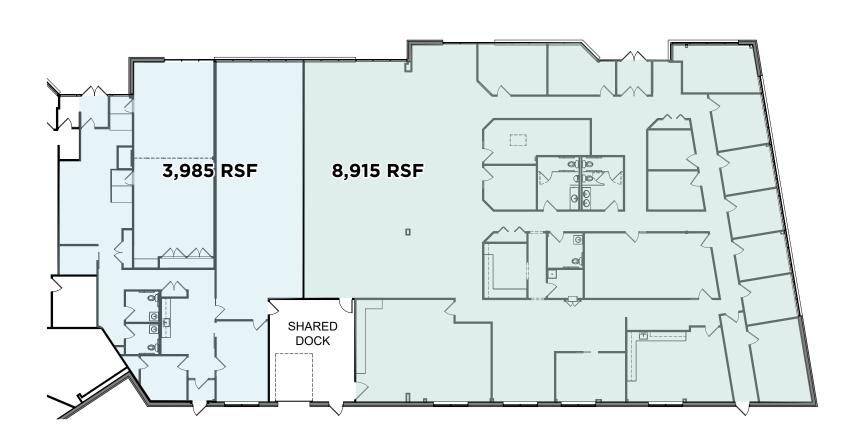
### MARKETING PLAN OPTION A



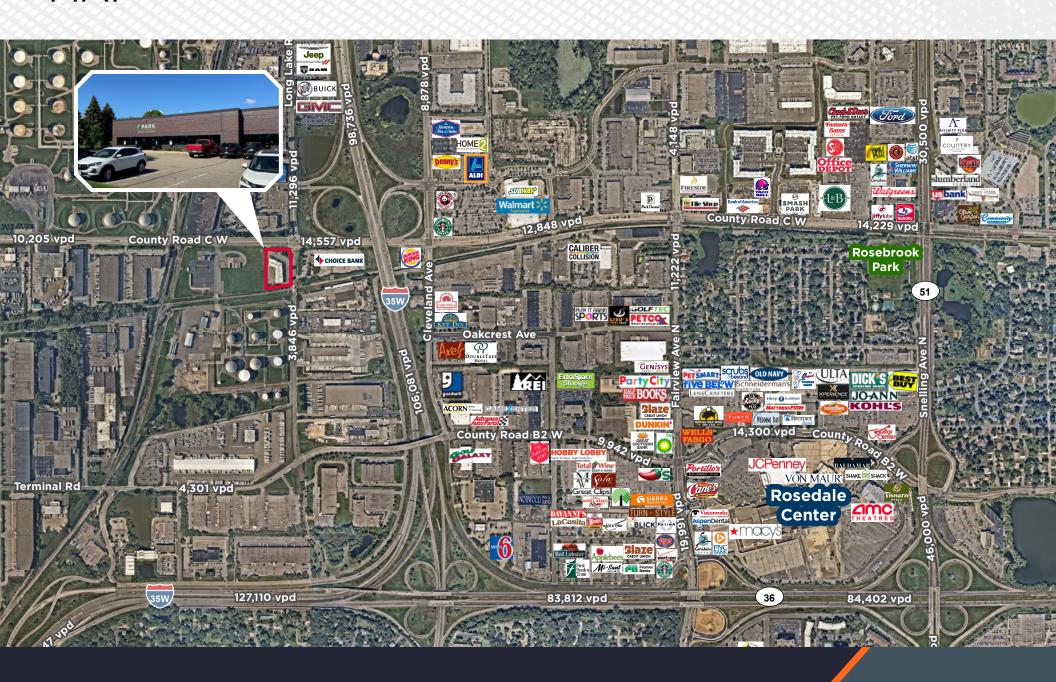
### MARKETING PLAN OPTION B



### MARKETING PLAN OPTION C



# LOCATION MAP





# FOR MORE INFORMATION, PLEASE CONTACT:

Tom Stella Managing Director +1 651 734 2383 tom.stella@cushwake.com Eric King Senior Director +1 651 734 2385 eric.king@cushwake.com

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