

# ROSEDALE CORPORATE PLAZA

2200 W County Rd C | Roseville | MN 55446

**FOR LEASE**  
**12,900 SF**  
**AVAILABLE 12/1/25**



THE  
RMR  
GROUP

# 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:

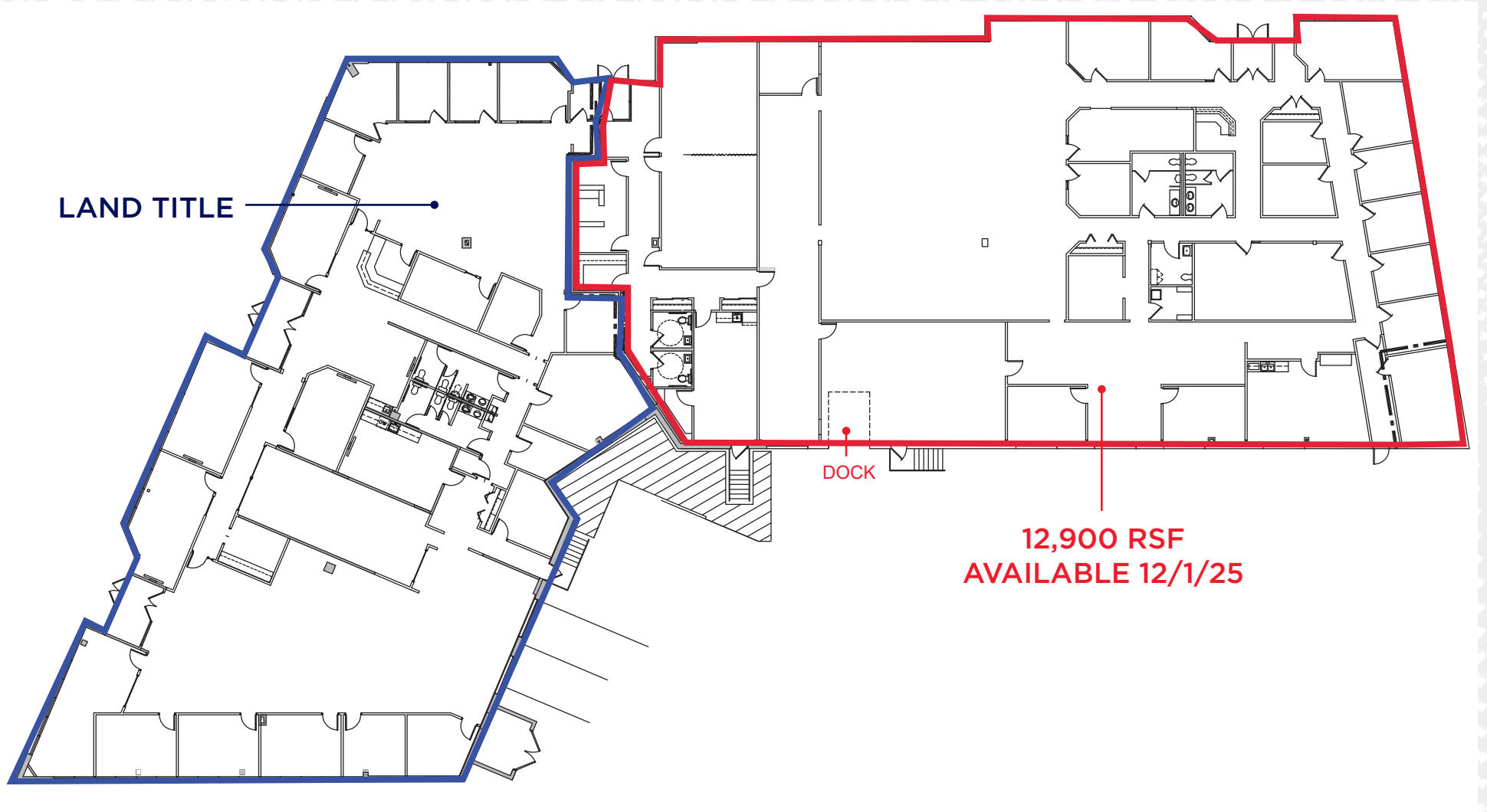
**\$ 11.26 CAM**

**\$ 2.94 TAX**

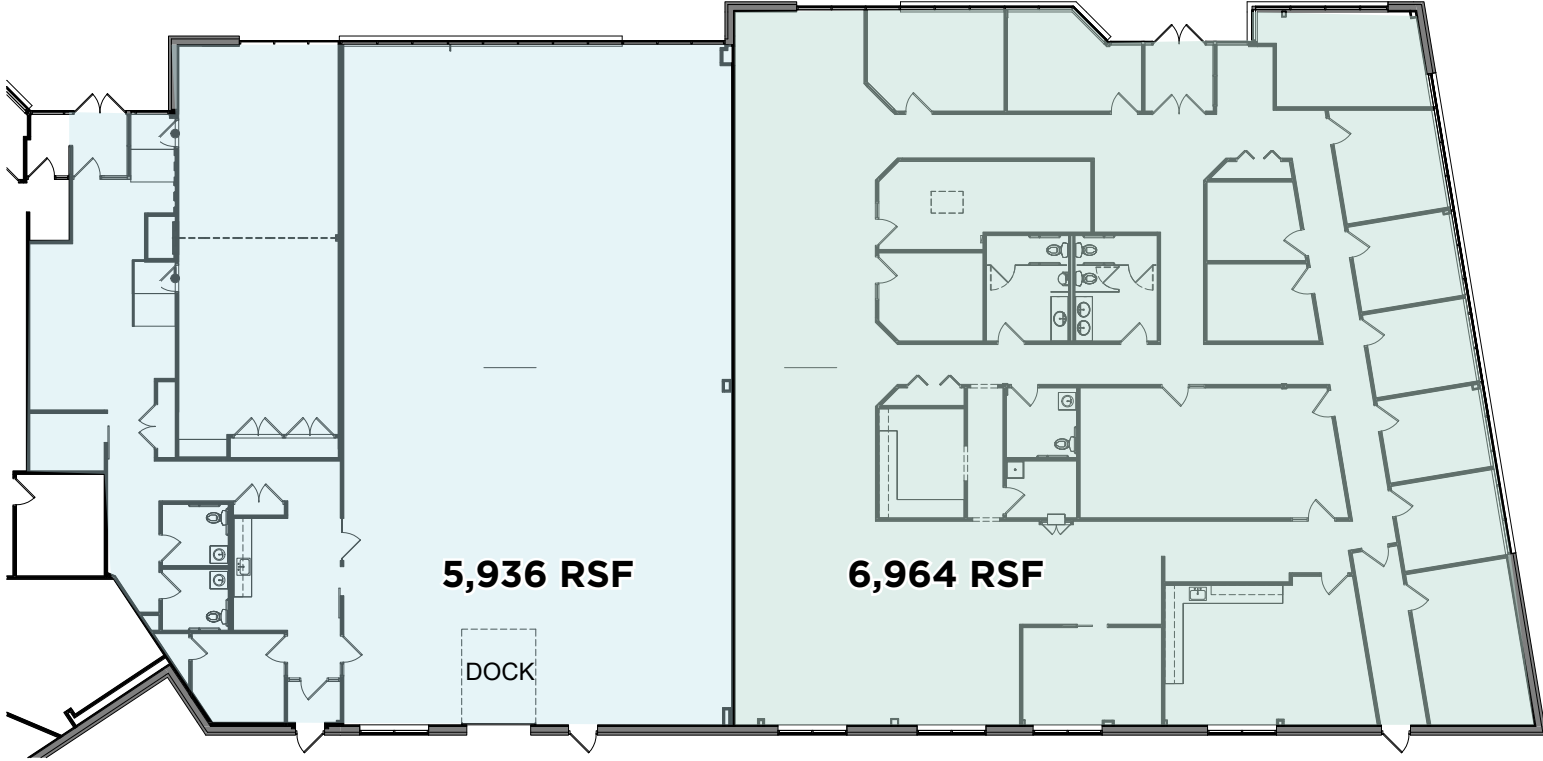
**\$14.20 TOTAL PSF**



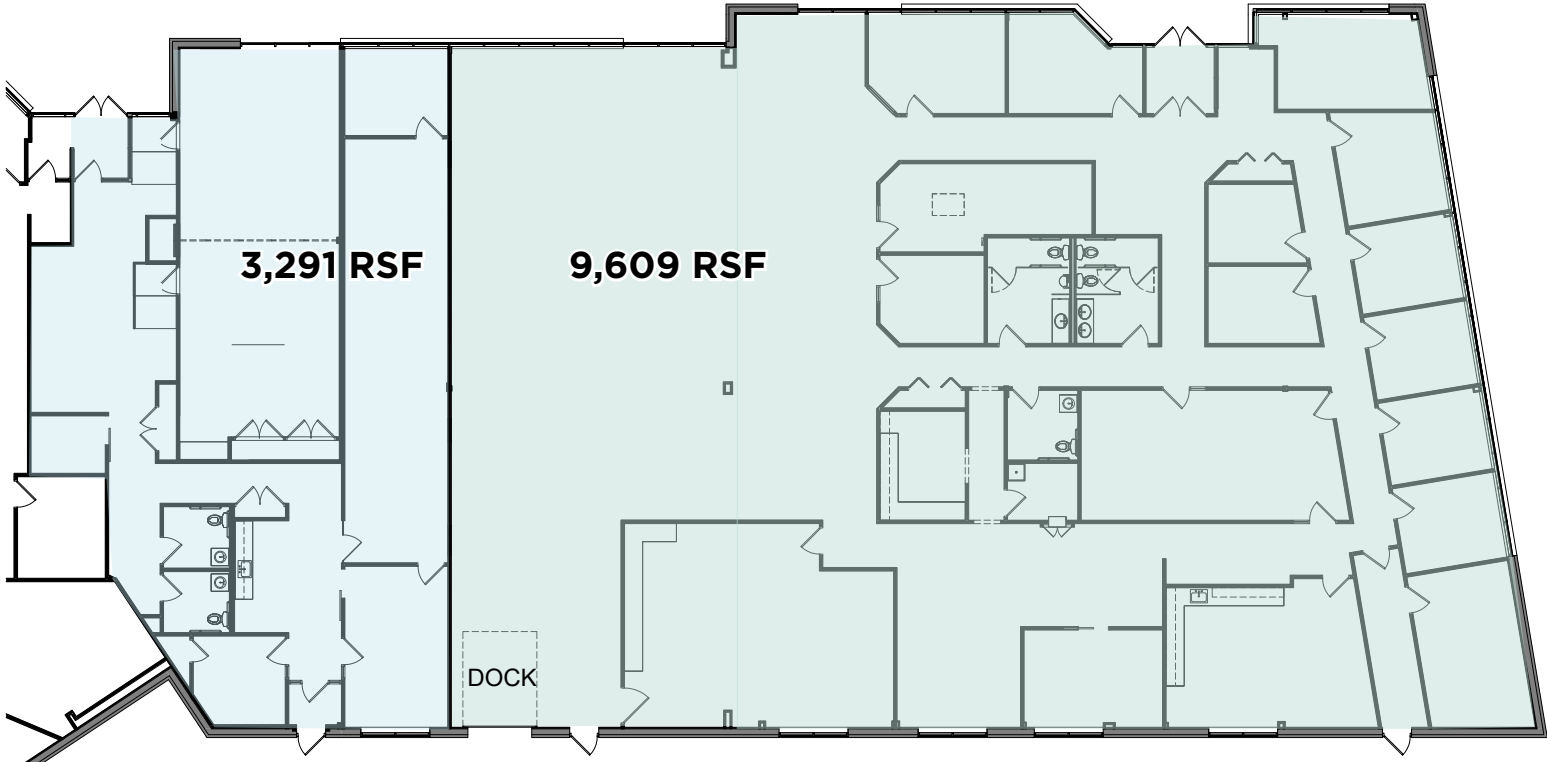
# FLOOR PLAN



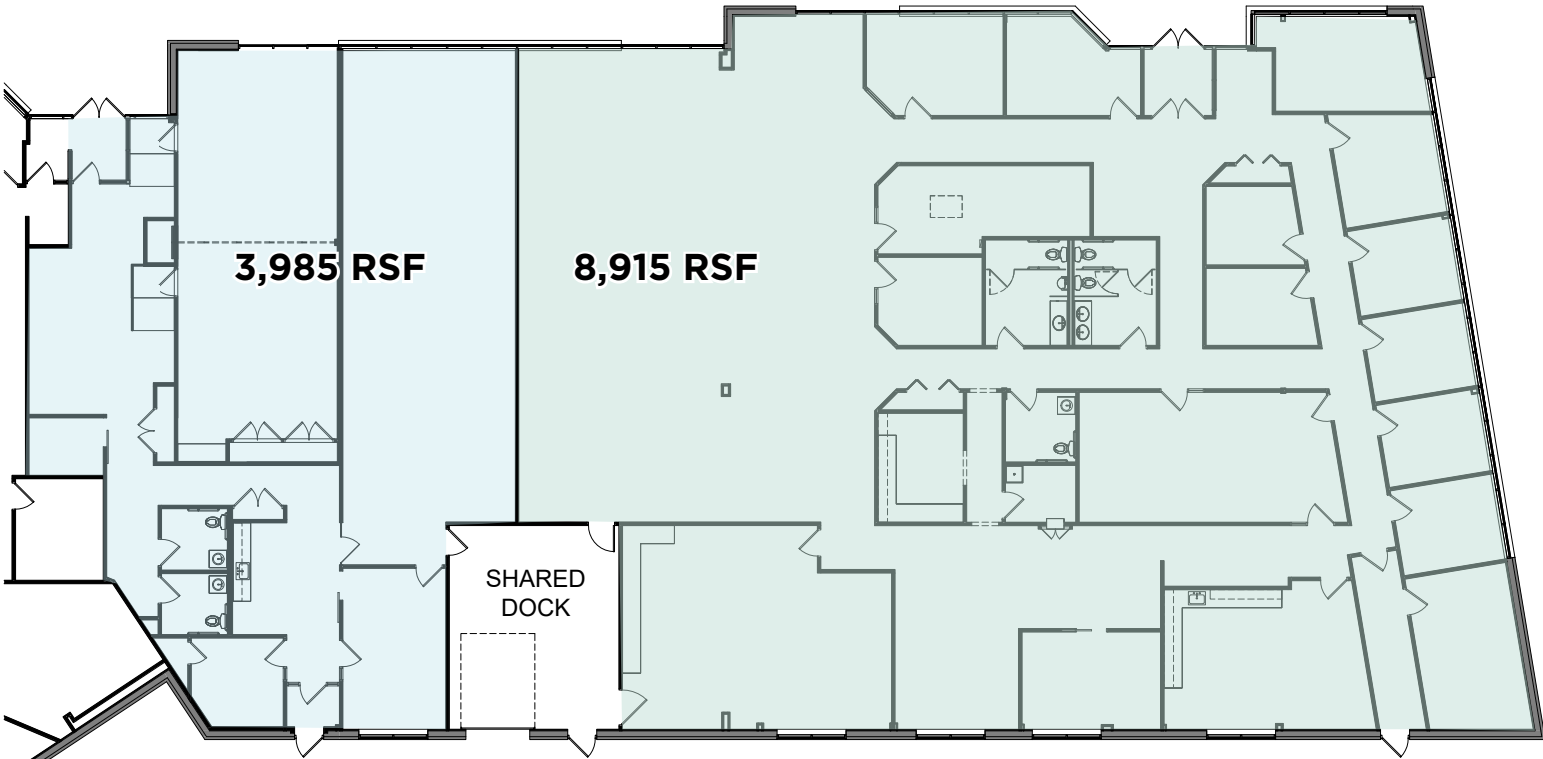
# MARKETING PLAN OPTION A



# MARKETING PLAN OPTION B



# MARKETING PLAN OPTION C



# LOCATION MAP



# FOR MORE INFORMATION, PLEASE CONTACT:

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