



# ROSEVILLE CENTRAL

— OFFICE —

1801 W COUNTY RD B  
ROSEVILLE, MN



CUSHMAN &  
WAKEFIELD

# FRESH LOOK

# BIG VALUE

**Renovated suites available up to 2,648 SF**  
**Developed by Lupe Development Partners**

[rosevillecentraloffice.com](http://rosevillecentraloffice.com)

1801 West County Road B | Roseville, MN

# PROPERTY HIGHLIGHTS

- Owner/Property Manager on-site
- Monument signage
- Abundant parking
- Abundance of amenities in the area:
  - » 1/2 mile to Rosedale Mall
  - » Adjacent amenities include: Planet Fitness, Starbucks, Kinder Care Learning Center and Evergreen Park
- Convenient access to Minneapolis and St. Paul via Hwy 36
- Huddle rooms on 2nd and 3rd floors
- Outdoor patio area
- Furniture available
- Updated exterior
- Updated lobby
- Updated restrooms

<b>PROPERTY</b>	1801 West County Road B
<b>SF AVAILABLE</b>	252 - 2,648 RSF
<b>GROSS RENT</b>	\$20.00 - \$22.00 RSF
	#1 - \$740.00/Month #2 - \$400.00/Month #3 - \$400.00/Month #4 - \$540.00/Month #5 - \$250.00/Month #6 - \$225.00/Month #7 - \$252.00/Month
<b>EXECUTIVE SUITES</b>	
<b>USE</b>	Office

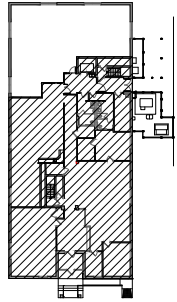




### Co-Working Reimagined (Private, Amenity Rich & Affordable)

- Easy parking
- Excellent location
- Conference room
- Private offices
- Common area (printer/scanner with supplies)
- Kitchenette with supplies
- Building conservatory lounge
- Robust wifi

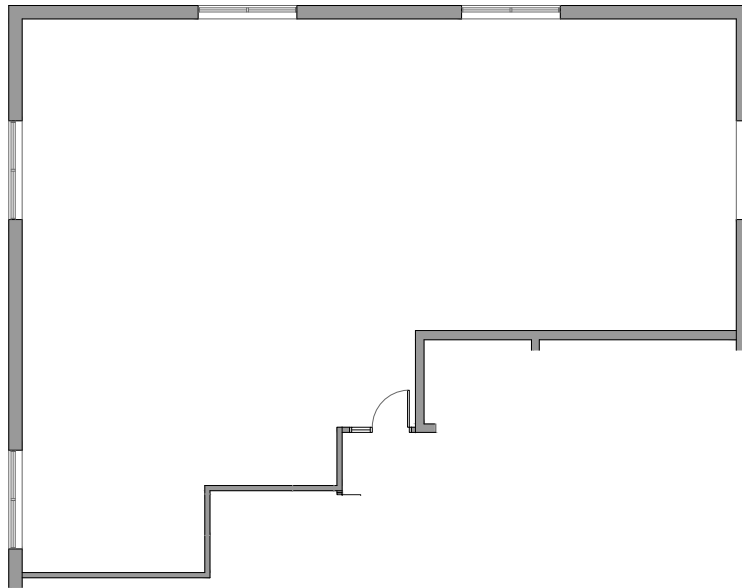
EXECUTIVE  
**SUITES**



First Floor Key Plan



**Suite 101**



2,284 Rentable SF

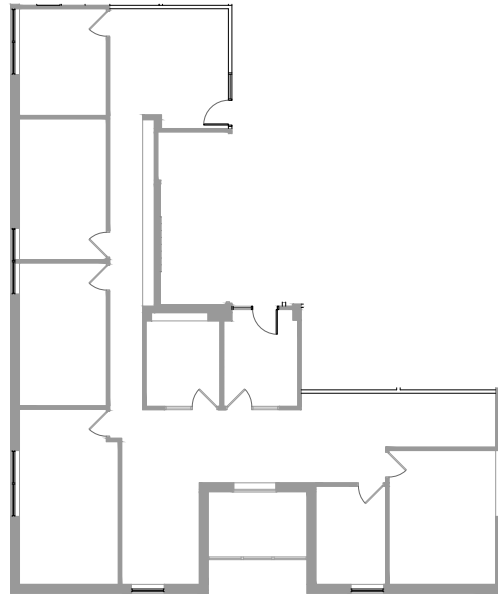
1ST FLOOR  
**PLAN**



Second Floor Key Plan



**Suite 203**



2,648 Rentable SF

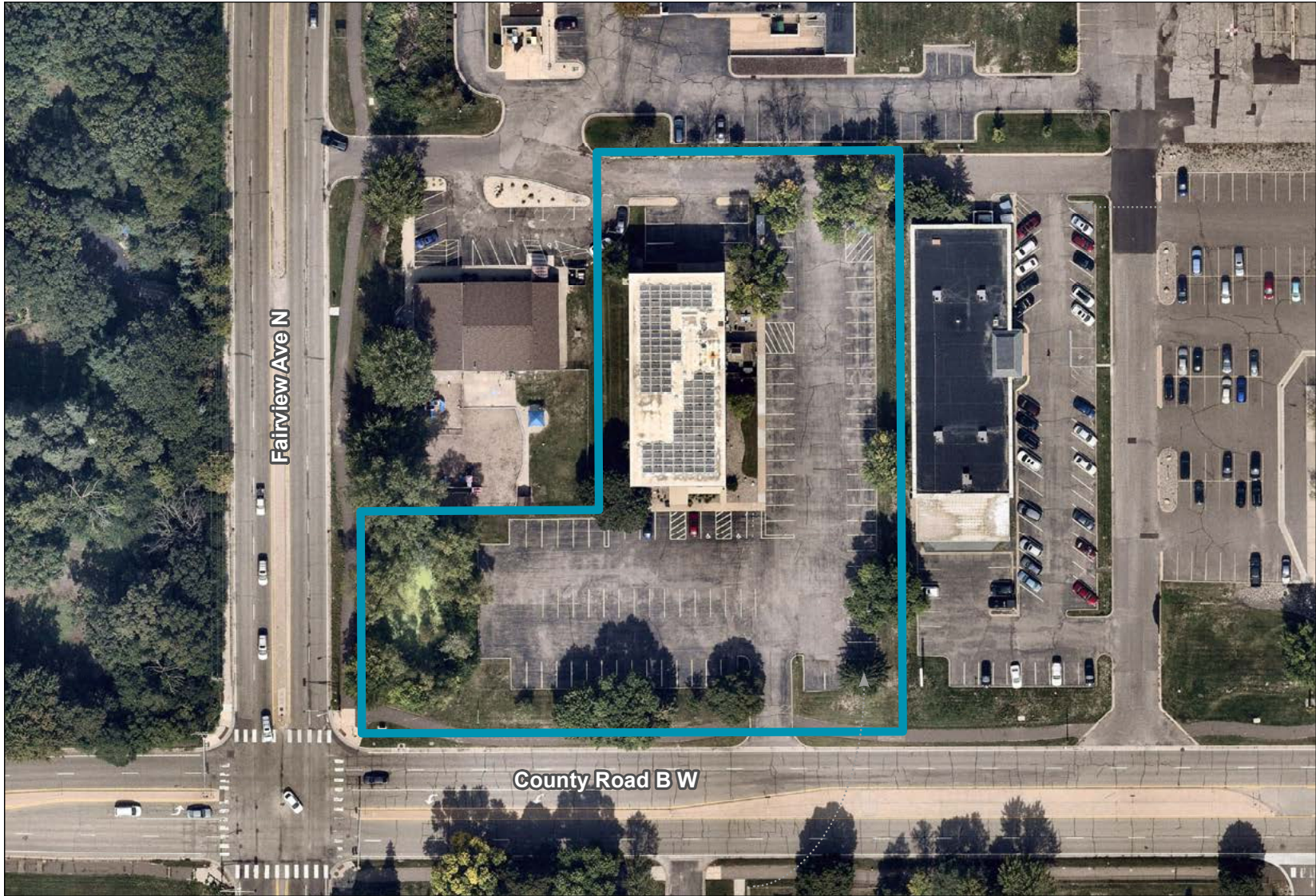
2ND FLOOR  
**PLAN**











# AERIAL MAP



# AMENITIES MAP



# DEMOGRAPHIC ANALYSIS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2020 Total Population	6,950	86,788	364,569
2025 Forecast Total Population	7,231	88,701	383,310
2020-2025 Annual Rate	0.80%	0.44%	1.01%
2020 Median Age	42.1	37.6	33.2
<b>HOUSEHOLDS</b>			
2020 Total Households	3,115	36,908	148,739
2025 Forecast Total Households	3,238	37,644	157,234
<b>INCOME</b>			
2020 Median Household Income	\$79,220	\$72,858	\$59,260
2020 Average Household Income	\$106,272	\$96,854	\$86,225
2020 Per Capita Household Income	\$46,616	\$41,082	\$35,753

## 3-MILE RADIUS SNAPSHOT

**86,788**

2020 POPULATION

**\$96,854**

AVERAGE HOUSEHOLD  
INCOME

**36,908**

TOTAL HOUSEHOLDS

# CONTACT INFORMATION

## ERIC KING

Senior Director  
eric.king@cushwake.com  
+1 651 734 2385

3500 American Blvd W, Suite 200  
Minneapolis, MN 55431  
cushmanwakefield.com

