OFFICE FOR LEASE!



SNELLING OFFICE CENTER

2780 Snelling Avenue N, Roseville, MN 55113

762-5,995 SF

FANTASTIC OFFICE LOCATION WITH GREAT VISIBILITY

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Commercial Equities Group
Investment Real Estate Services

SPACE INFO

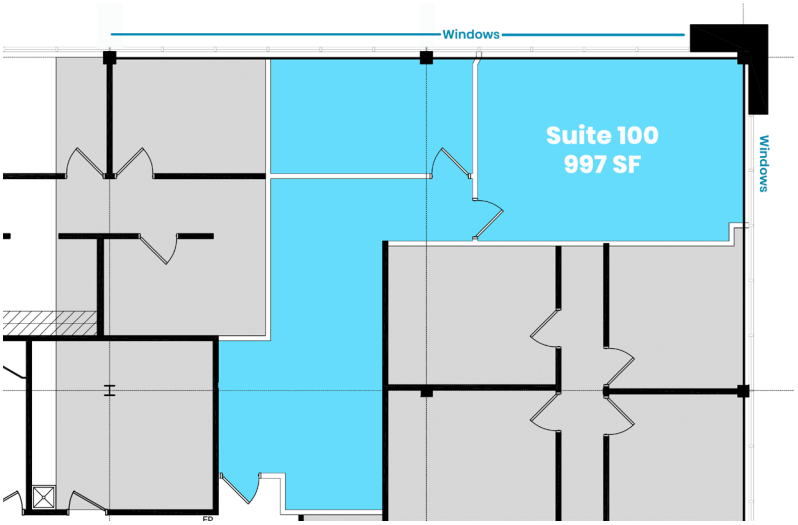
Available Suites:

First Floor:
100 – 997 SF

Second Floor:
204 – 1,856 SF
209 – 1,177 SF

Third Floor:
300 – 1,203 SF
305 – 762 SF

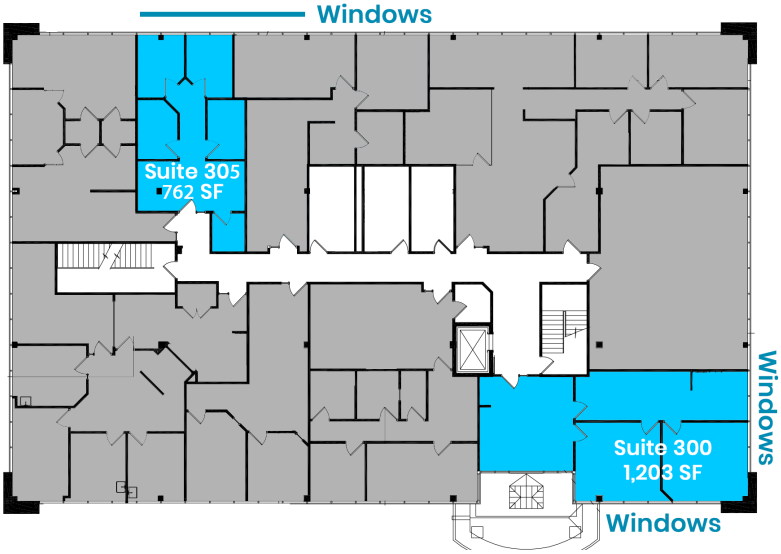
1



2



3



BASE RENT: $14.00 PSF

EST. OPERATING EXPENSES: $12.60 PSF

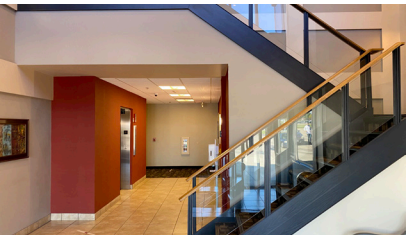
THE PROPERTY

Snelling Office Center offers a strategic location, on-site amenities, and high visibility.

- Excellent location in mixed-use district; near Rosedale Mall and on traffic artery, Snelling Avenue
- Building conference room, shared break room, and outdoor seating area
- Incredible building and pylon signage opportunities
- Exceptional for medical clinic or professional office

- Website: CEGspaces.com/snelling











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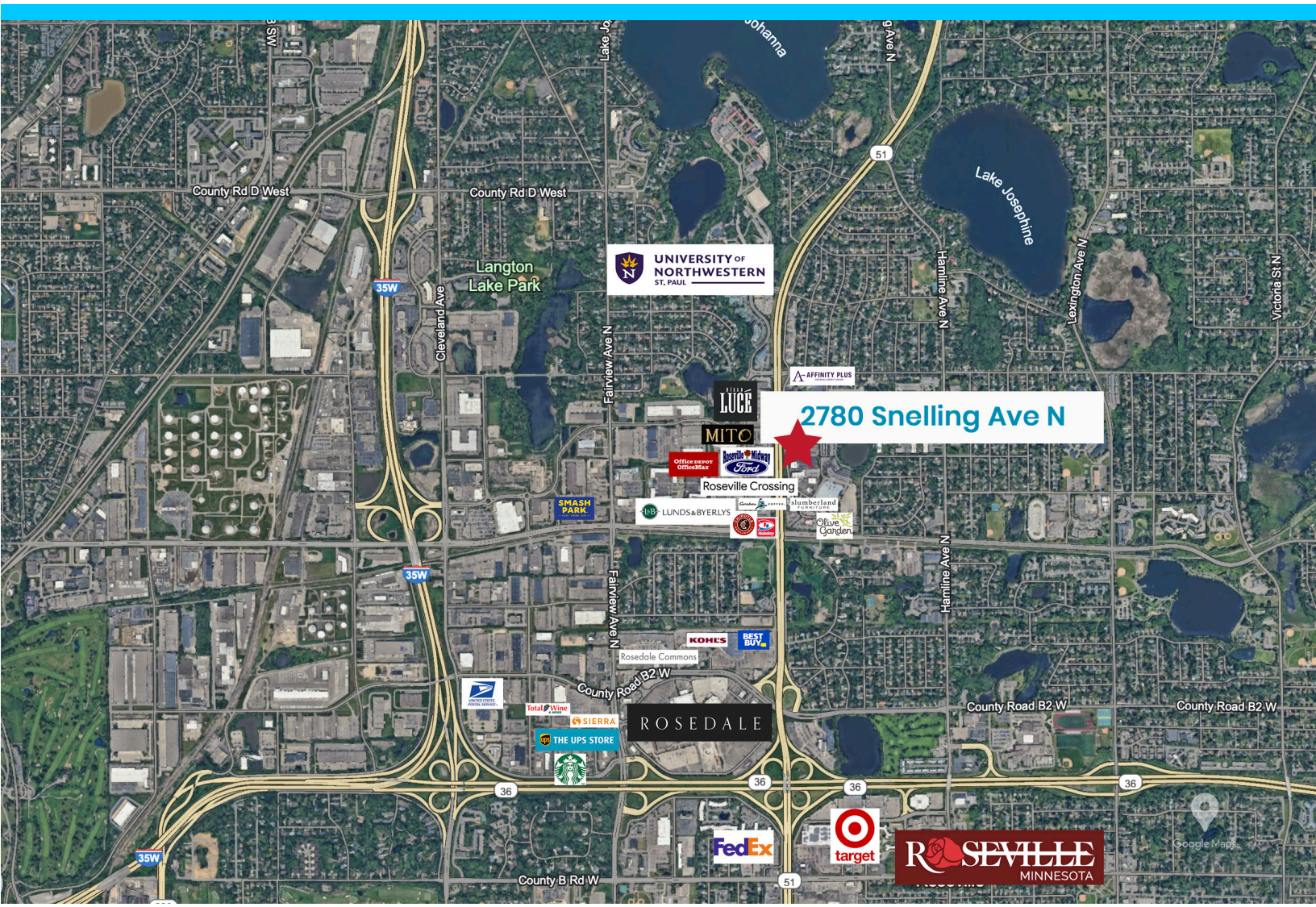
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THE LOCATION

Rosedale Mall area in Roseville, MN, is prime because of its excellent highway access, highly trafficked, centralized location, concentration of businesses, and positioning as a mixed-use district.

- Strategically between Minneapolis and St. Paul
- Located near the intersection of I-35W and MN-36 and access to Highway 280 and Snelling Avenue
- Home to professional services including medical, legal, and financial
- Supportive and vibrant ecosystem for business
- Metro Transit – 1.3 miles from Rosedale Transit Center



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THE SPACES













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