



Accelerating success.



For Lease

Sam Svendahl

Senior Associate
+1 952 220 2837
sam.svendahl@colliers.com

Brian Doyle

Vice President
+1 612 865 4907
brian.doyle@colliers.com

1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700
colliers.com/msp

2501-2699 Patton Road Roseville, MN 55113

Roseville Business Commons I

- 77,290 square foot flex/industrial building
- Easy access to I-35W, Hwy. 36 and Hwy. 280
- High image business park
- Signage opportunity on County Rd C W
- Abundant Parking
- Great local amenities at Rosedale Mall
- Locally and professionally managed by Klodt Companies

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Roseville Business Commons I

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Property Information

Address: 2501-2699 Patton Rd | Roseville, MN 55113

Suites 2695 - 2699 | 18,252 total SF

Available:

- Divisible to 7,389 SF
- Ability to create additional warehouse space
- Available now

Loading:

Two (2) dock doors
One (1) ramped drive-in door

Clear Height:

14'

Zoning:

BP - Business Park

Column Spacing:

30'x40'

Parking:

2.6/1,000 SF

Net Rental Rates:

Negotiable

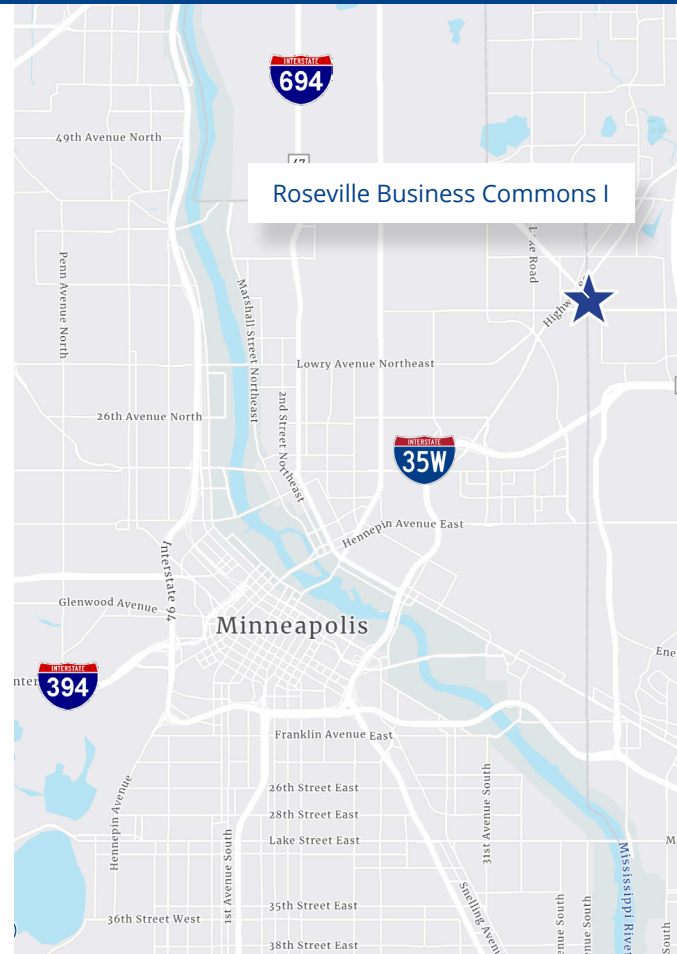
2026

CAM & TAX (est.):

CAM: \$2.08 PSF

Tax: \$3.03 PSF

Total: \$5.11 PSF



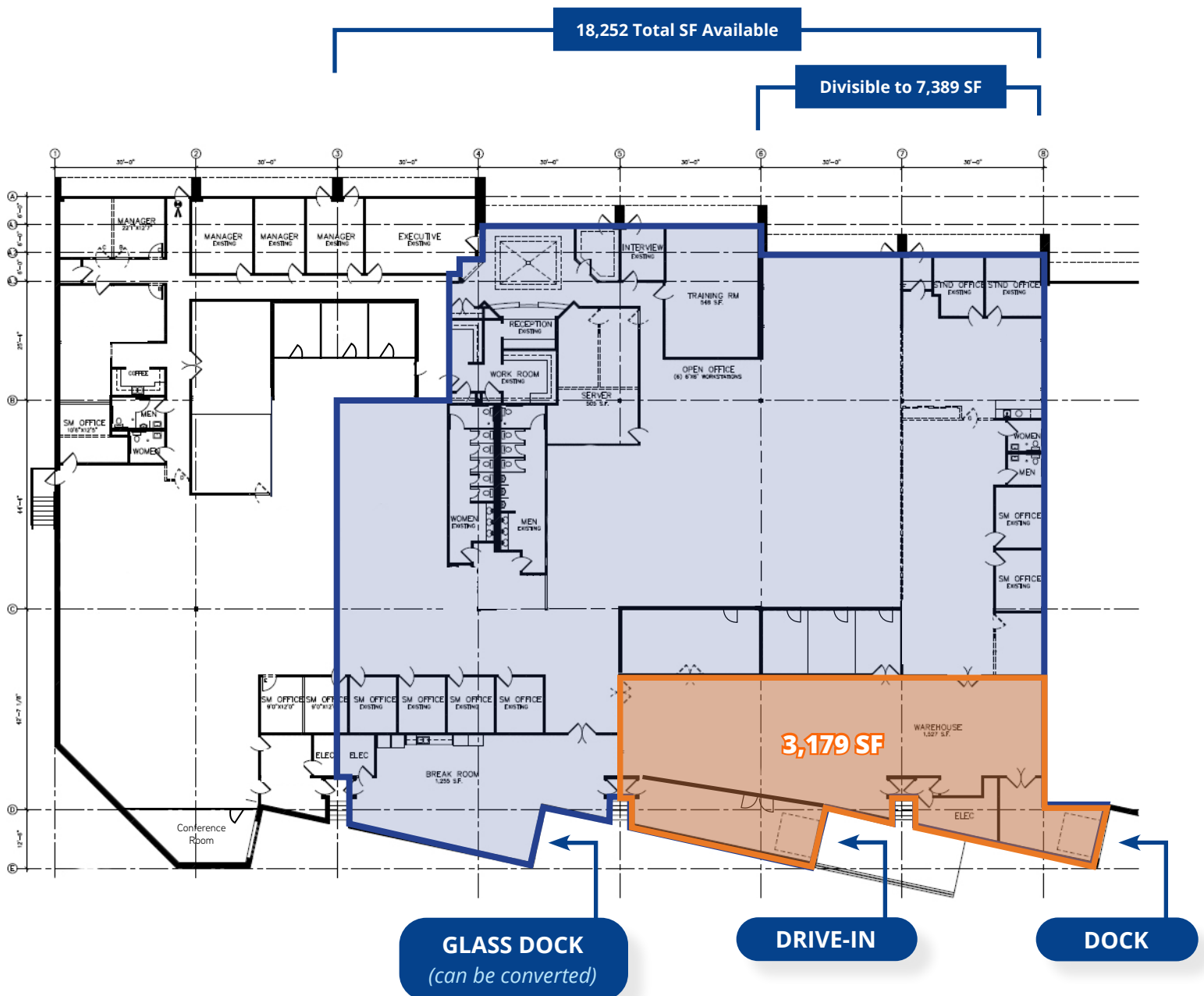
Roseville Business Commons I

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Floor Plan

 Suite 2695 - 2699 | 18,252 total SF
(Divisible to 7,389 SF)

 Warehouse Space | Approx. 3,179 SF
(Ability to create additional warehouse space)





Contact us

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