

2690 Snelling Ave N For Sale or Lease

Colliers

Owner-User Opportunity with In-Place Income



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Opportunity

2690 Snelling Ave N presents a compelling opportunity for an owner-user to acquire a highly visible ±17,193 SF building at a premier signalized corner in one of the Twin Cities' most active commercial corridors. With approximately 50% occupancy, the property offers immediate availability for a user to occupy a significant portion of the building while benefiting from in-place income from established tenants, including U.S. Bank and Heartland Dental.

The asset provides a rare combination of branding, access, and flexibility, allowing a buyer to control their real estate in a high-traffic location while offsetting occupancy costs through existing cash flow. The building's layout and remaining vacancy create the ability to tailor space to a user's needs or lease additional space over time to further enhance returns.

Situated at the intersection of Snelling Avenue and County Road C, the property benefits from strong visibility and traffic counts exceeding 30,000 vehicles per day, along with proximity to Rosedale Center and a dense mix of retail, office, and residential development. This central location provides convenient access to both downtown Minneapolis and Saint Paul, making it an ideal location for companies seeking both identity and accessibility.



2690 Snelling Ave N allows an owner-user to occupy a highly visible location while offsetting occupancy costs through existing income and creating additional value through lease-up and flexible use of the remaining space.

Features & Amenities



± 8,500 SF available for immediate owner-user occupancy



In-place income from existing national tenants to offset occupancy costs



Highly visible corner location for branding & identity



Occupied by U.S. Bank & a Heartland Dental-affiliated practice



Signalized intersection with strong traffic counts (30,500 vpd)



Functional two-level layout with flexible occupancy and expansion options



Easy access to Interstate 35W, 35E, & 694



Close proximity to restaurants and shopping amenities such as Rosedale Center



Central location between Minneapolis & St. Paul



Building Features

Address	2690 Snelling Ave N, Roseville, MN 55113
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PID	03-292-23-33-0022
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Building Size	±17,193 SF
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Lot Size	±1.63 acres
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Year Built	1988
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Parking	88 surface spaces
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Occupancy	50% occupied
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Asking Lease Rates	Contact broker
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2026 Tax	\$93,210.00
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Sale Price	Contact broker for pricing
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Ideal owner-user opportunity with immediate occupancy, in-place income, and long-term flexibility

**Financials: Rent roll and additional financial details available upon execution of a Confidentiality Agreement*

Availabilities

Flexible occupancy options (±1,300–4,600 SF or combine for ±8,500 SF)

Floor 1

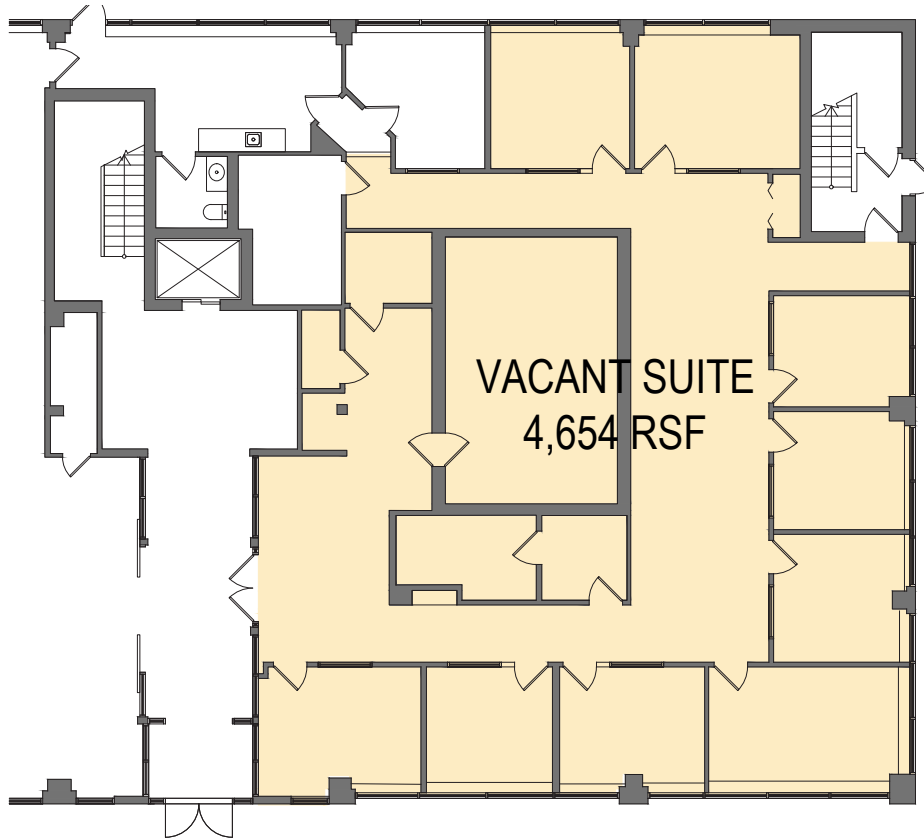
Suite 100: 4,654 SF office

Floor 2

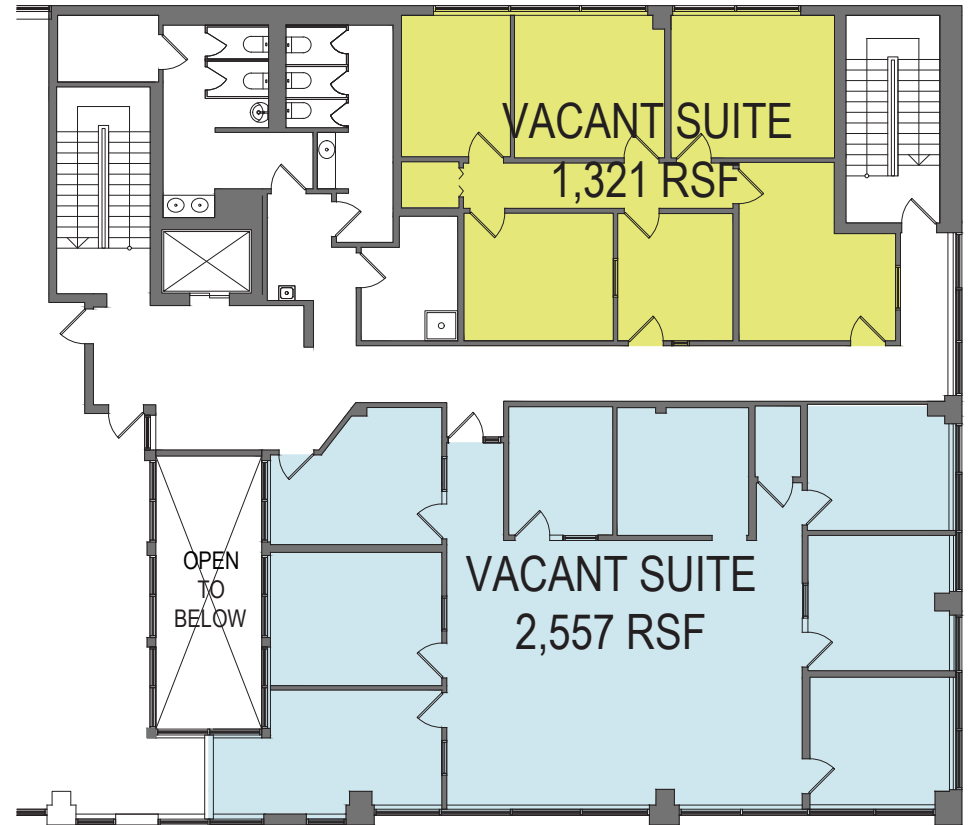
Suite 220: 2,557 SF Office

Suite 250: 1,321 SF Office

Floor Plan



Floor 1
Suite 100
4,654 SF Office



Floor 2
Suite 220
2,557 SF Office
Suite 250
1,321 SF Office



2690 Snelling Ave N

Snelling Ave - 30,500 vpd



SIGNALIZED INTERSECTION





City of Roseville

A vibrant suburb located just minutes from Minneapolis and St. Paul, offering convenient access to both Minneapolis and St. Paul while maintaining a strong suburban identity. Known for its abundant parks and trails, strong school district, and the popular Rosedale Center shopping destination; Roseville strikes a balance between suburban comfort and urban connection.



\$84,782

Median household
income



103,868

Daytime
population



3,719

Total
businesses



57,893

Total
employees



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