



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

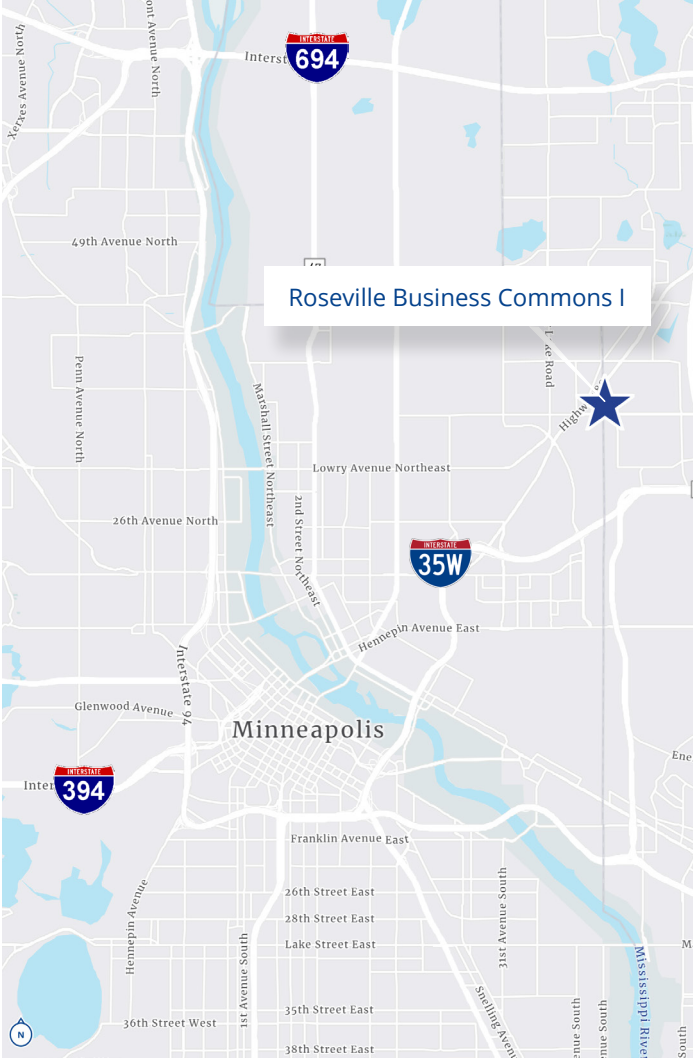
Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Roseville Business Commons I

2501-2699 Patton Road

Property Information

Address:	2501-2699 Patton Rd Roseville, MN 55113
Available:	Suites 2695 - 2699 27,564 total SF • Divisible to 7,389 SF • Ability to create additional warehouse space • Available now
Loading:	Three (3) dock doors and 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



Property Aerial

2501-2699 Patton Road

 Suite 2695 - 2699 | 27,564 total SF
• Can be demised to 7,389 SF

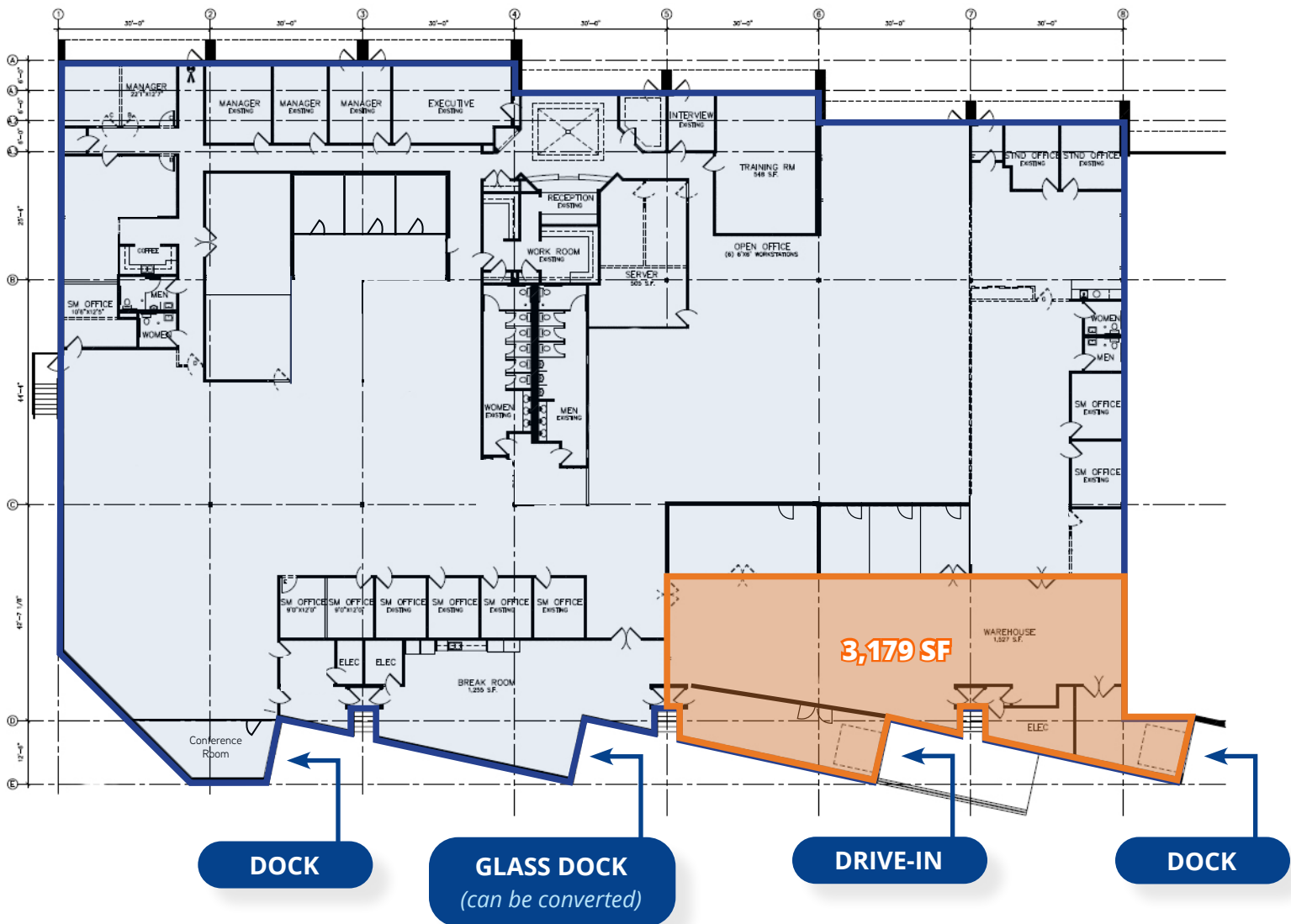
- Can be demised to 7,389 SF

 Warehouse space | Approx. 3,179 SF

- Ability to create additional warehouse space

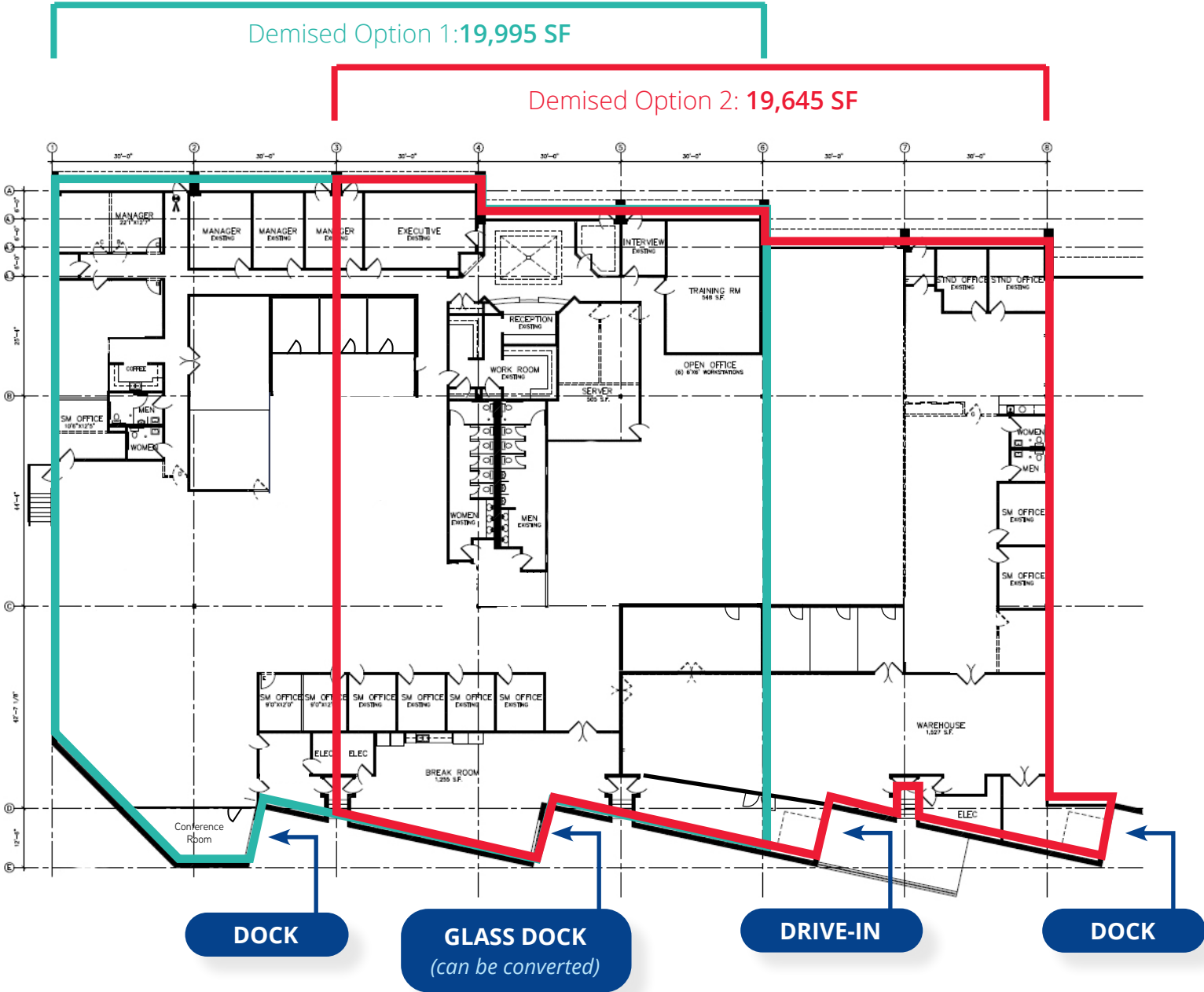
- Warehouse space | Approx. 3,179 SF

- Ability to create additional warehouse space

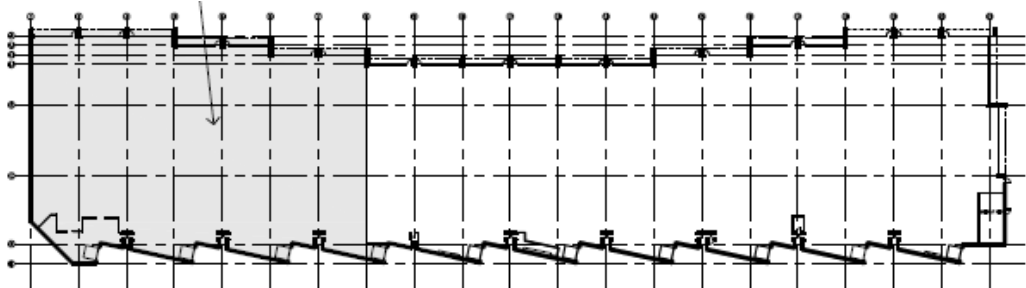


Roseville Business Commons I
2501-2699 Patton Road

Demised Floor Plan



Building Plan



ROSEVILLE BUSINESS COMMONS

2301 - 2860
PATTON ROAD

Contact Us

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 Ave S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700
colliers.com/msp