



Colliers

Office/Flex For Lease

New front door

Steve Nilsson CCIM, SIOR
Vice President
+1 952 897 7899
steve.nilsson@colliers.com

Matt Newell
Senior Associate
+1 651 356 5074
matthew.newell@colliers.com

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

Twin Lakes II Corporate Center 2730 Arthur St, Roseville, MN

- Extensive block and ribbon glass exterior
- Outstanding location near intersection of I-35W and County Road C
- Private offices on perimeter with open cube farm on interior space
- Updated finishes throughout
- Ability for dock door loading
- 18' clear height
- Generous surface parking to accommodate 100% office finish
- Ability to create warehouse space
- Available today!

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 **Edgewood**
REAL ESTATE INVESTMENT TRUST

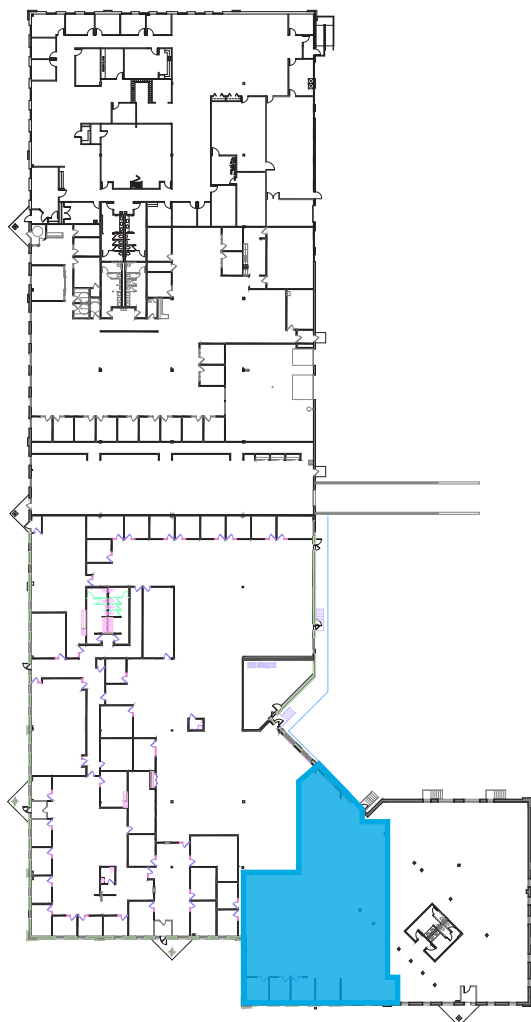
Accelerating success.

For Lease

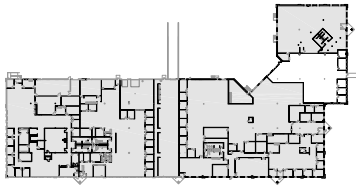
Property Highlights

Address:	2730 Arthur Street, Roseville, MN
Building SF:	74,337 SF
Clear Height:	18'
Parking:	4.91/1,000 SF
Available:	6,091 SF Total *Ability to demo office and create warehouse space.
Loading:	Ability to add 2 dock doors
Lease Rates:	Negotiable
CAM/Tax (2026):	\$6.55 PSF

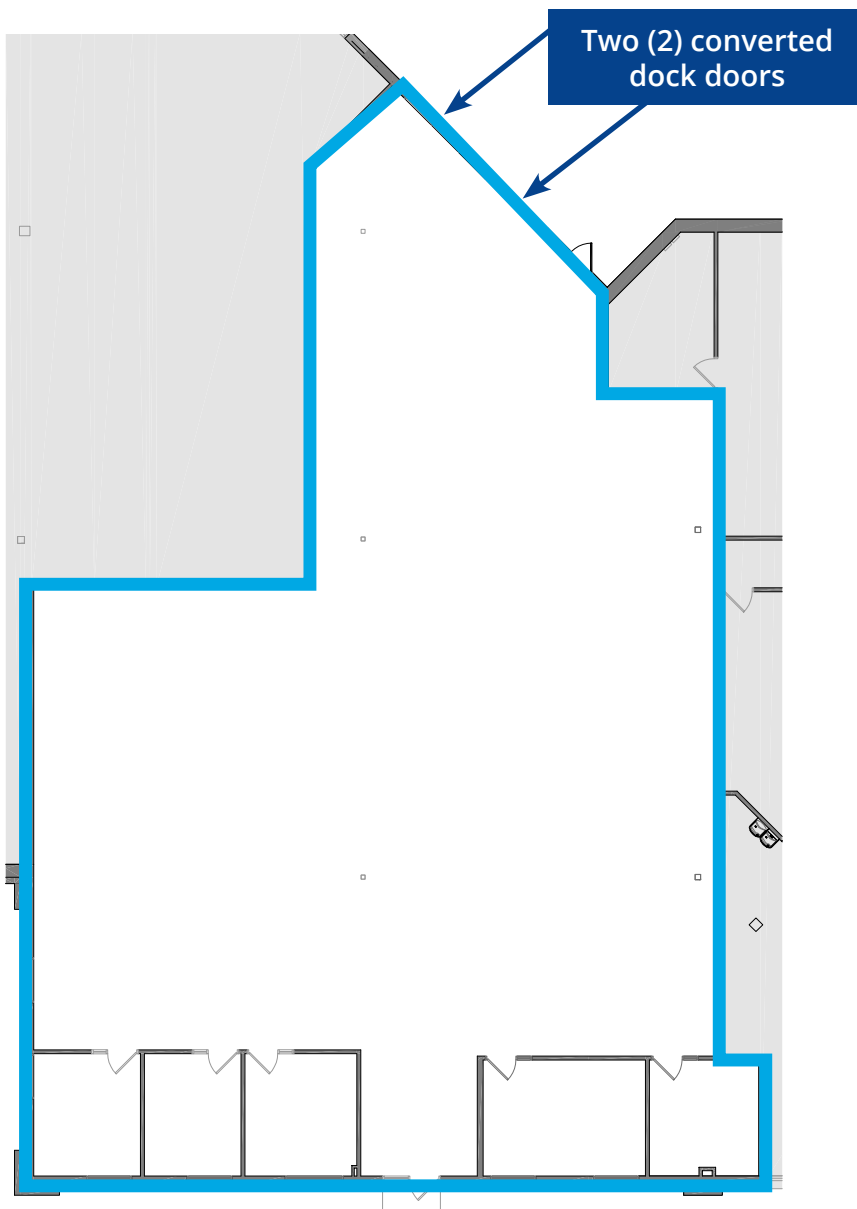
Floor Plan



Floor Plans



Building Key Plan:
Not to Scale



6,091 SF

*Ability to demo
office and create
warehouse space.



Twin Lakes II Corporate Center

Rosedale Square North

Rosedale Square

Twin Lakes Station

County Road C 10,900 vpd

30,500 vpd

Snelling Ave

38,000 vpd

Fairview Ave 14,400 vpd

Hwy 36

80,625 vpd

36

35W

93,903 vpd

Contact

View Online
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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.

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