

FOR LEASE



1,364-11,545 SF Available

SNELLING OFFICE CENTER

2780 Snelling Avenue N | Roseville, MN 55113

Fantastic Roseville office location with great visibility

New ownership

Exceptional for medical or office

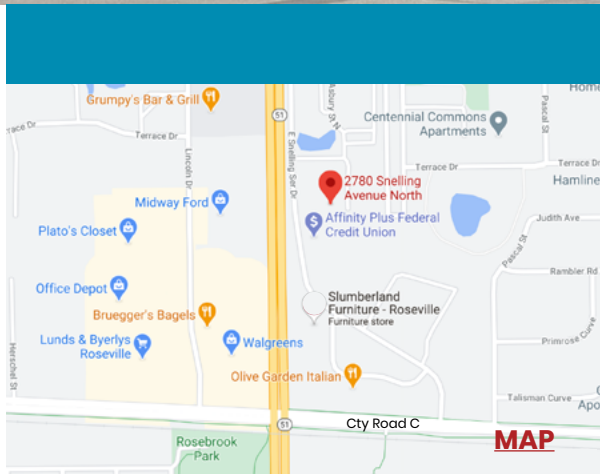
Building conference room, shared break room and outdoor seating

Incredible building and pylon signage opportunities

Between I-694 & HWY 36, just off Snelling Avenue and County Road C

Near Rosedale Mall, restaurants, hotels & retail

Metro Transit – 1.3 miles from Rosedale Transit Center



Jeff Salzbrun

612-788-1552

jeff@CEGspaces.com

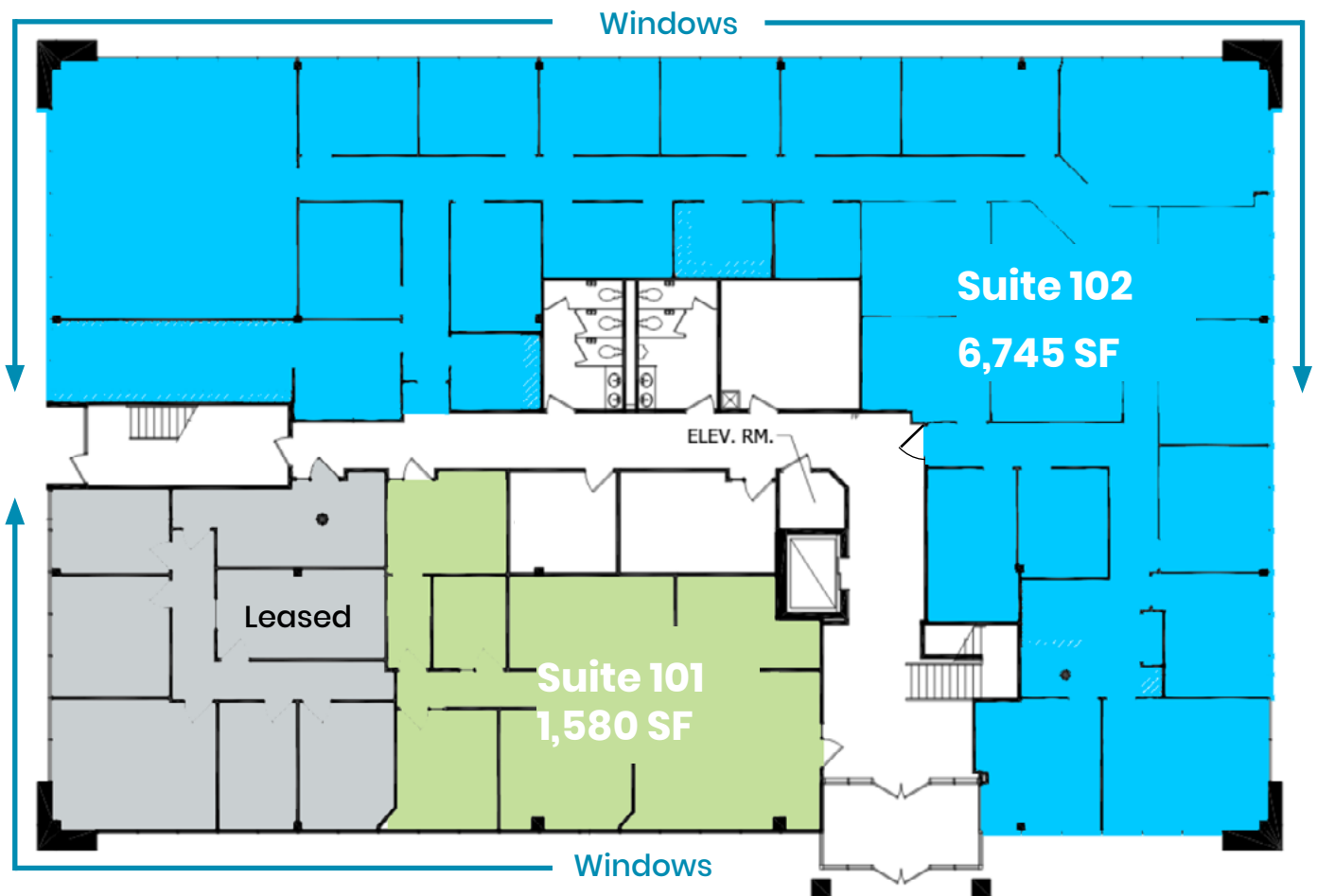
CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

Office Net Rent: \$12.00 PSF

2020 Est. Operating Expenses: \$10.29 PSF

First Floor Contiguous Space Available in 2021



SNELLING OFFICE CENTER | 1,364-11,545 SF

2780 Snelling Avenue N | Roseville, MN 55113

Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com

Second Floor Suite | Natural Light and Sink

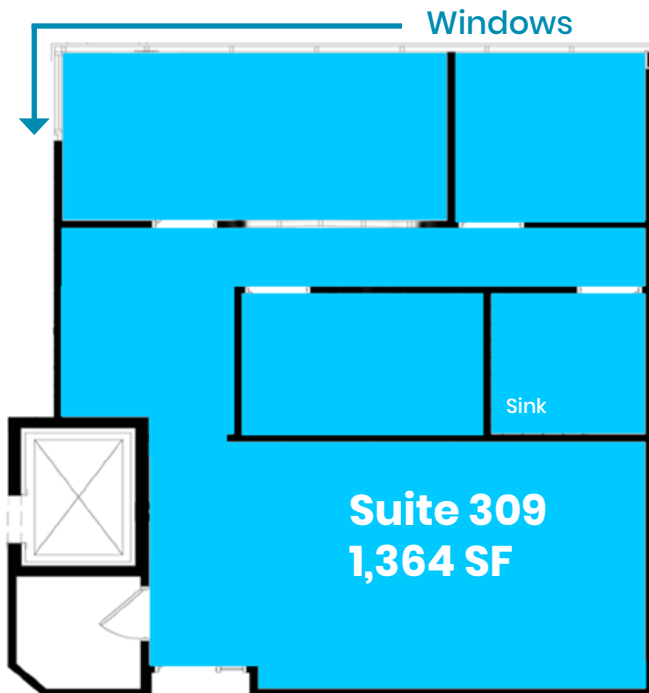


SNELLING OFFICE CENTER | 1,364-11,545 SF

2780 Snelling Avenue N | Roseville, MN 55113

Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com

Third Floor Suite | Layout Can Change to Meet Requirements



SNELLING OFFICE CENTER | 1,364-11,545 SF

2780 Snelling Avenue N | Roseville, MN 55113

Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com

Office Center with Building and Pylon Signage Availability



SNELLING OFFICE CENTER | 1,364-11,545 SF

2780 Snelling Avenue N | Roseville, MN 55113

Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com

Common Areas Include Conference Room, Break Room and Outdoor Seating



SNELLING OFFICE CENTER | 1,364-11,545 SF
2780 Snelling Avenue N | Roseville, MN 55113
Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com

Updated Building Perfect for Medical or Office



SNELLING OFFICE CENTER | 1,364-11,545 SF
2780 Snelling Avenue N | Roseville, MN 55113
Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com

Ample Parking in Suburban Setting



SNELLING OFFICE CENTER | 1,364-11,545 SF
2780 Snelling Avenue N | Roseville, MN 55113
Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com