

Minnesota Office Plaza

1500 West Highway 36
Roseville, MN 55113

MJ Kroll
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Space Available

Owner, Manager, Leasing

197,101 SF office building

197,101 SF available

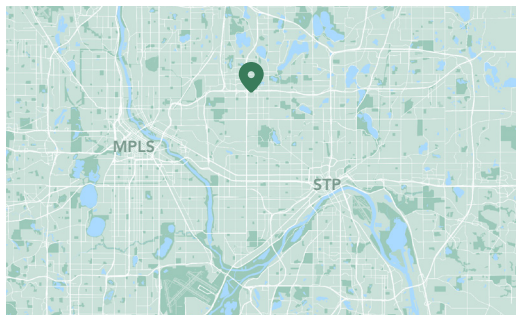
817 surface stalls, 4.1 : 1,000 SF

1- and 2-story office building

12' clear height

Built in 1955, 1964, 1977

North Metro



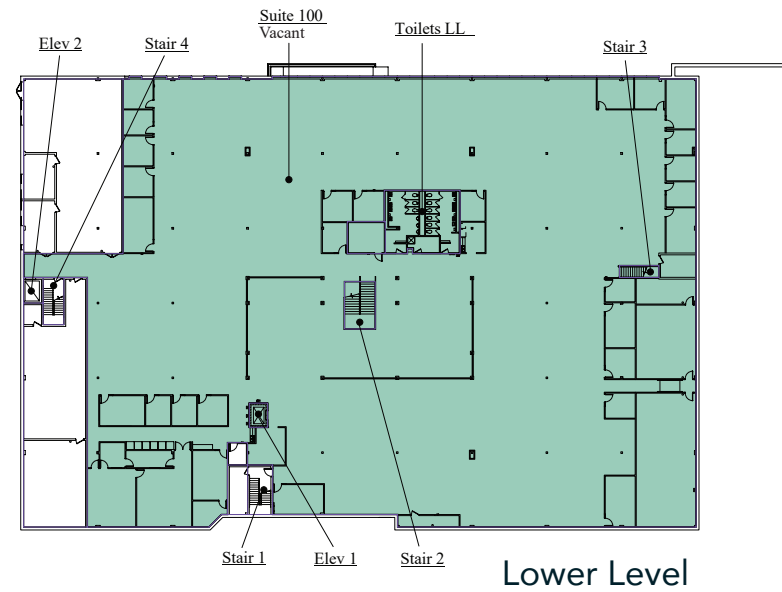
Exceptionally located office space with conference center and prime visibility.

Minnesota Office Plaza is an expansive office and conference center that occupies 14 acres in a prominent location adjacent to Target, immediately south of Highway 36 and east of Snelling Avenue. Since acquiring the site in 1998, Wellington completed a major renovation adding new skylights, as well as a new elevator, lighting systems and HVAC system. In addition, ownership has consistently reinvested in the property systems and infrastructure. Tenants and visitors enjoy the accessible location and extensive surface parking adjacent to strong retail activity.

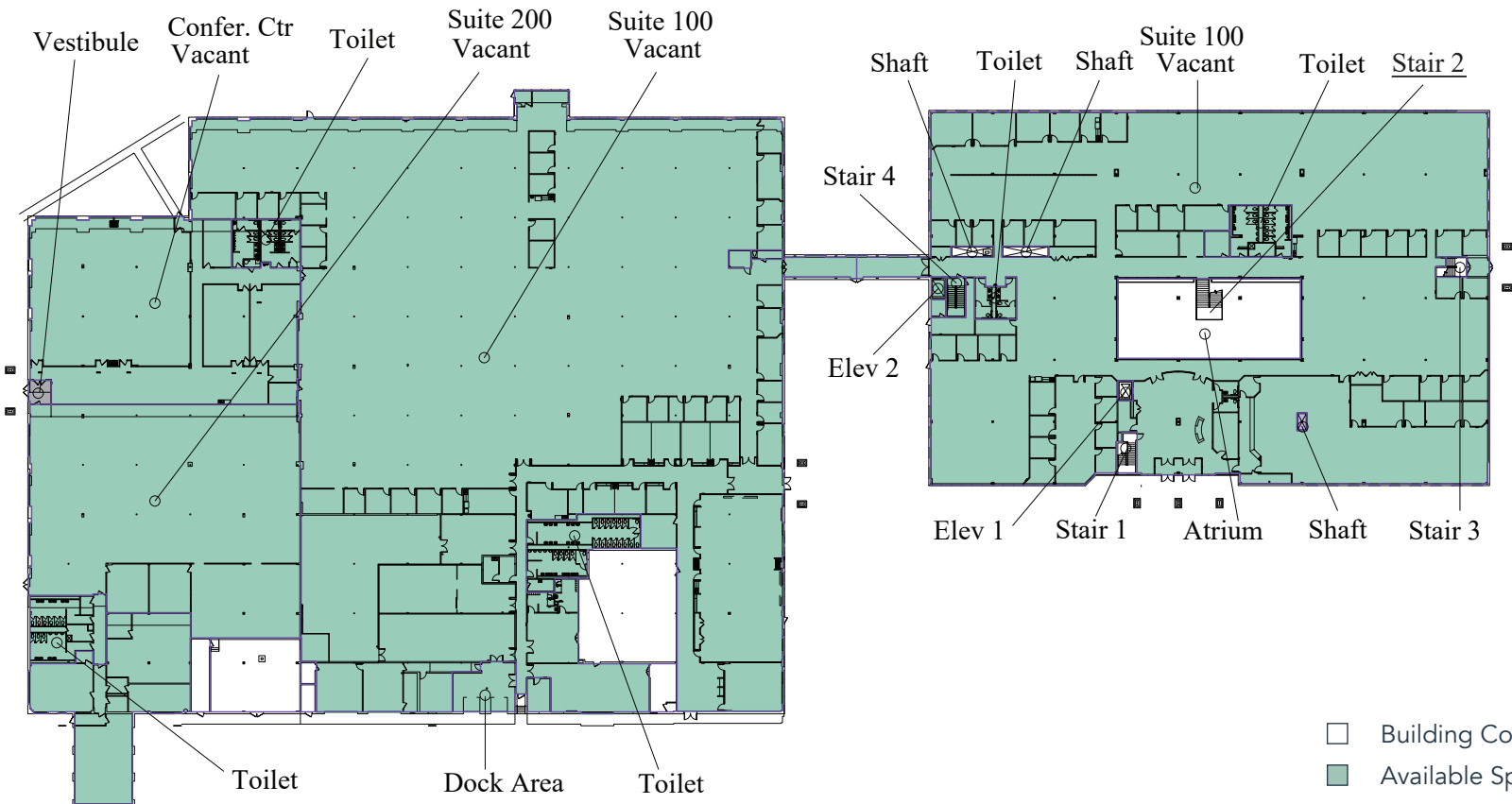
HIGHLIGHTS

- Highly visible on Highway 36 (68,000 VPD)
- Conveniently located adjacent to Target and south of Highway 36 and Snelling Avenue
- Close to HarMar Mall (2-minute drive) and Rosedale Center (5-minute drive)
- Exceptional access to a wide array of restaurants and amenities
- 12,000 SF conference center
- Open, two-story atrium with skylights
- Large garage space with three double-sided drive-in dock doors
- 12' clear height

Floor Plan

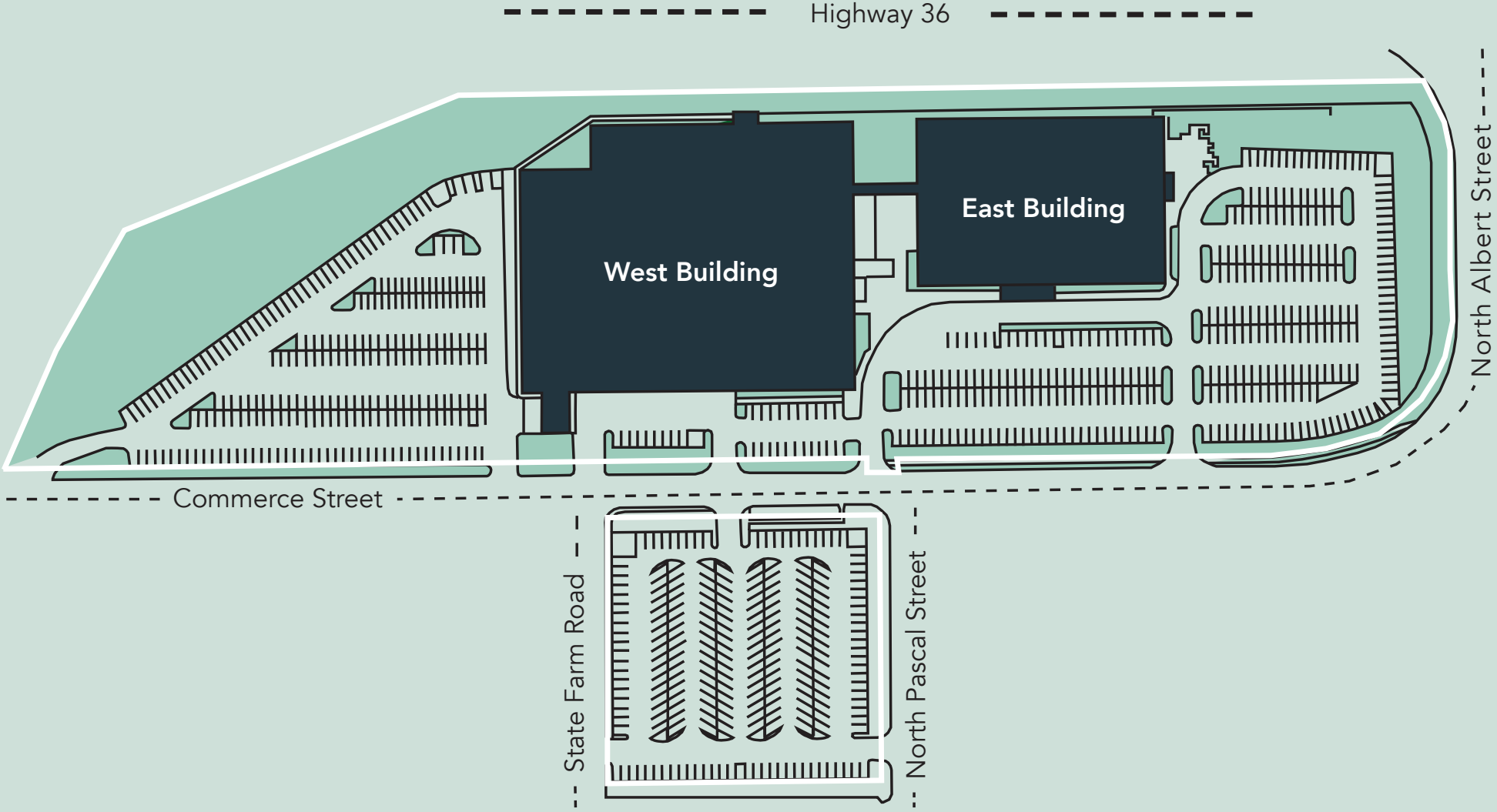


First Floor



- Building Common Areas
- Available Space

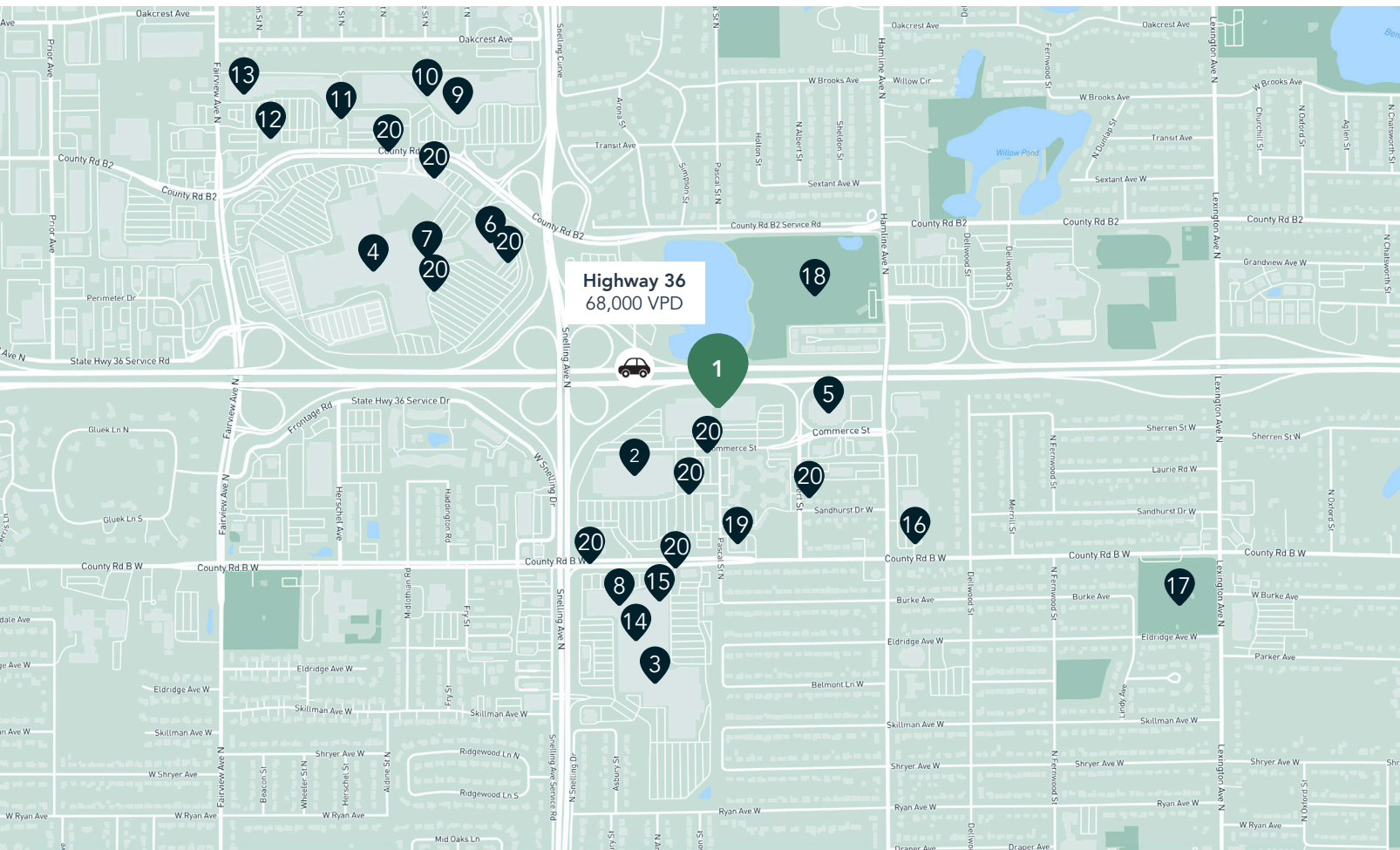
Site Plan



Prominent Existing Signage



The Neighborhood



Demographics

1 MILE AWAY

7,687 Population
3,371 Households
\$83,686 Avg. Income

3 MILES AWAY

83,435 Population
35,355 Households
\$85,330 Avg. Income

5 MILES AWAY

334,247 Population
132,176 Households
\$74,092 Avg. Income

Hot Spots

- | | | | | |
|----------------------------|----------------------------|-------------------------|-----------------------|-------------------------------------|
| 1. Minnesota Office Plaza | 5. Macy's | 9. Kohl's | 13. Bed Bath & Beyond | 17. Lexington Park |
| 2. Target, Starbucks & CVS | 6. Rosedale Transit Center | 10. Noodles and Company | 14. Chick-Fil-A | 18. Roseville Cedarholm Golf Course |
| 3. HarMar Mall | 7. CRAVE American Kitchen | 11. Lucky's 13 Pub | 15. D'Amico & Sons | 19. Huntington Bank |
| 4. Rosedale Center | 8. Kyoto Sushi | 12. Buffalo Wild Wings | 16. Speedway | 20. Bus stop |

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PROPERTY MANAGER

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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