

# Minnesota Office Plaza

1500 West Highway 36  
Roseville, MN 55113



**WELLINGTON**  
MANAGEMENT



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## Space Available

Owner, Manager, Leasing

201,000 SF office building

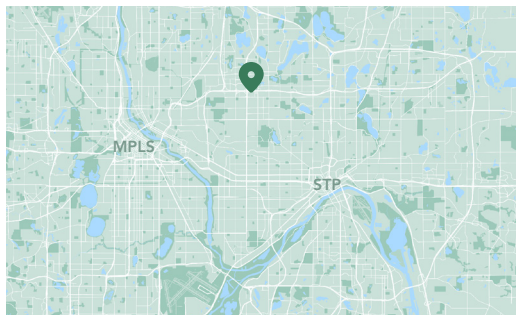
201,000 SF available

817 surface stalls, 4.1 : 1,000 SF

1- and 2-story office building

Immediately south of Rosedale Center

North Metro



## Centrally located office space with conference center and ample opportunities.

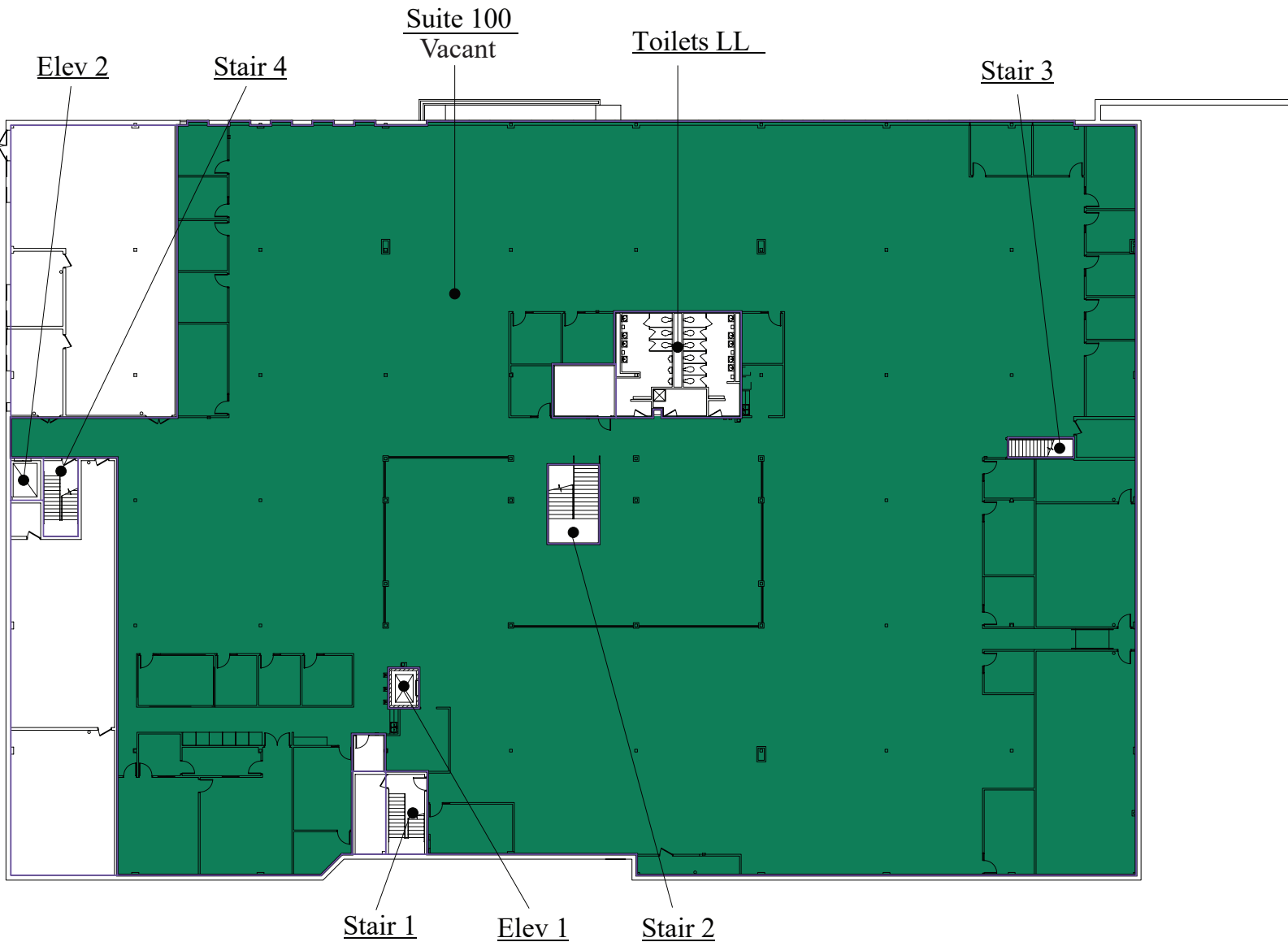
Minnesota Office Plaza is an expansive office and conference center with prime visibility that occupies 14 acres in a prominent location adjacent to Target, immediately south of Highway 36 and east of Snelling Avenue. Imagination is the only limit on this large site with docks, shipping, storage, assembly, meetings rooms, conference rooms, atrium, and open floor areas. Tenants and visitors enjoy the well-maintained building with skylights, easy access, and extensive surface parking adjacent to strong retail activity.

## HIGHLIGHTS

- Highly visible on Highway 36 (78,000 VPD) and Snelling (46,000 VPN)
- Conveniently located adjacent to Target with direct access to site from a Highway 36 exit
- 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 (30 ft) with skylights
- Large garage space with three double-sided drive-in dock doors

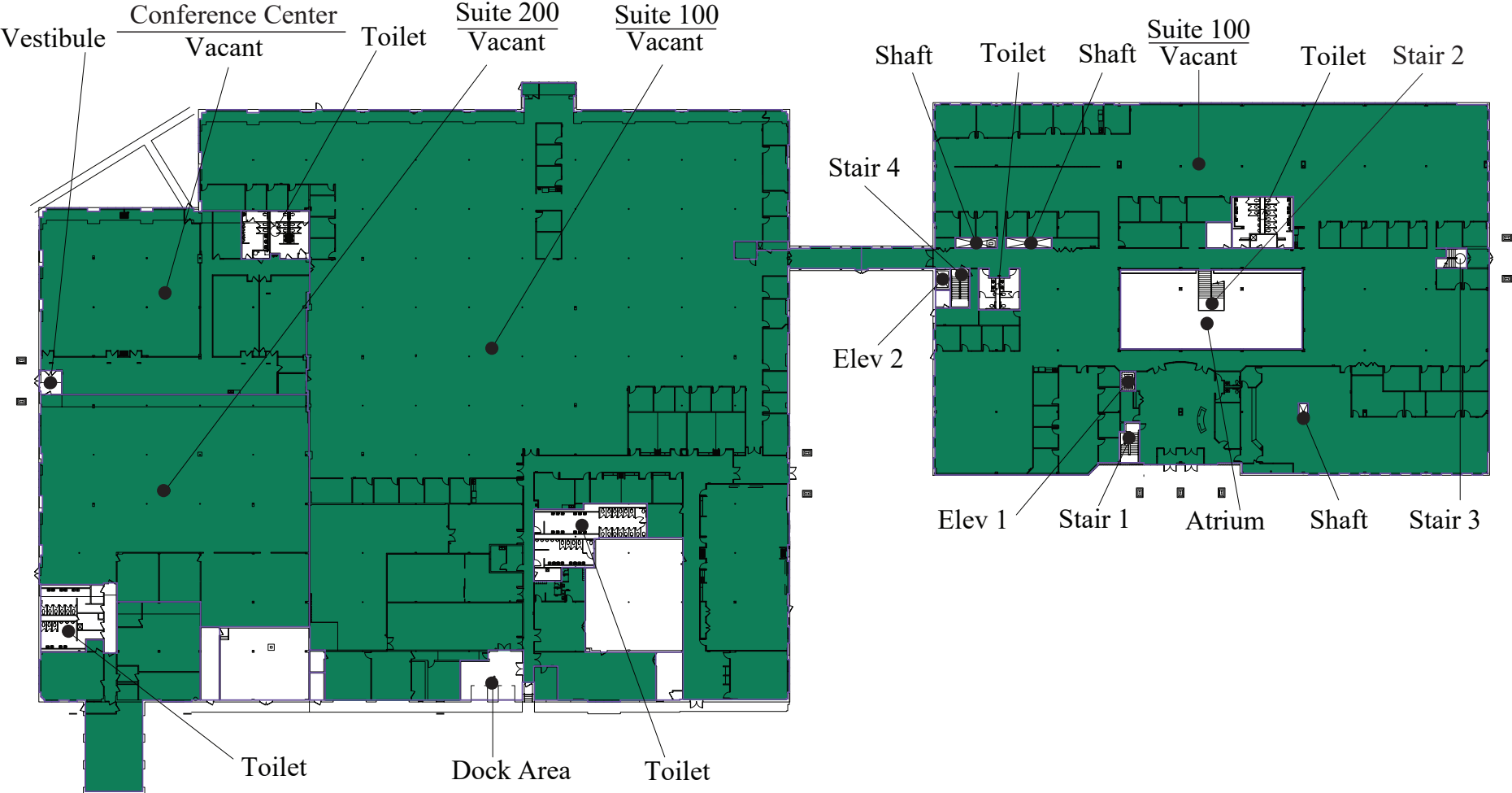
# Floor Plan - Lower Level

- Building Common Areas
- Available Space
- Occupied Space

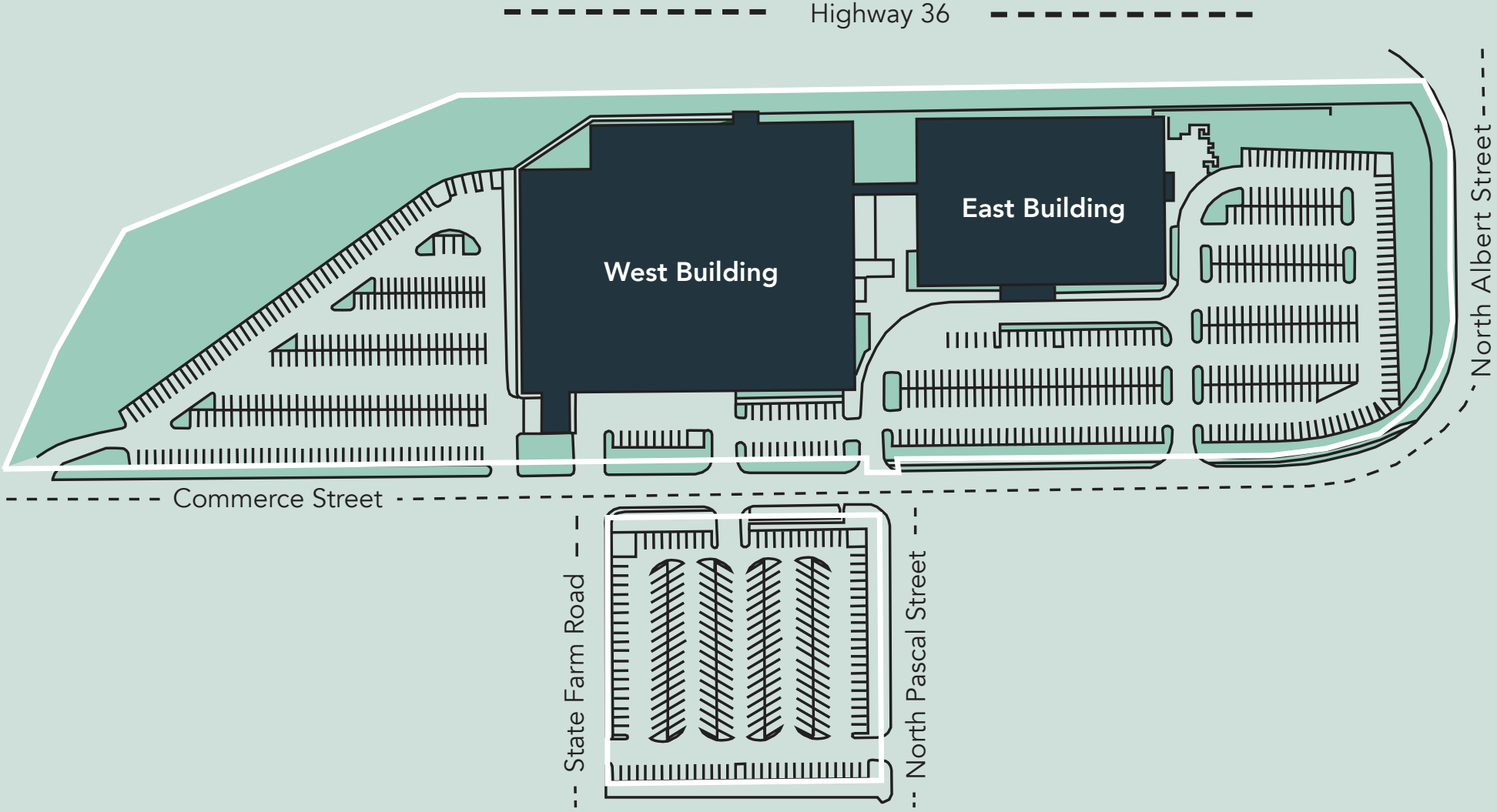


# Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space

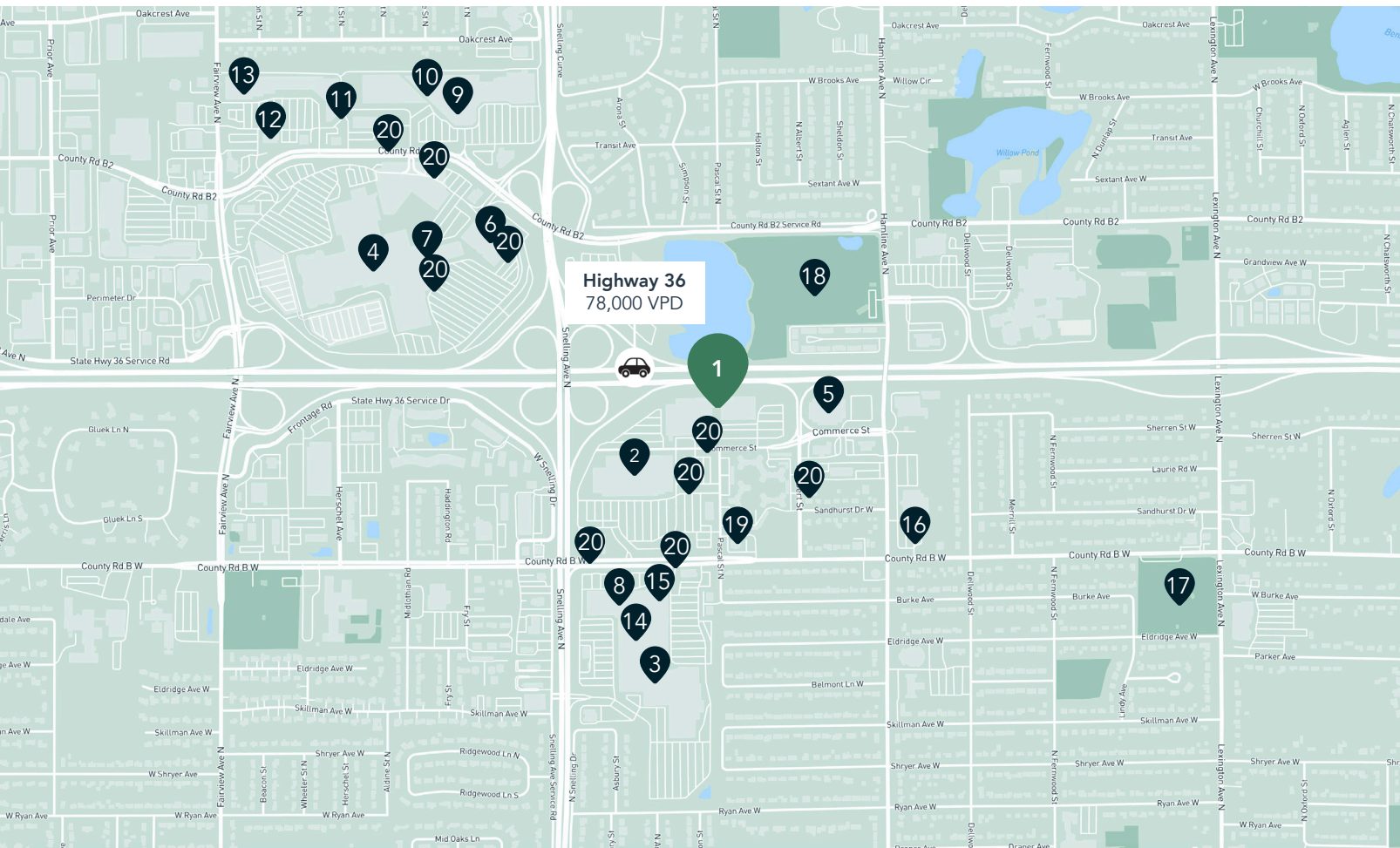


# Site Plan





# The Neighborhood



## Demographics

1 MILE AWAY

8,030 Population  
3,546 Households  
\$93,407 Avg. Income

3 MILES AWAY

82,467 Population  
35,105 Households  
\$96,498 Avg. Income

5 MILES AWAY

334,589 Population  
162,661 Households  
\$106,422 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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SENIOR PROPERTY MANAGER  
LEASING AGENT

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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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