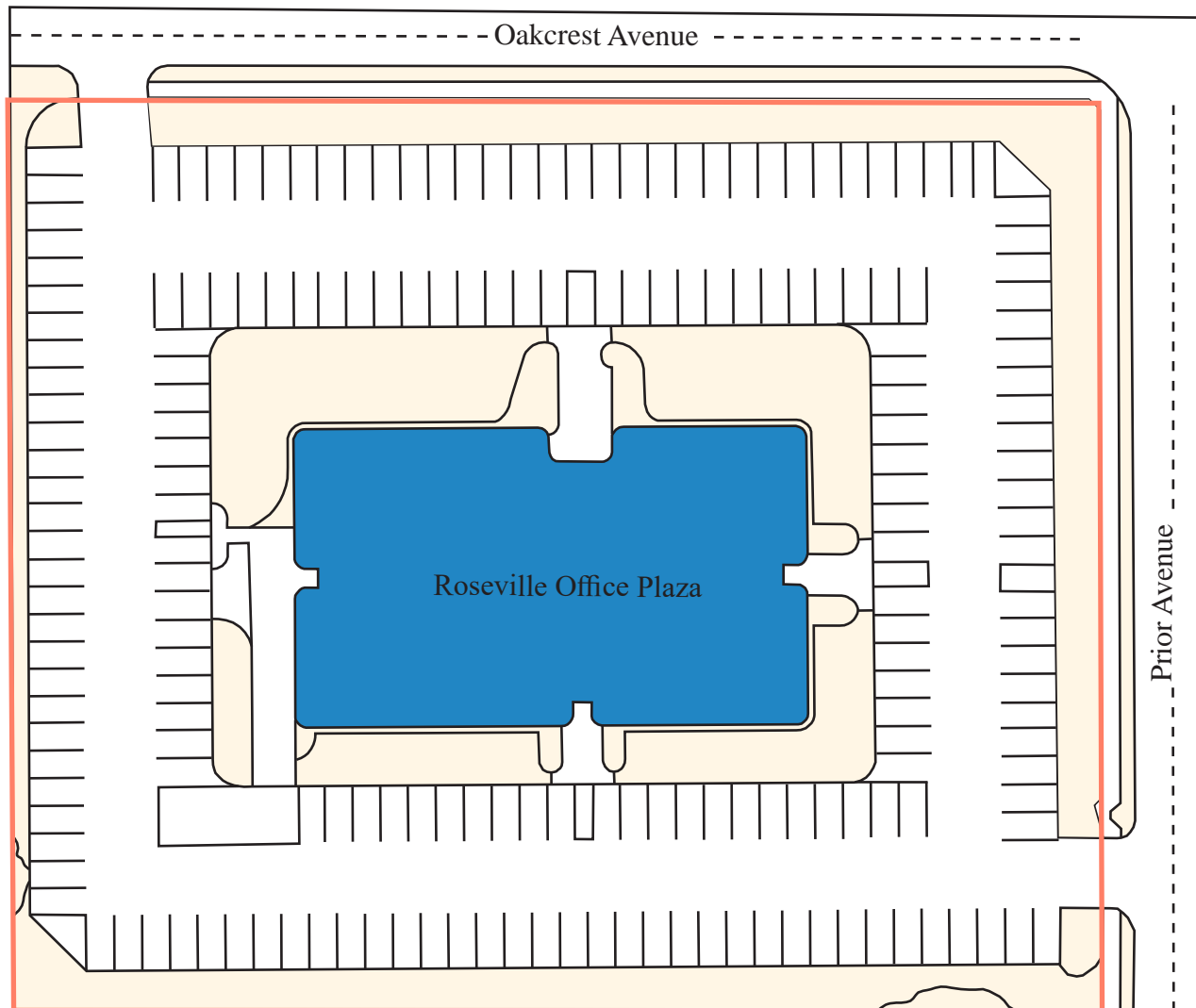


ROSEVILLE OFFICE PLAZA



1970 OAKCREST AVENUE, ST. PAUL, MN 55113





SITE PLAN



PROPERTY HIGHLIGHTS

- Easy Access to Highway I-35W, Highway 36 and Snelling Avenue
- Located just blocks from Rosedale Mall
- Ample food and shopping options
- Wired for Fiber Optic Internet
- Men's and Women's fitness facilities
- Ample surface parking
- Conference rooms with wireless internet



-  Parking Lot/Sidewalk
-  Building
-  Landscape
-  Property Line

ADDRESS	1970 Oakcrest Avenue, St. Paul, MN 55113
BUILDING AREA	52,600SF
NUMBER OF STORIES	4
PARKING STALLS	235 Stalls
CLEAR HEIGHT	9'
YEAR BUILT	1985

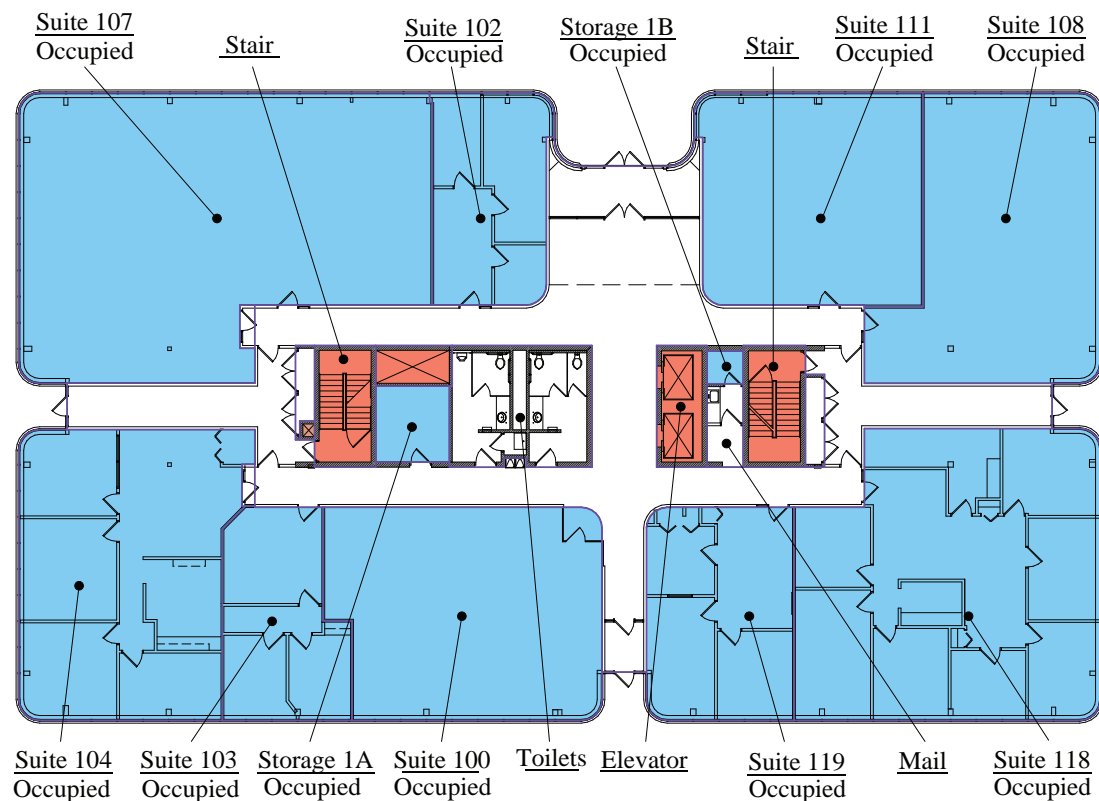


FLOOR PLANS

FIRST FLOOR
SF 15,100



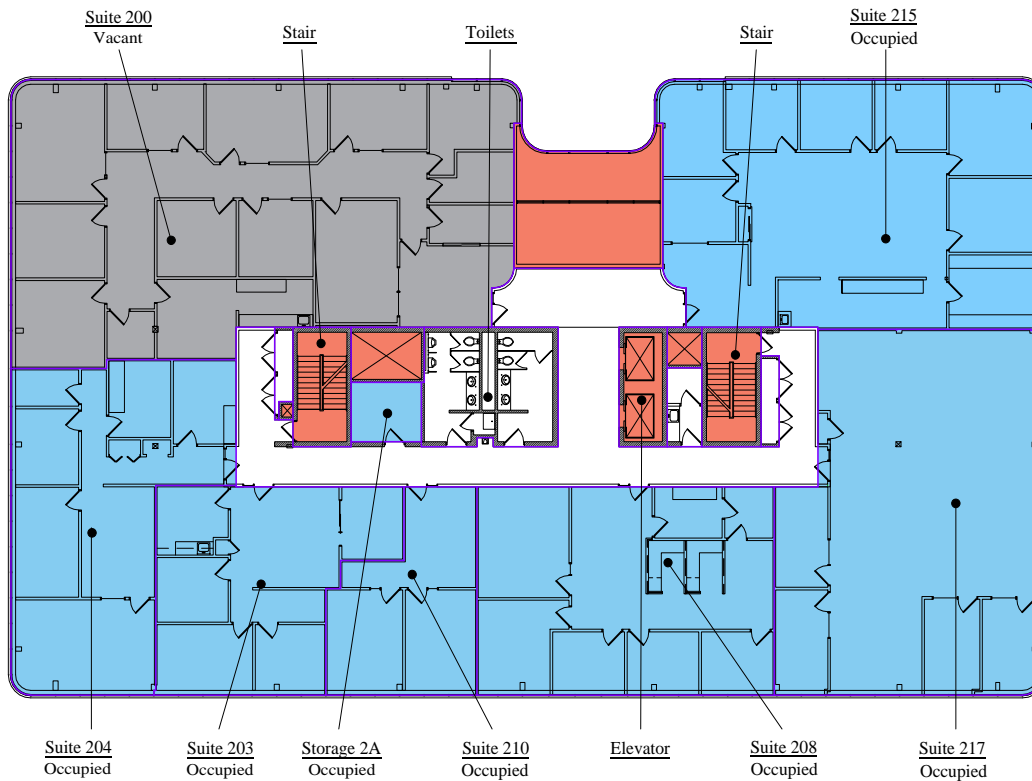
LOWER FLOOR
SF 7,600



- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration

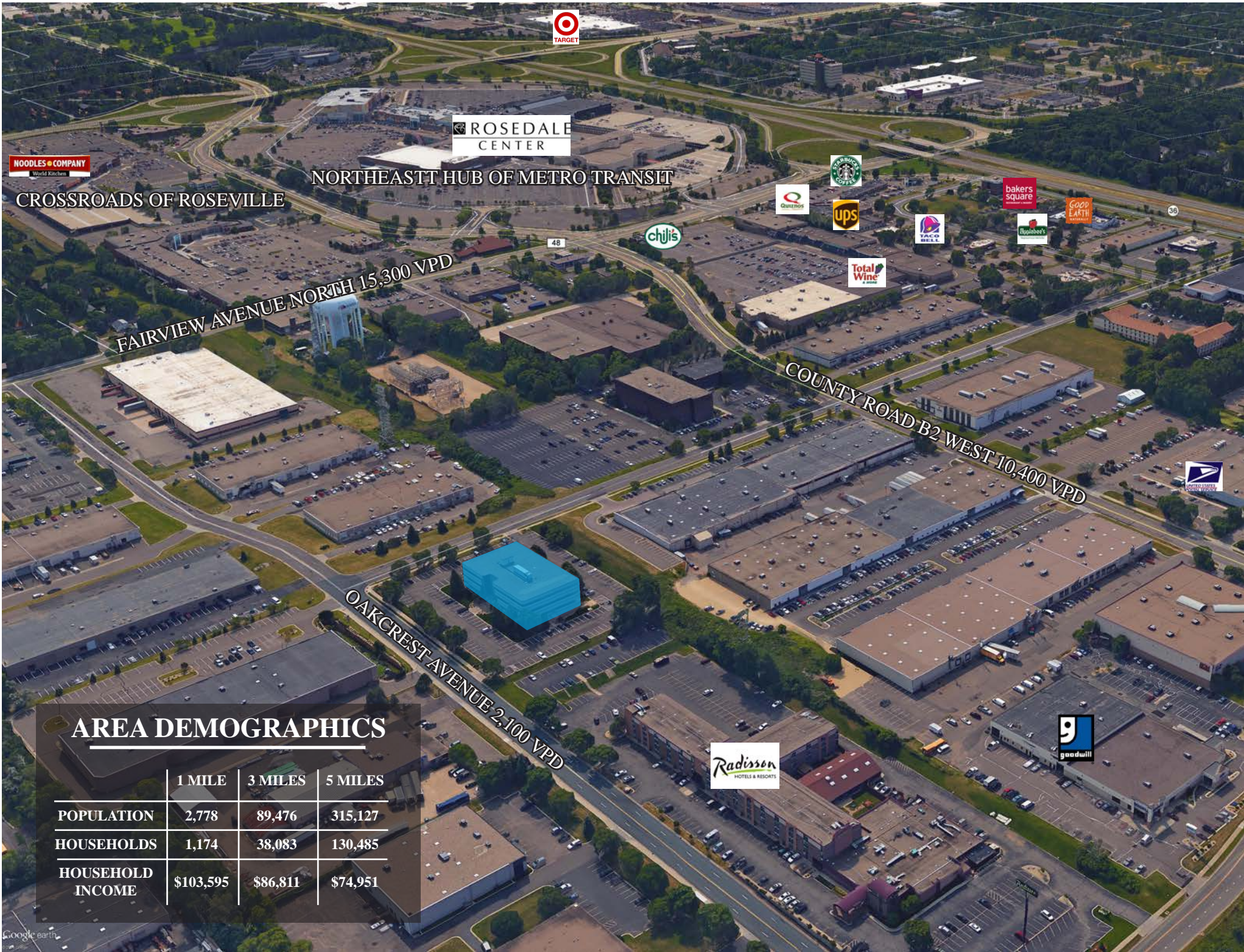
FLOOR PLANS

SECOND FLOOR SF 14,700



THIRD FLOOR SF 15,200

- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration



ROSEDALE
CENTER

NOODLES & COMPANY
World Kitchens

CROSSROADS OF ROSEVILLE

NORTHEAST HUB OF METRO TRANSIT



bakers square

GOOD EARTH



FAIRVIEW AVENUE NORTH 15,300 VPD

COUNTY ROAD B2 WEST 10,400 VPD

OAKCREST AVENUE 2,100 VPD



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,778	89,476	315,127
HOUSEHOLDS	1,174	38,083	130,485
HOUSEHOLD INCOME	\$103,595	\$86,811	\$74,951

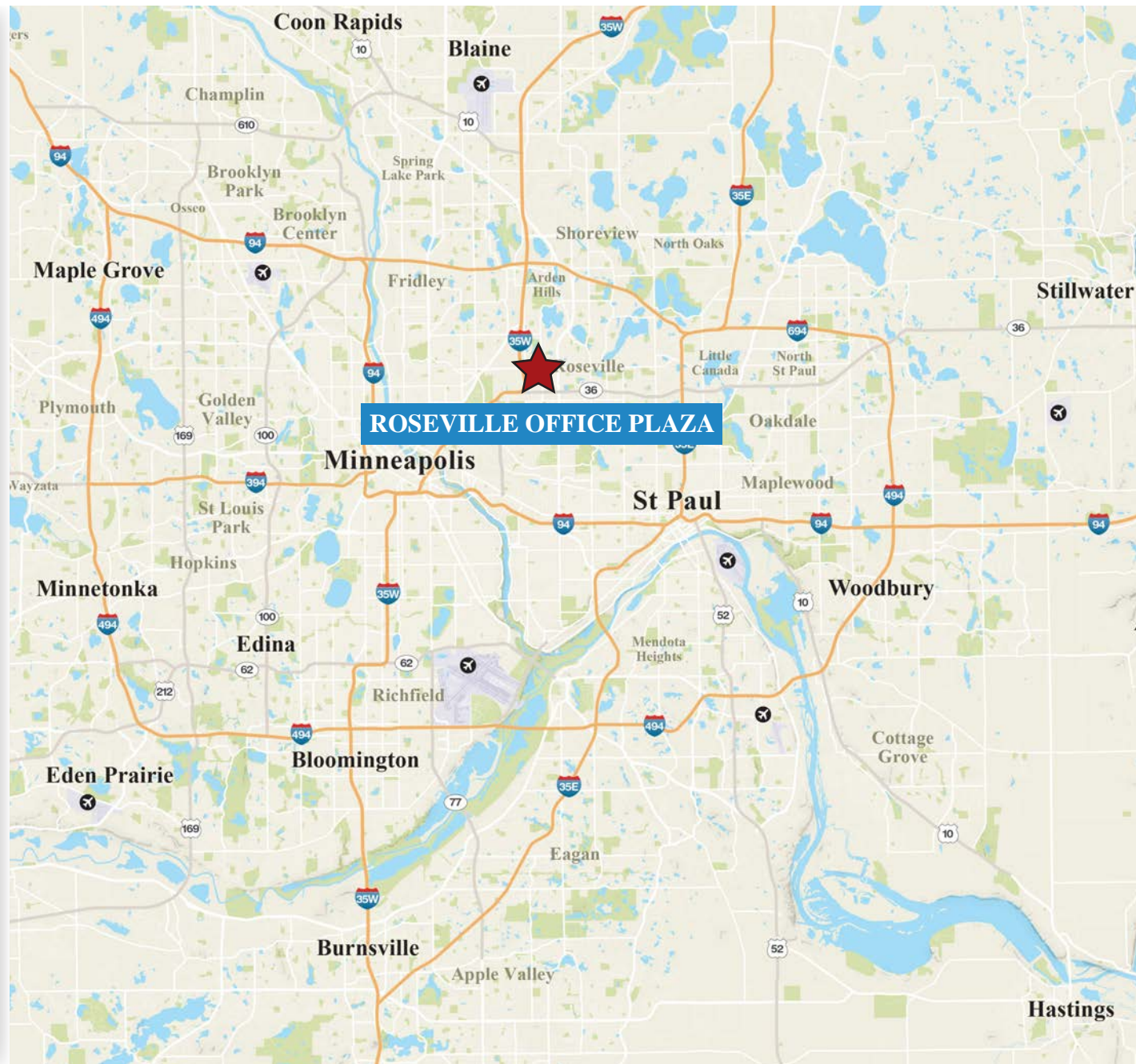
CONTACTS

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