

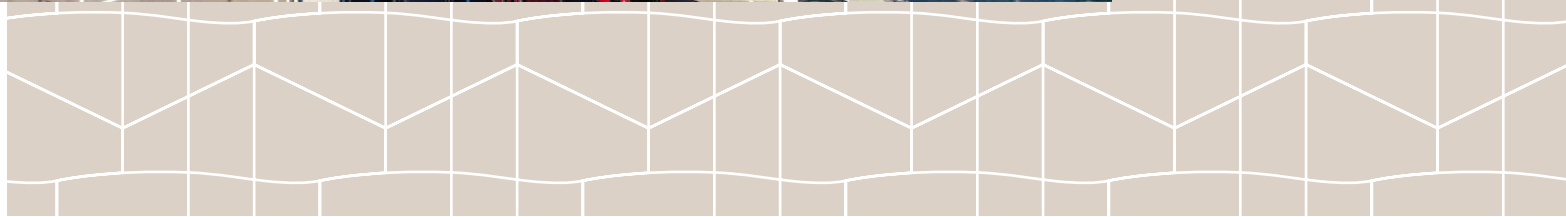


WELLINGTON
MANAGEMENT

Roseville Office Plaza

1970 Oakcrest Avenue
Roseville, MN 55113

Eric Olsen, CPM, CCIM
651-999-5539
eolsen@wellingtonmgt.com





Highly amenitized and conveniently located office space.

Roseville Office Plaza is a three-story office building conveniently located within 15 minutes of both downtowns. The building features a marble atrium with wide open hallways, updated finishes and ribbon windows throughout for ample natural light. Tenants also enjoy beautifully landscaped green spaces, two fitness facilities with showers, as well as a common area lunchroom lounge with vending machines, cable TV and an updated kitchenette.

HIGHLIGHTS

- Abundant natural light and large arched windows
- Across the street from the post office and conveniently located near banks, shopping, restaurants and natural amenities
- Beautiful landscaping and views of the Tamarack Nature Preserve
- Remodeled common areas
- Exterior access to second level from parking lot
- Monument signage space

Space Available

Owner, Manager, Leasing

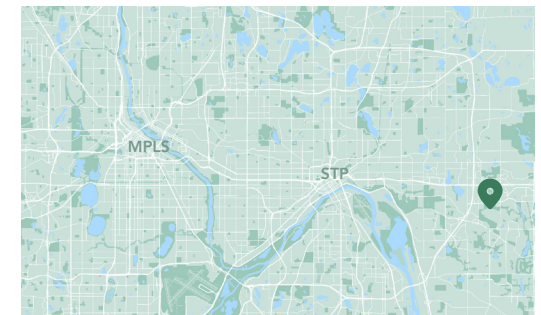
24,100 SF total ; 1,122 SF available

109 surface stalls, 4.5 : 1,000 SF

Two-story office building

Built in 1984

East Metro



Available Suite

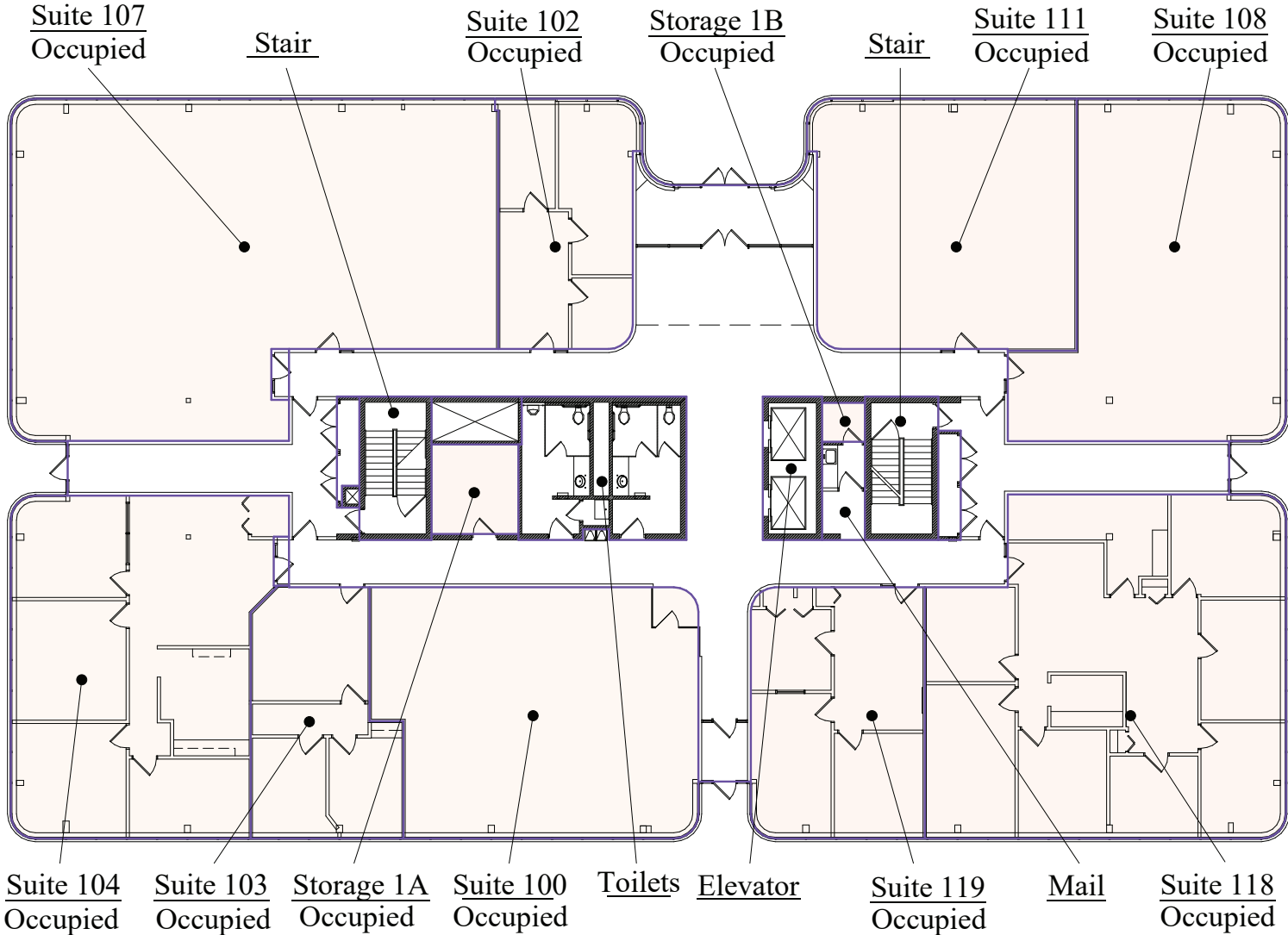


Suite 200 - 3,912 SF

3D Tour [▶](#)

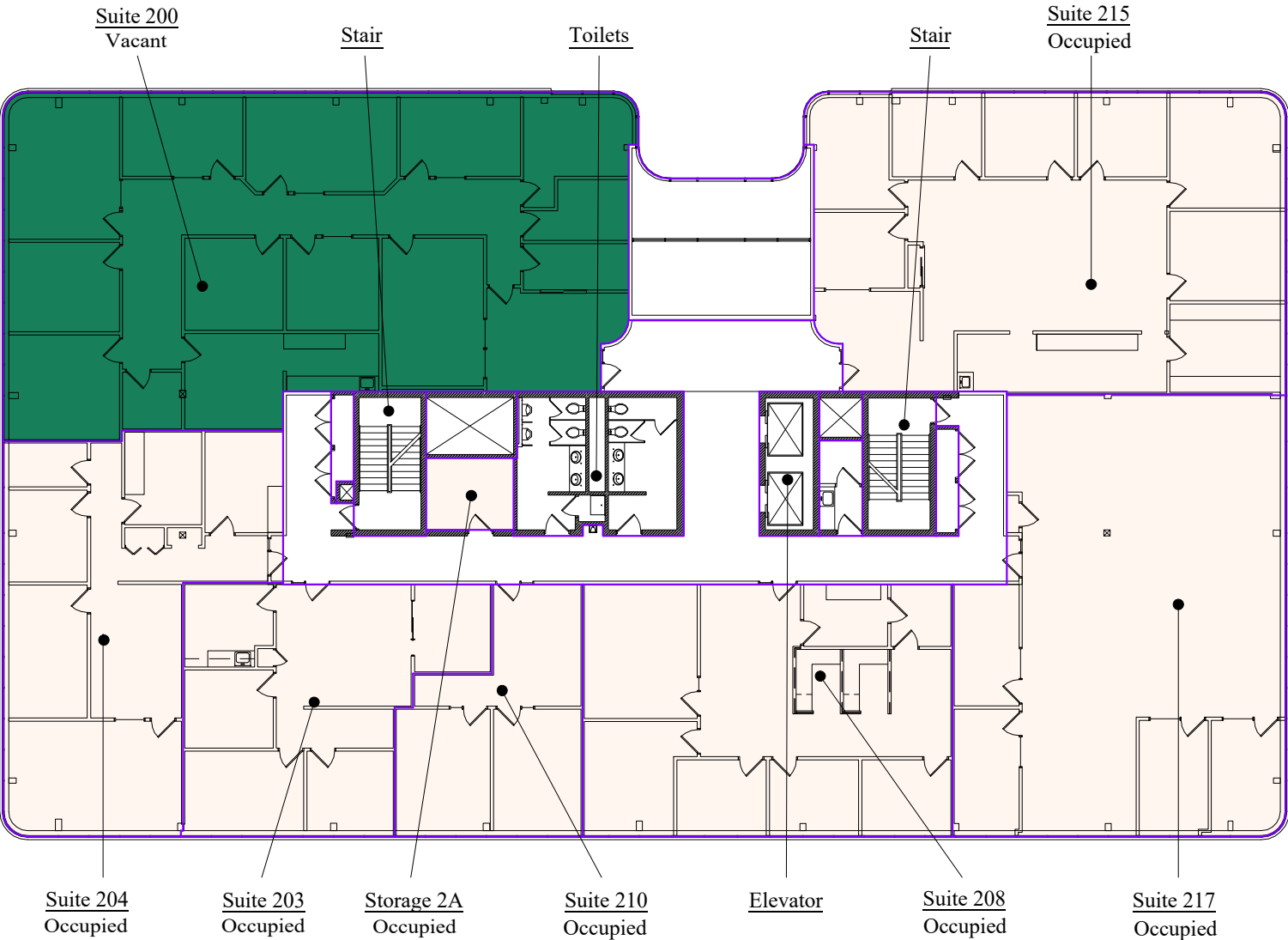
Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space

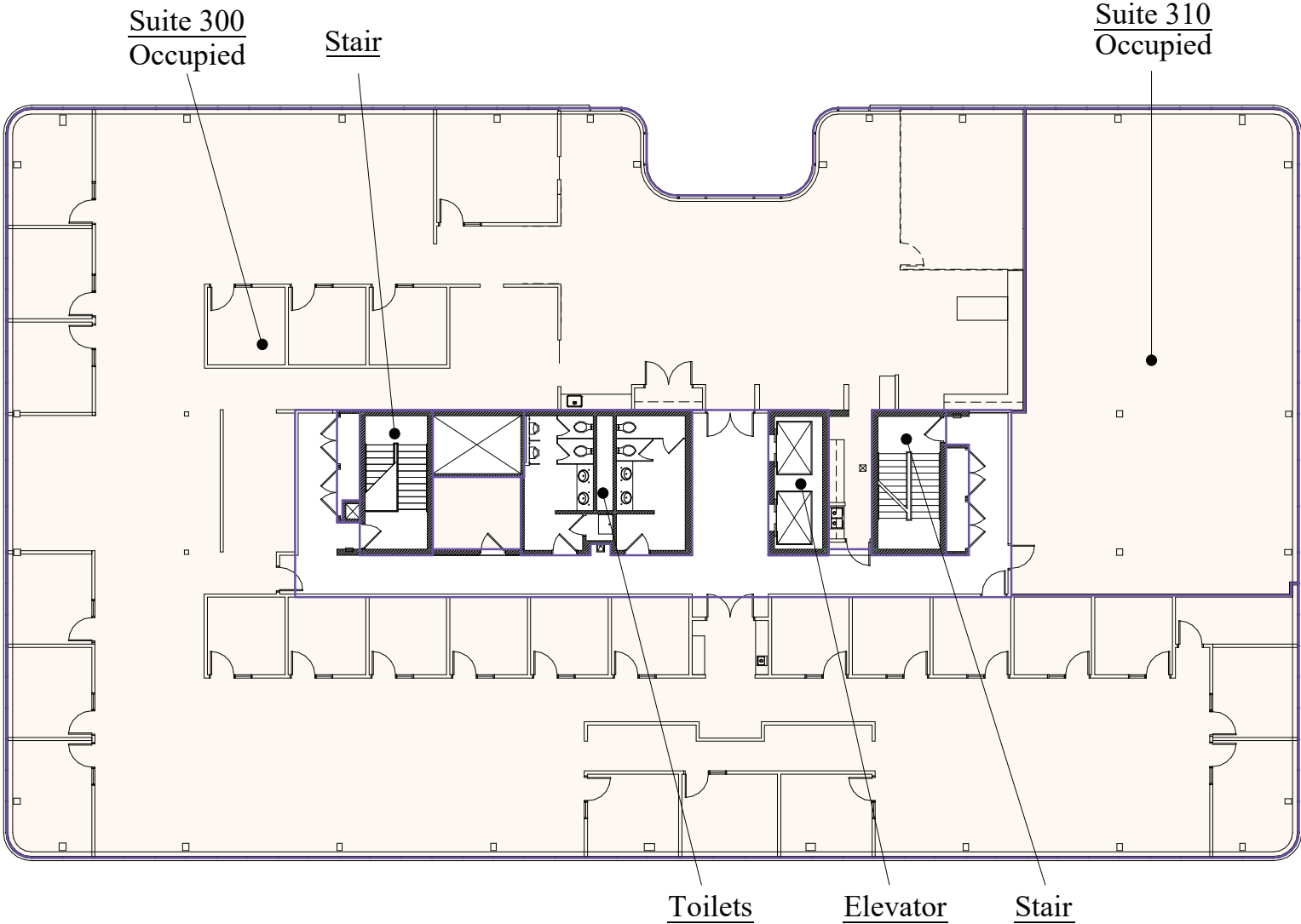


Floor Plan - Second Floor

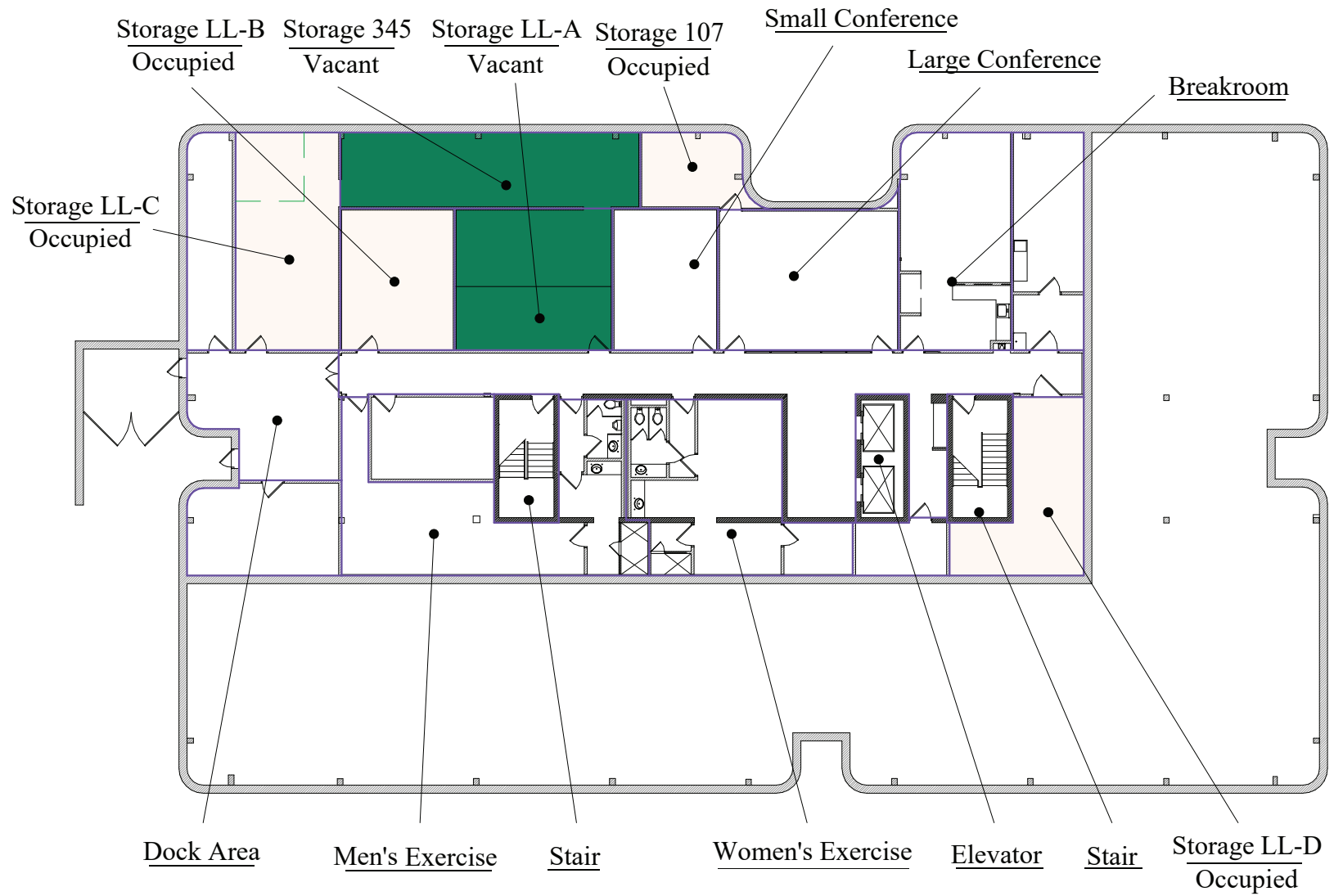
- Building Common Areas
- Available Space
- Occupied Space



Floor Plan - Third Floor

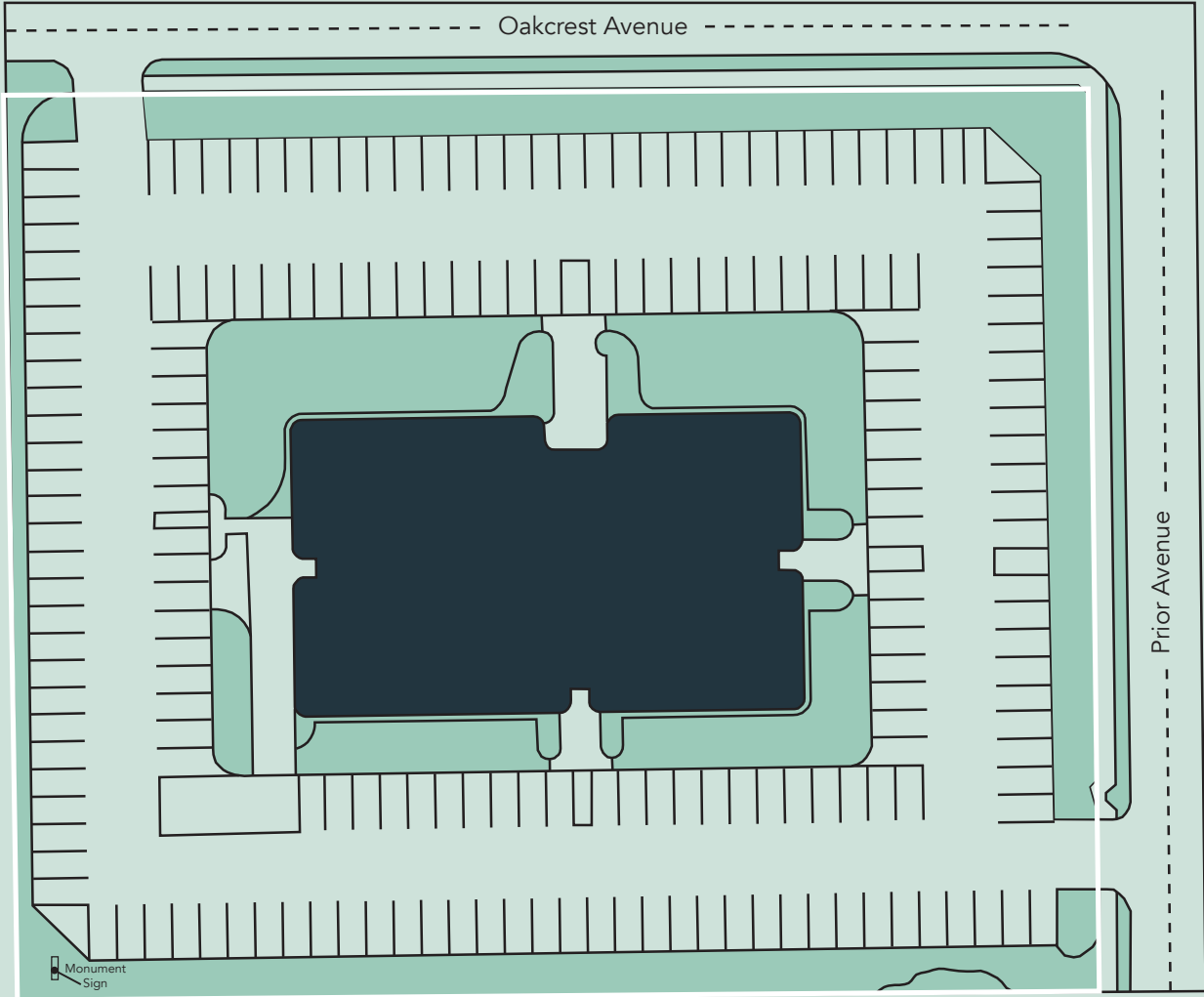


Floor Plan - Third Floor



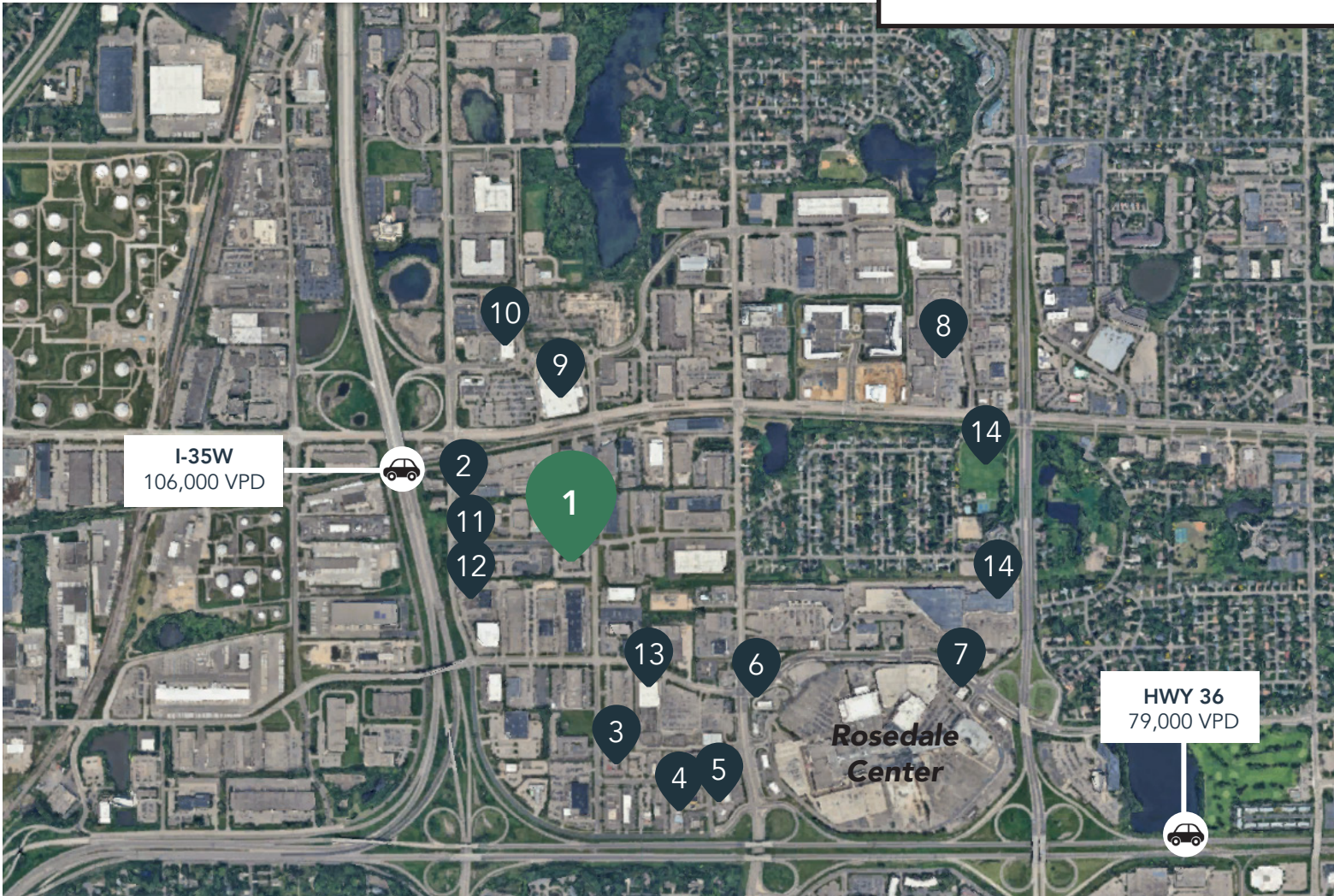
Roseville Office Plaza

1970 Oakcrest Avenue
Roseville, MN 55113



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	2,915	88,839	323,089
HOUSEHOLDS	1,232	37,912	135,631
AVG. INCOME	\$111,144	\$97,948	\$87,315



Hot Spots

- | | | |
|-----------------------------|--------------------------|--------------------------|
| 1. Roseville Office Plaza | 6. Portillo's Restaurant | 11. DoubleTree by Hilton |
| 2. India Palace | 7. Baldamar | 12. Goodwill |
| 3. La Casita Mexican | 8. Lunds & Byerlys | 13. Hobby Lobby |
| 4. Mi-Sant Kitchen & Bakery | 9. Walmart | 14. Best Buy |
| 5. Starbucks | 10. Aldi | 15. Rosebrook Park |

Roseville Office Plaza

1970 Oakcrest Avenue
Roseville, MN 55113



PROPERTY MANAGER
LEASING AGENT

Eric Olsen

651-999-5539
eolsen@wellingtonmgt.com



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.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com

Wellington Management © 2021 All rights reserved.