



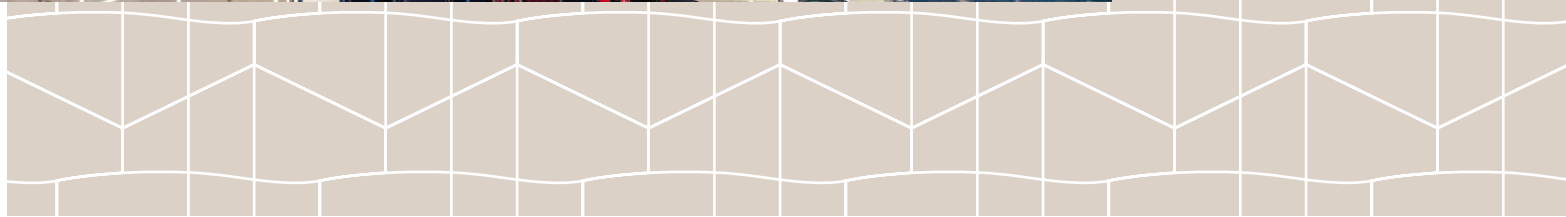
WELLINGTON
MANAGEMENT

8,089 SF of office space for lease!

Roseville Office Plaza

1970 Oakcrest Avenue
Roseville, MN 55113

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Roseville Office Plaza

Armbruster Executive & Employee Benefits	MSAE / MACVB
EMA, Inc.	National Kidney Foundation
Essential Business Services	Physical Therapy Orthopaedic Specialists, Inc. (PTOSI)
Gentiva	Stange Law Firm
Greenstein, Mabley & Wall Law Office	
MAPPCOR	Title One, Inc.
Alliance of Automotive Service Providers of Minnesota, Inc.	Labor/Mgt. Health Care Coalition

1970 Oakcrest

Space Available

- Owner, Manager, Leasing

- 24,100 SF total ; 8,089 SF available

- 109 surface stalls, 4.5 : 1,000 SF

- Two-story office building

- Built in 1984

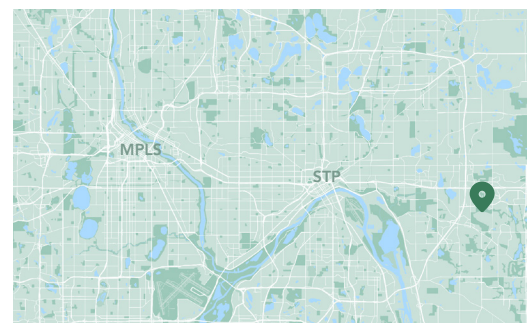
- East Metro

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



Available Suite



Suite 107 - 2,939 SF **3D Tour**



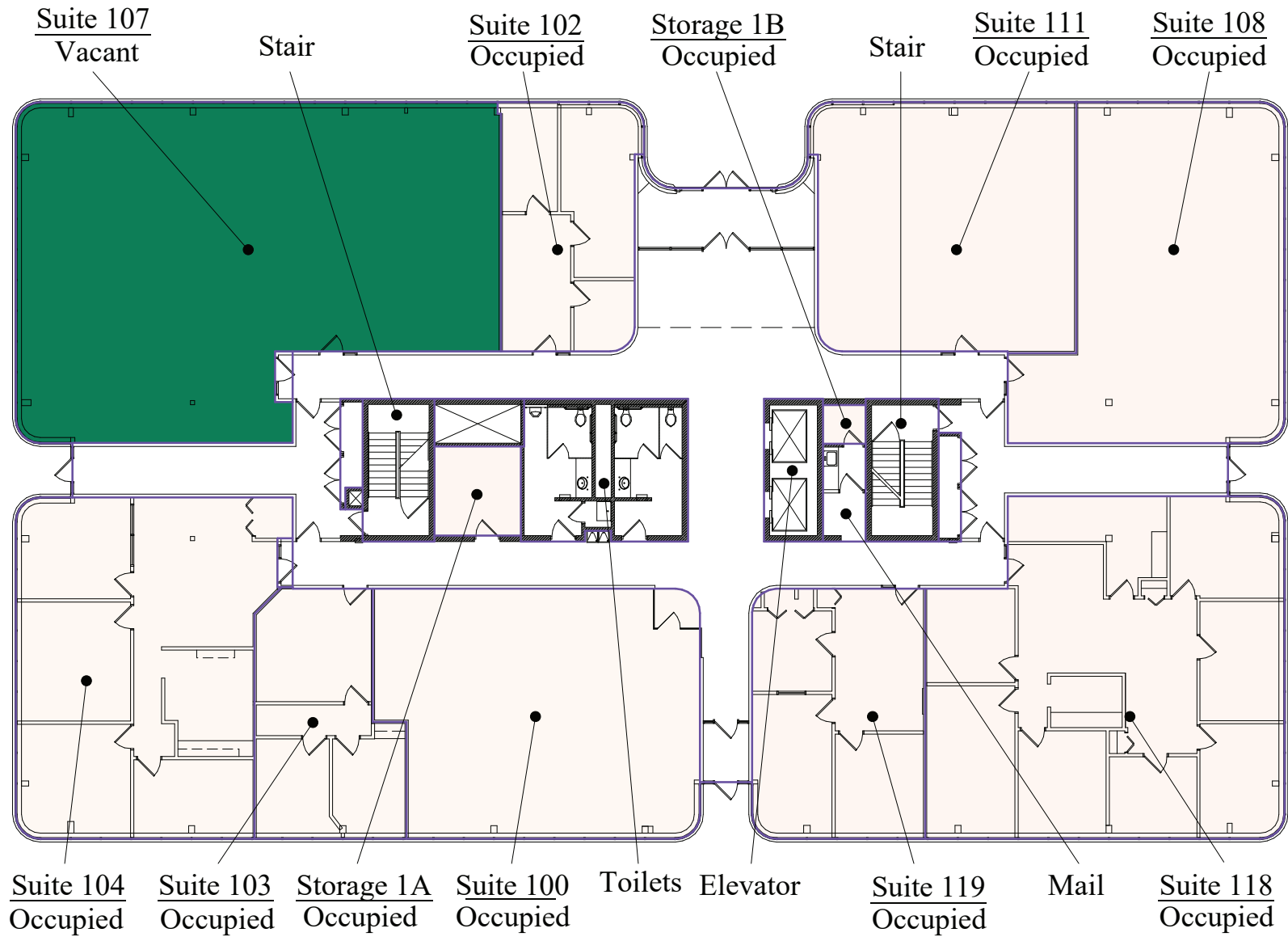
Suite 200 - 3,912 SF **3D Tour**



Suite 203 - 1,238 SF **3D Tour**

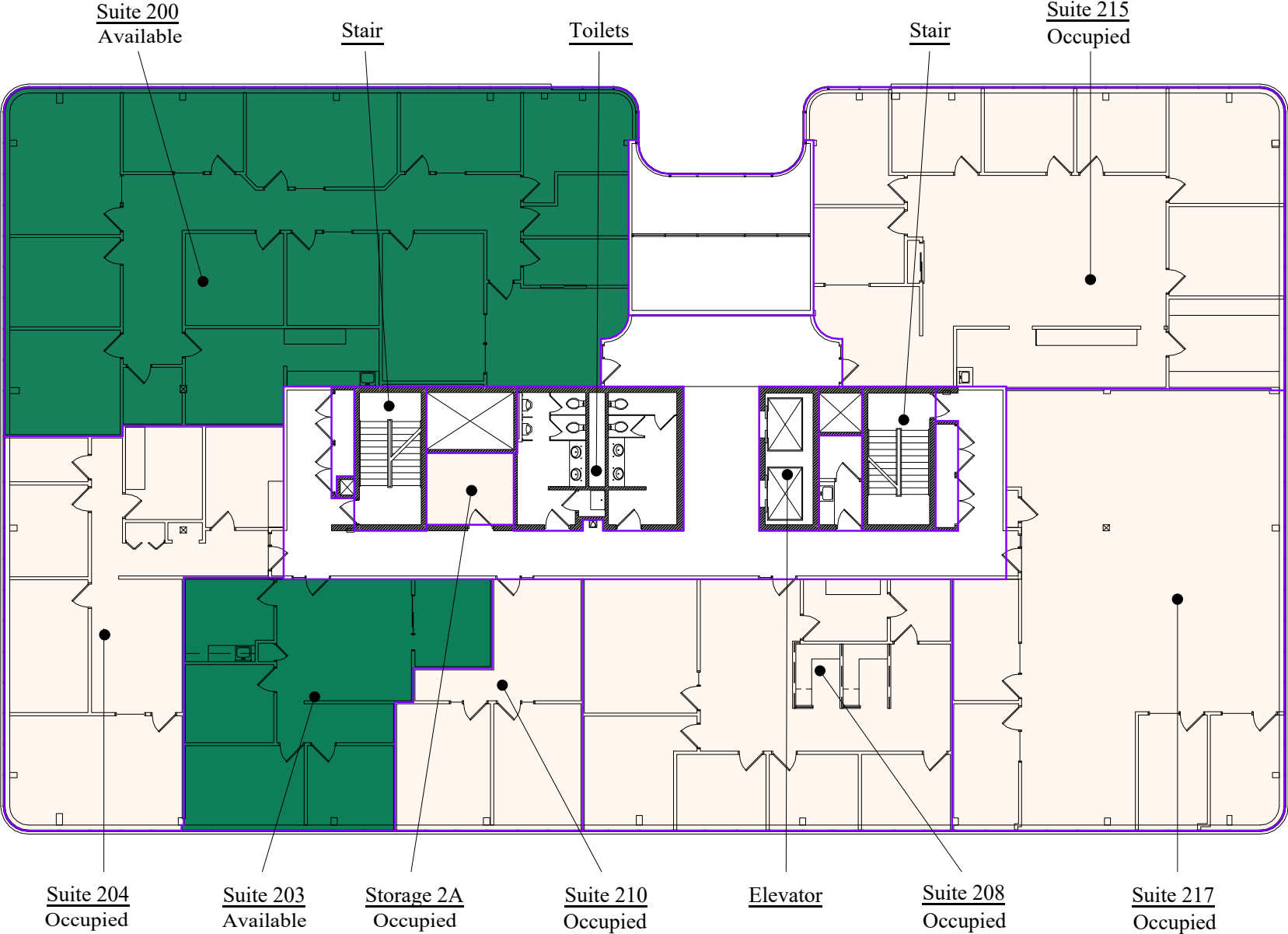
Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space

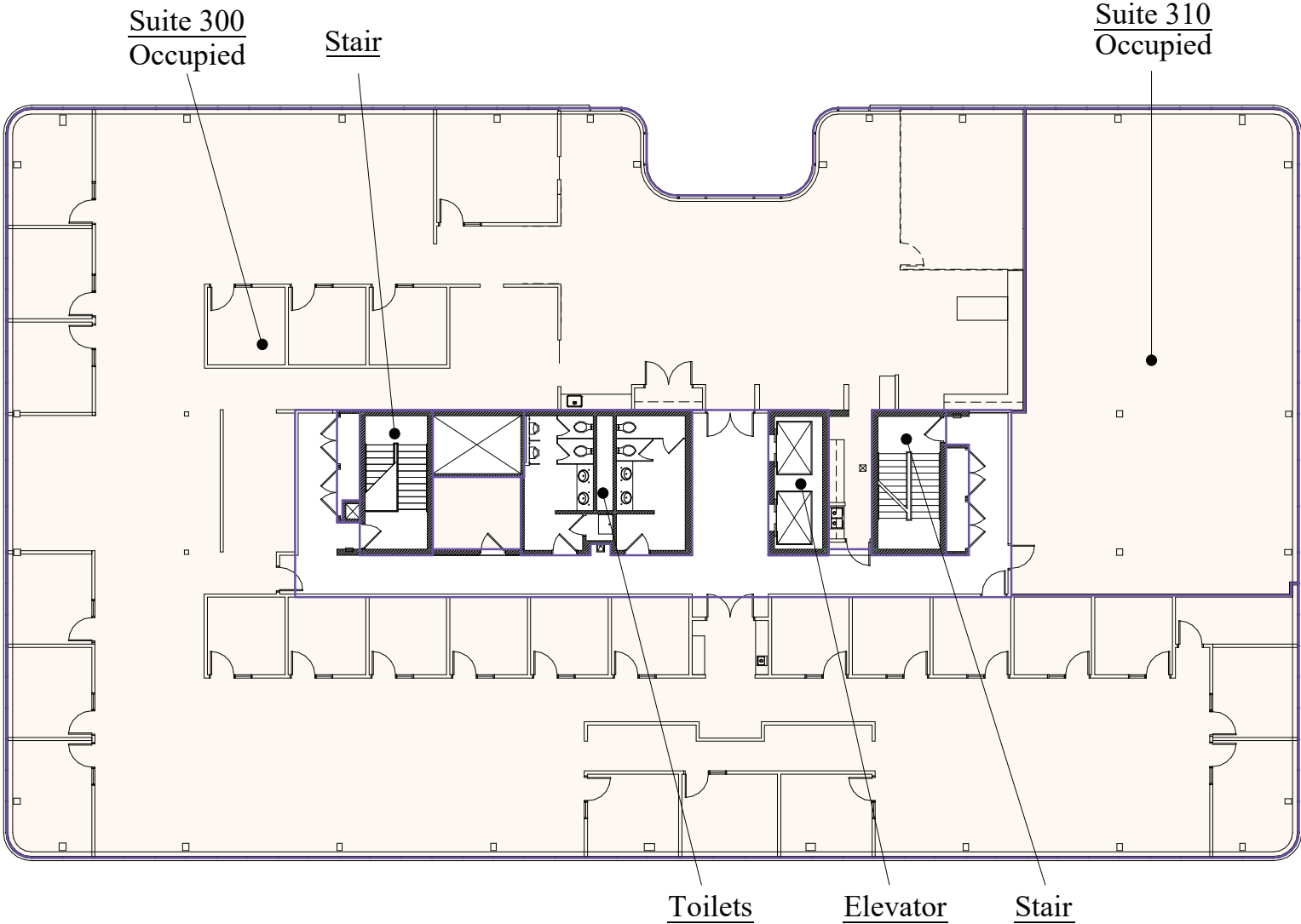


Floor Plan - Second Floor

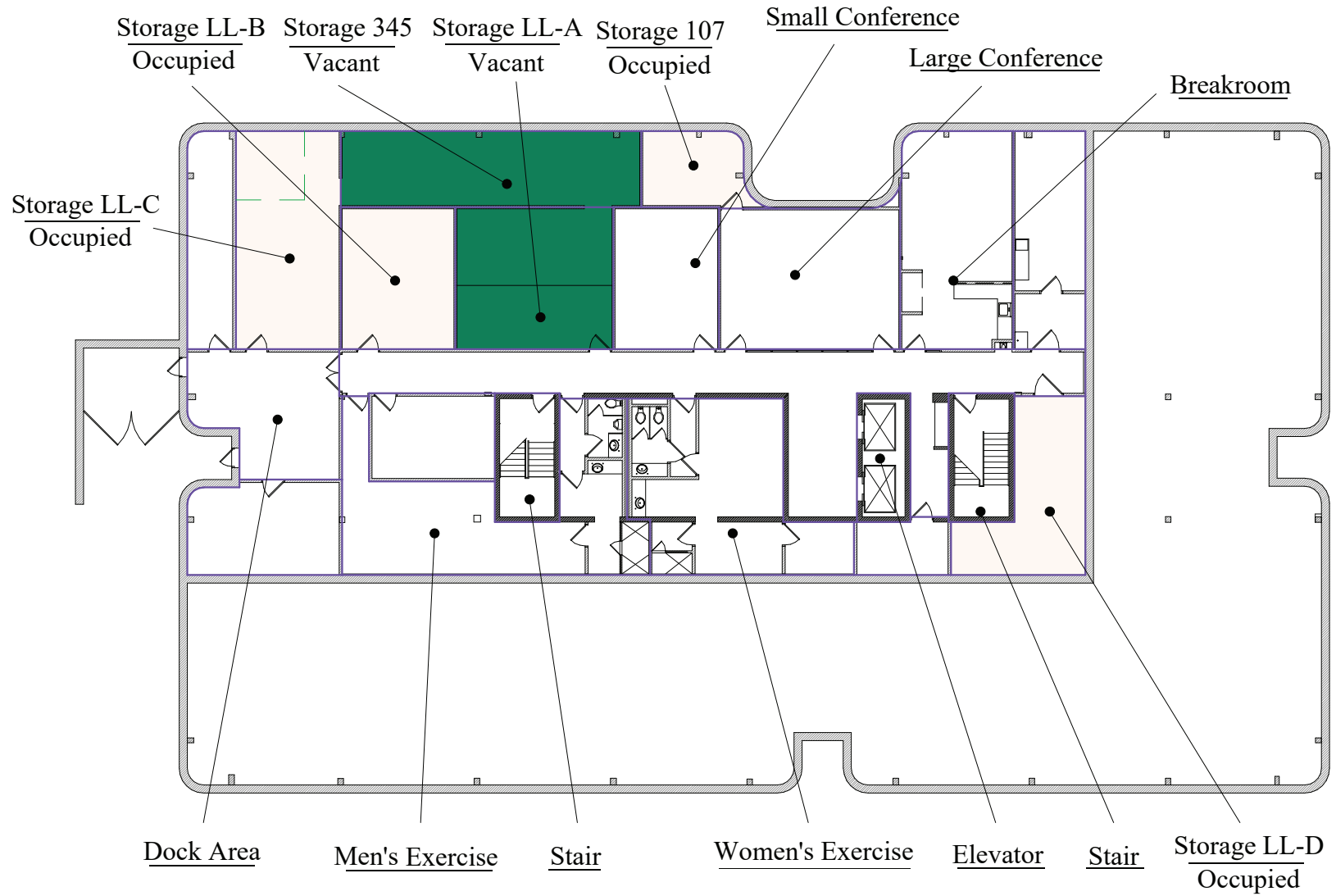
- Building Common Areas
- Available Space
- Occupied Space



Floor Plan - Third Floor

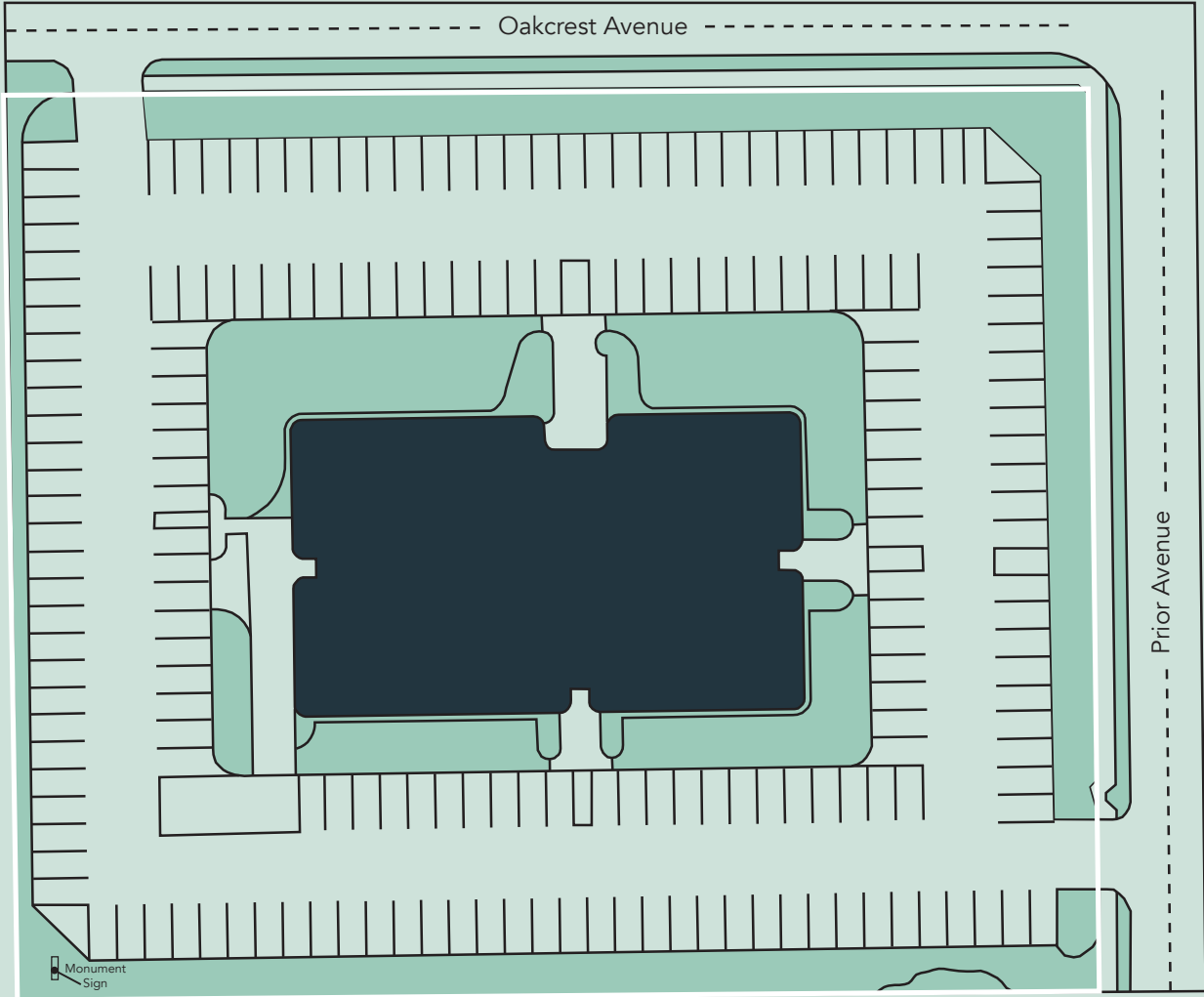


Floor Plan - Lower Level



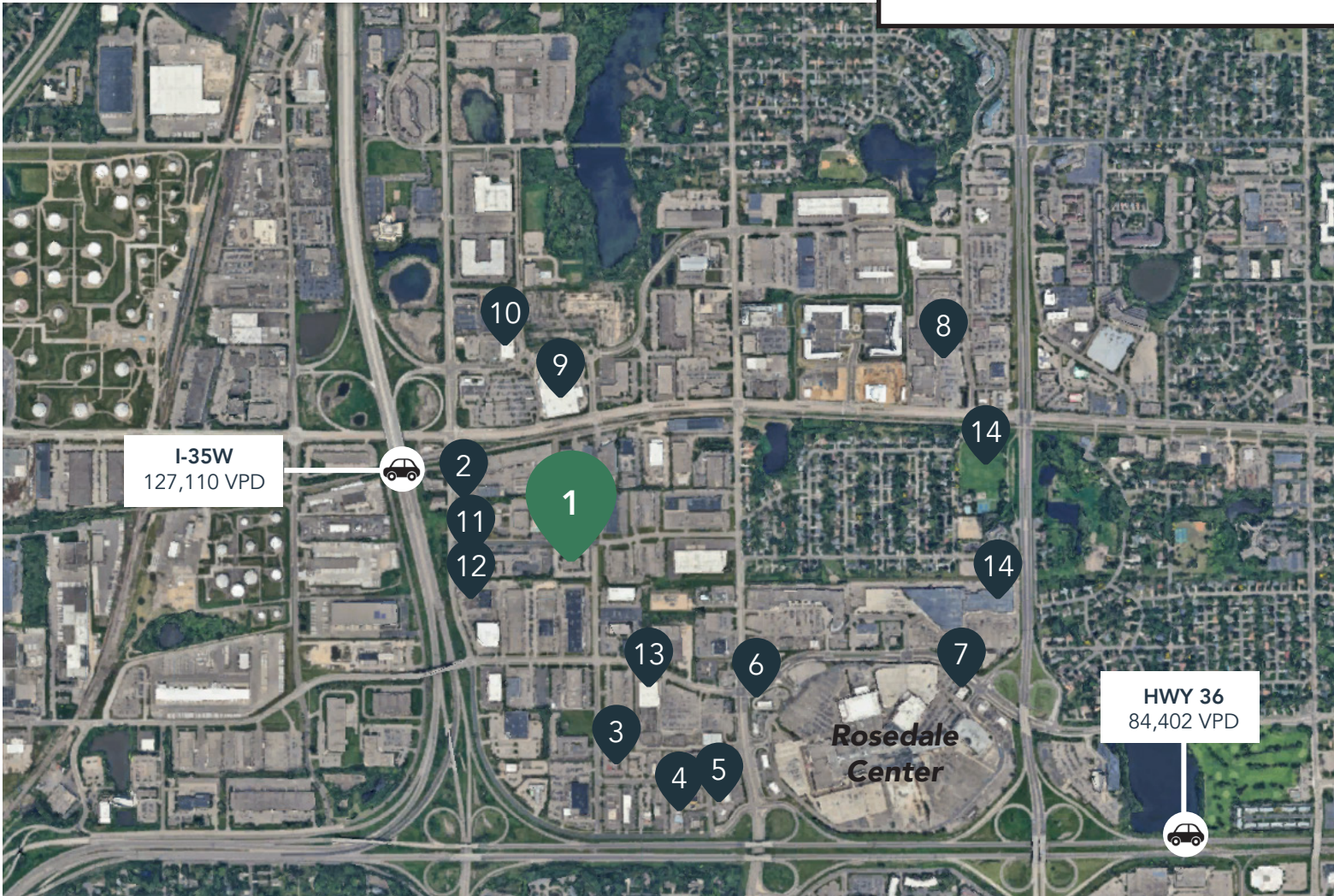
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The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	3,786	89,619	335,525
HOUSEHOLDS	1,727	37,936	142,162
AVG. INCOME	\$131,755	\$130,965	\$117,458



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 |

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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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