



WELLINGTON
MANAGEMENT

Office space for lease!

Roseville Office Plaza

1970 Oakcrest Avenue
Roseville, MN 55113

Kori DeJong
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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

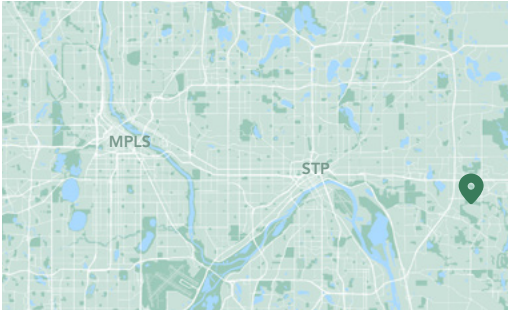
24,100 SF total ; 2,939 SF available

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
- Storage units available upon request

Available Suite

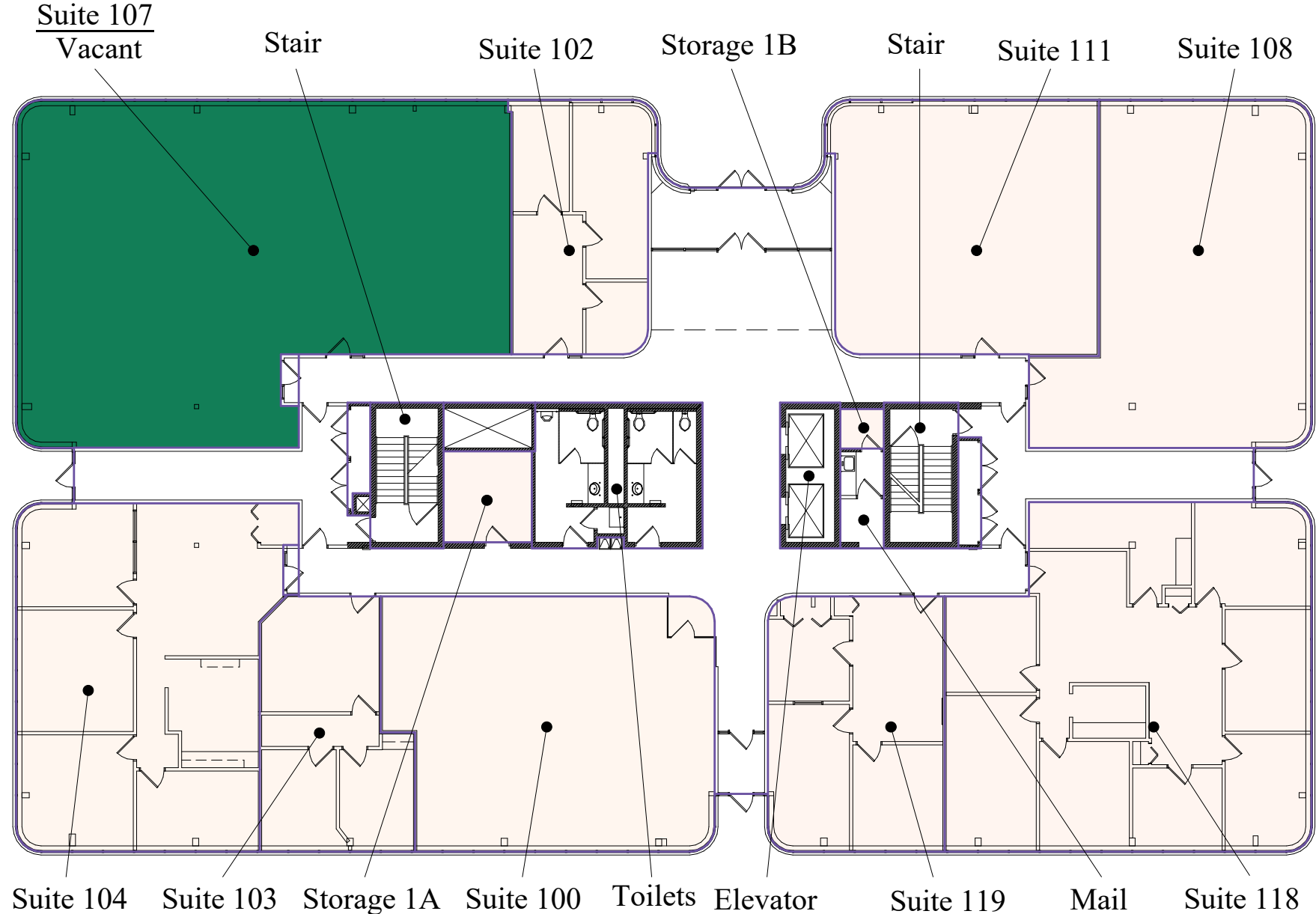


Suite 107 - 2,939 SF

[3D Tour](#)

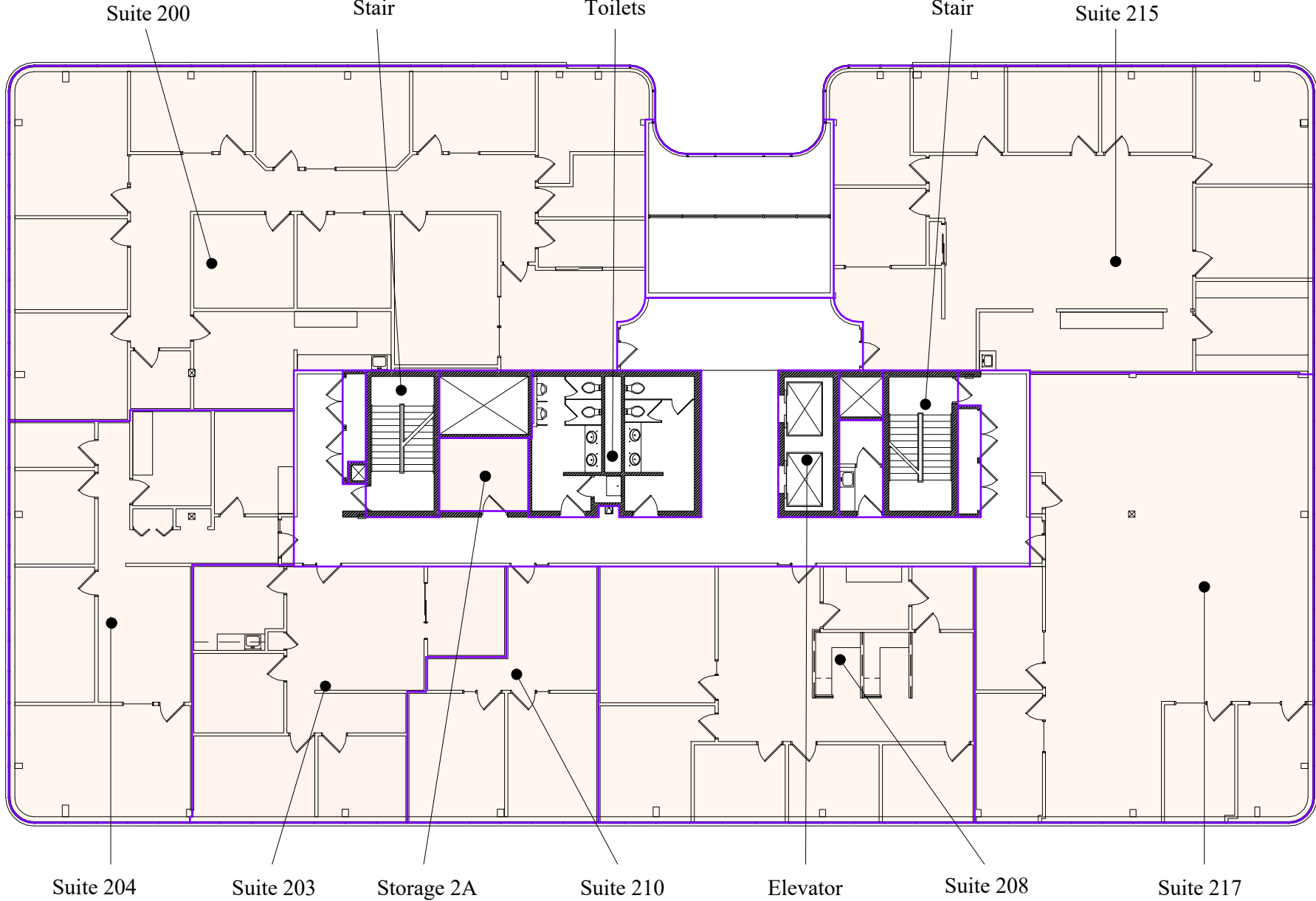
Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space

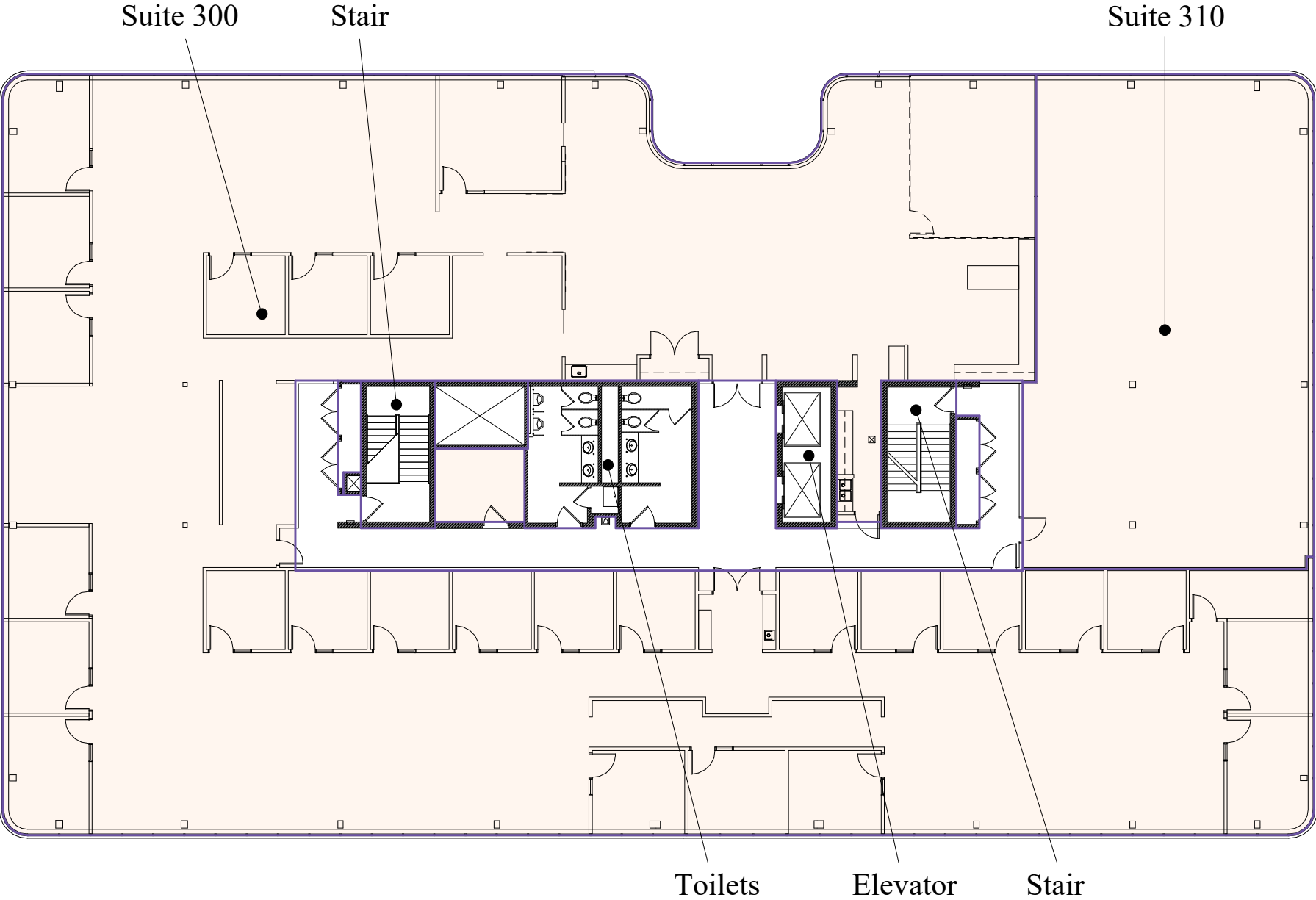


Floor Plan - Second Floor

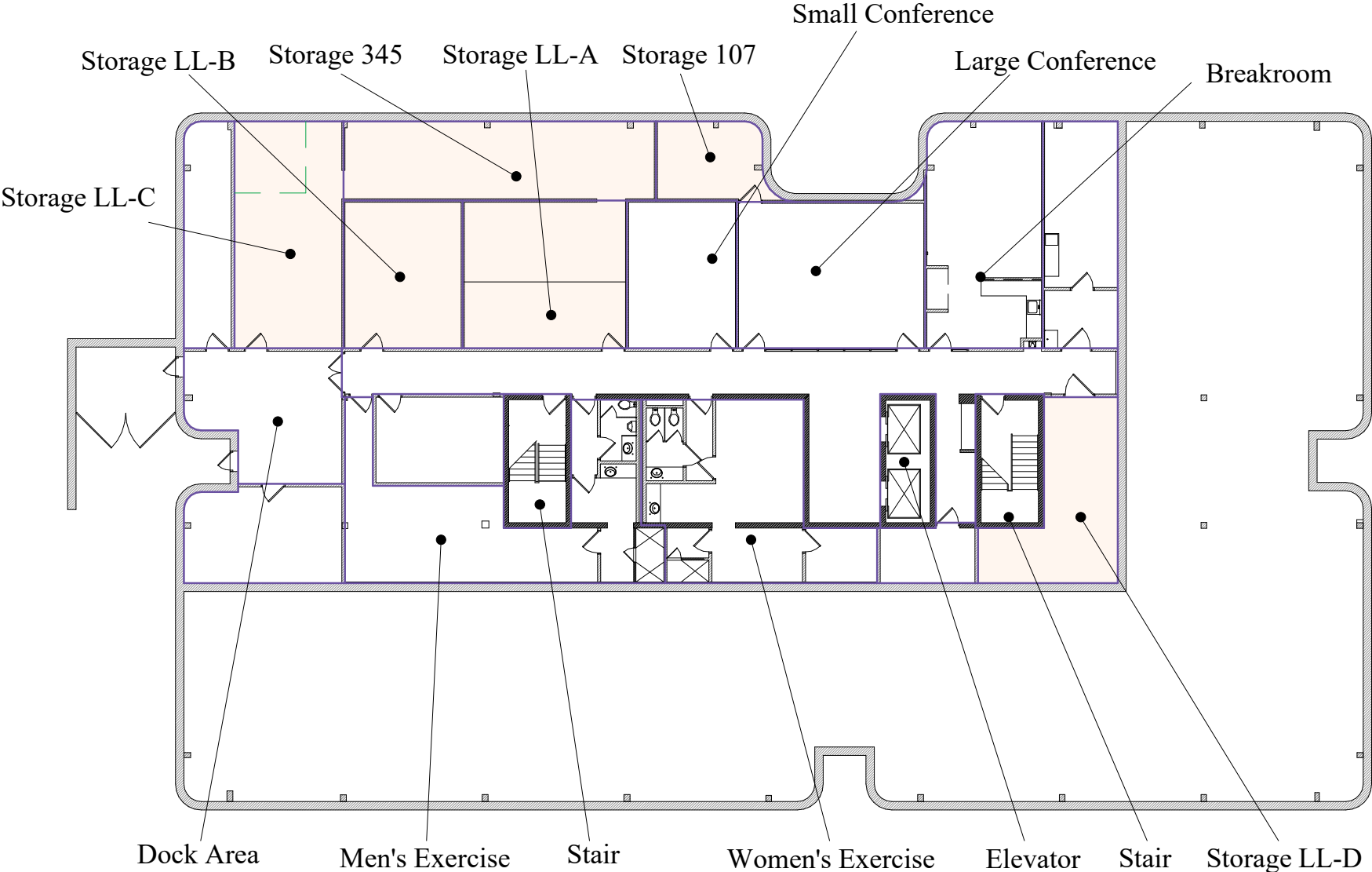
- Building Common Areas
- Available Space
- Occupied Space



Floor Plan - Third Floor

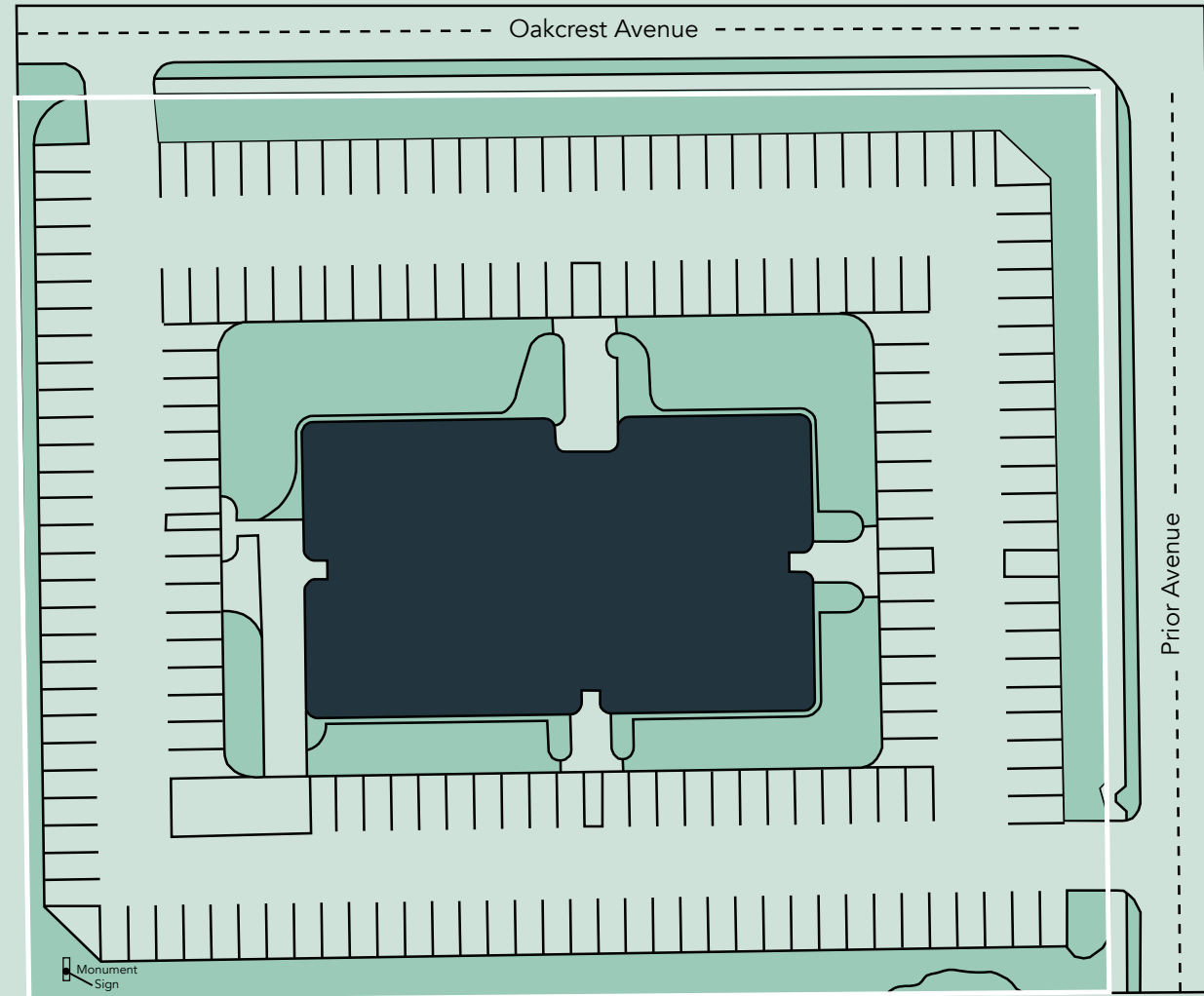


Floor Plan - Lower Level



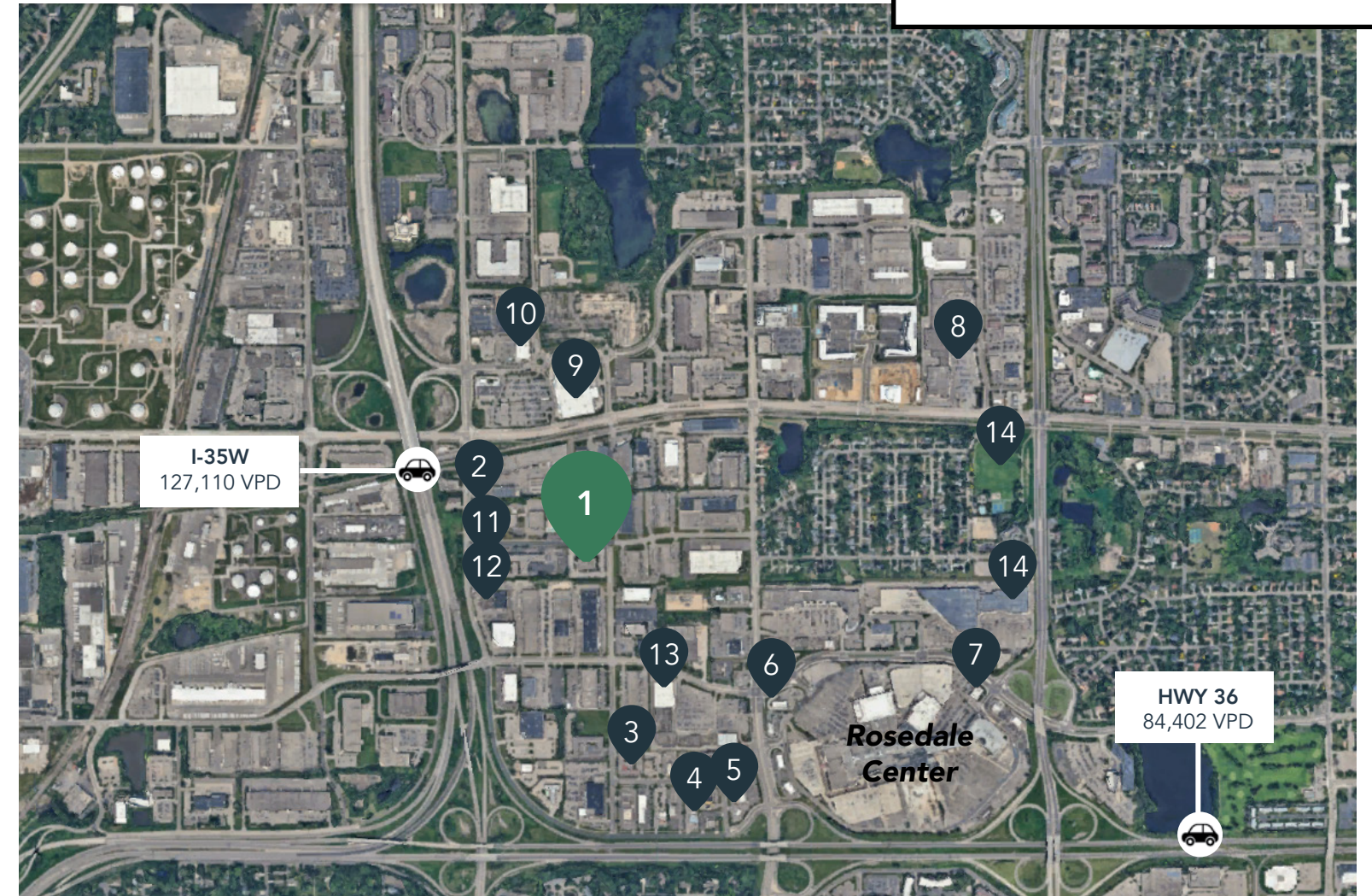
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The Neighborhood

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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