



WELLINGTON
MANAGEMENT

Office space for lease!

Roseville Office Plaza

1970 Oakcrest Avenue
Roseville, MN 55113

Kori DeJong
651-999-5540
kdejong@wellingtonmgt.com





| 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 | |
| MPPCOR | Title One, Inc. |
| Alliance of Automotive Service Providers of Minnesota, Inc. | Labor/Mgt. Health Care Coalition |
| 1970 Oakcrest | |

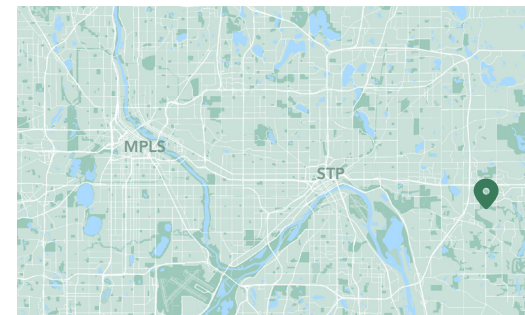
| Space Available |
|-------------------------------------|
| Owner, Manager, Leasing |
| 24,100 SF total ;3,804 SF available |
| 109 surface stalls, 4.5 : 1,000 SF |
| Two-story office building |
| Built in 1984 |
| East Metro |

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



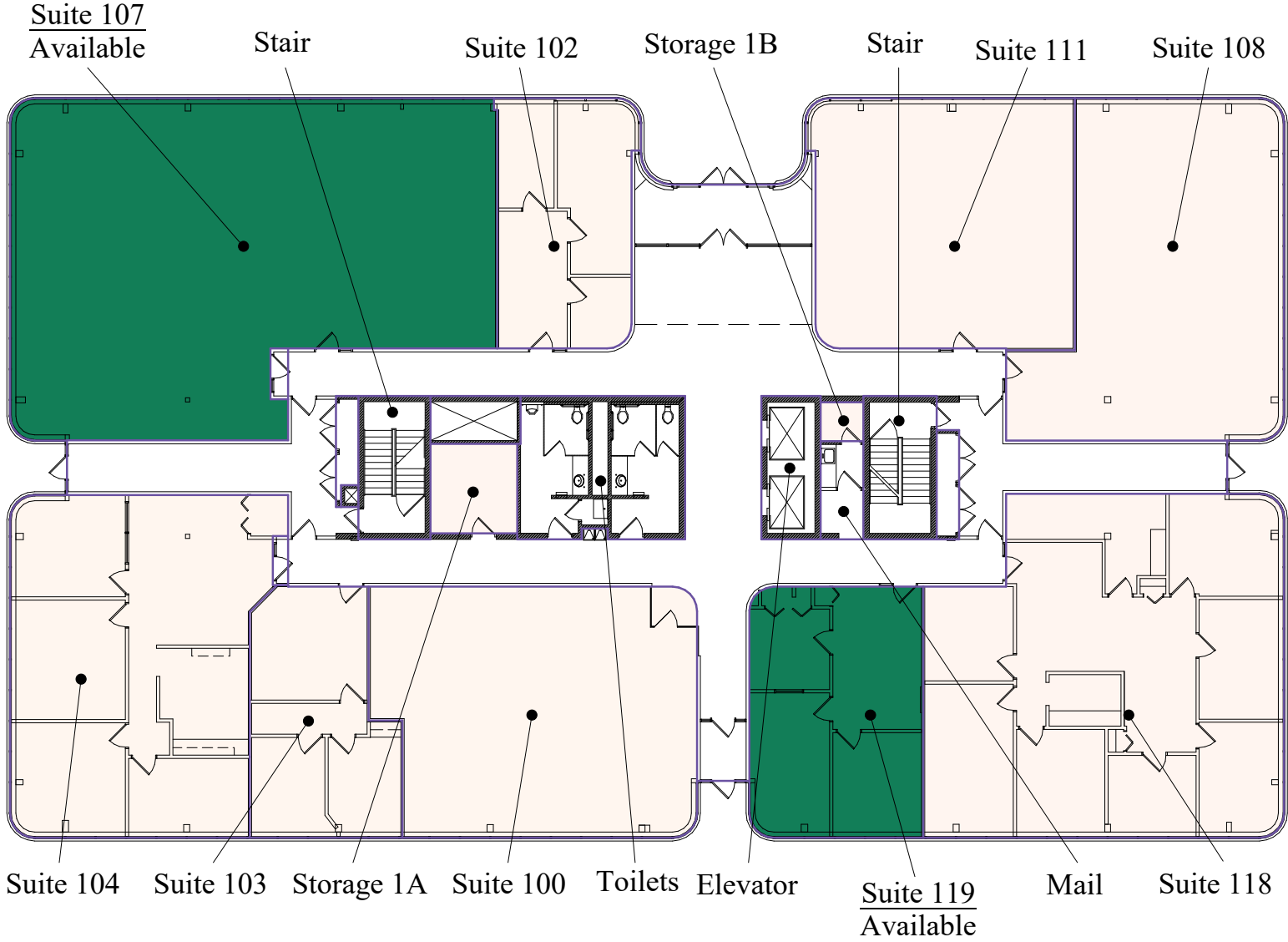
Suite 107 - 2,939 SF [3D Tour](#) 



Suite 119 - 865 SF

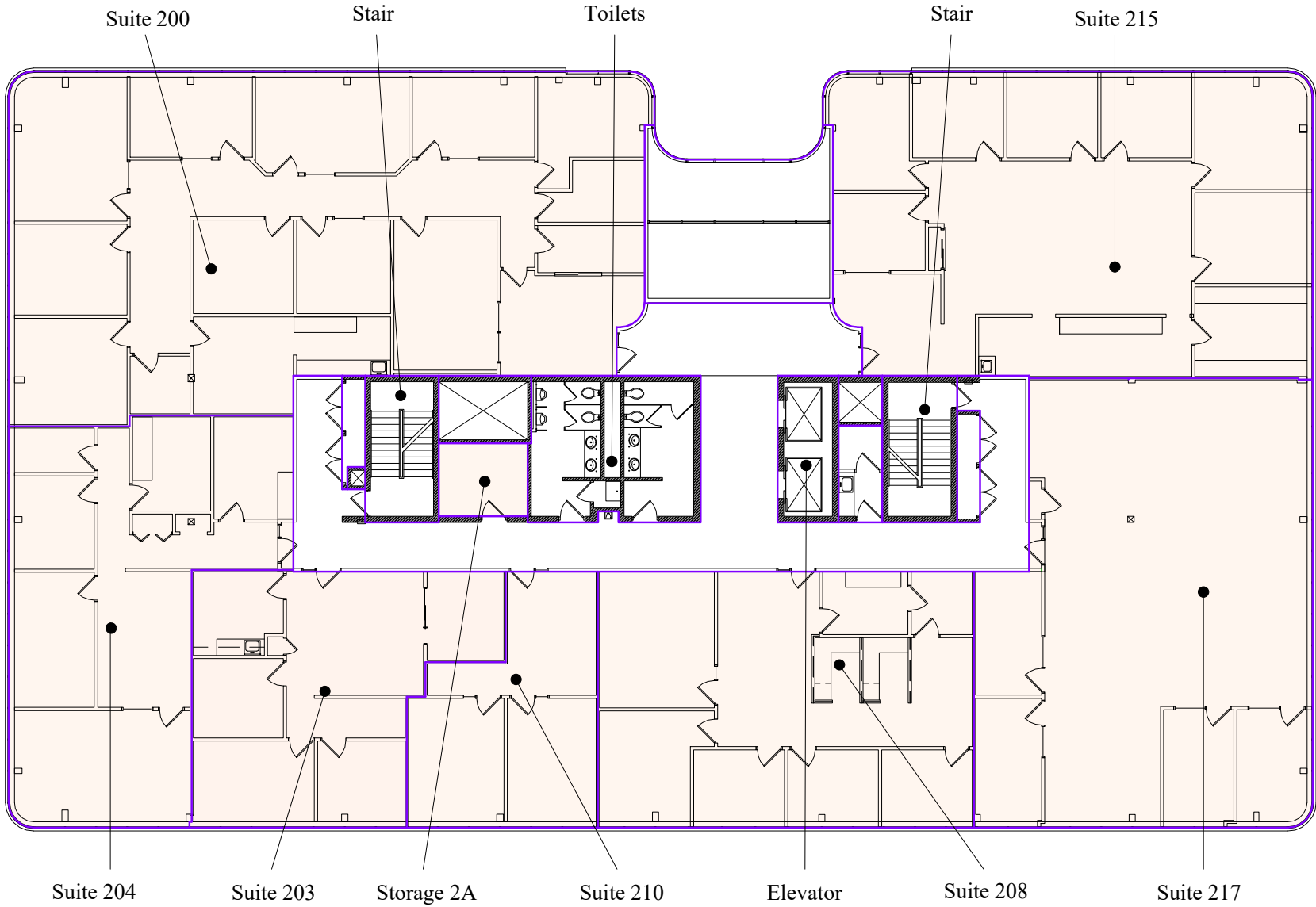
Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space



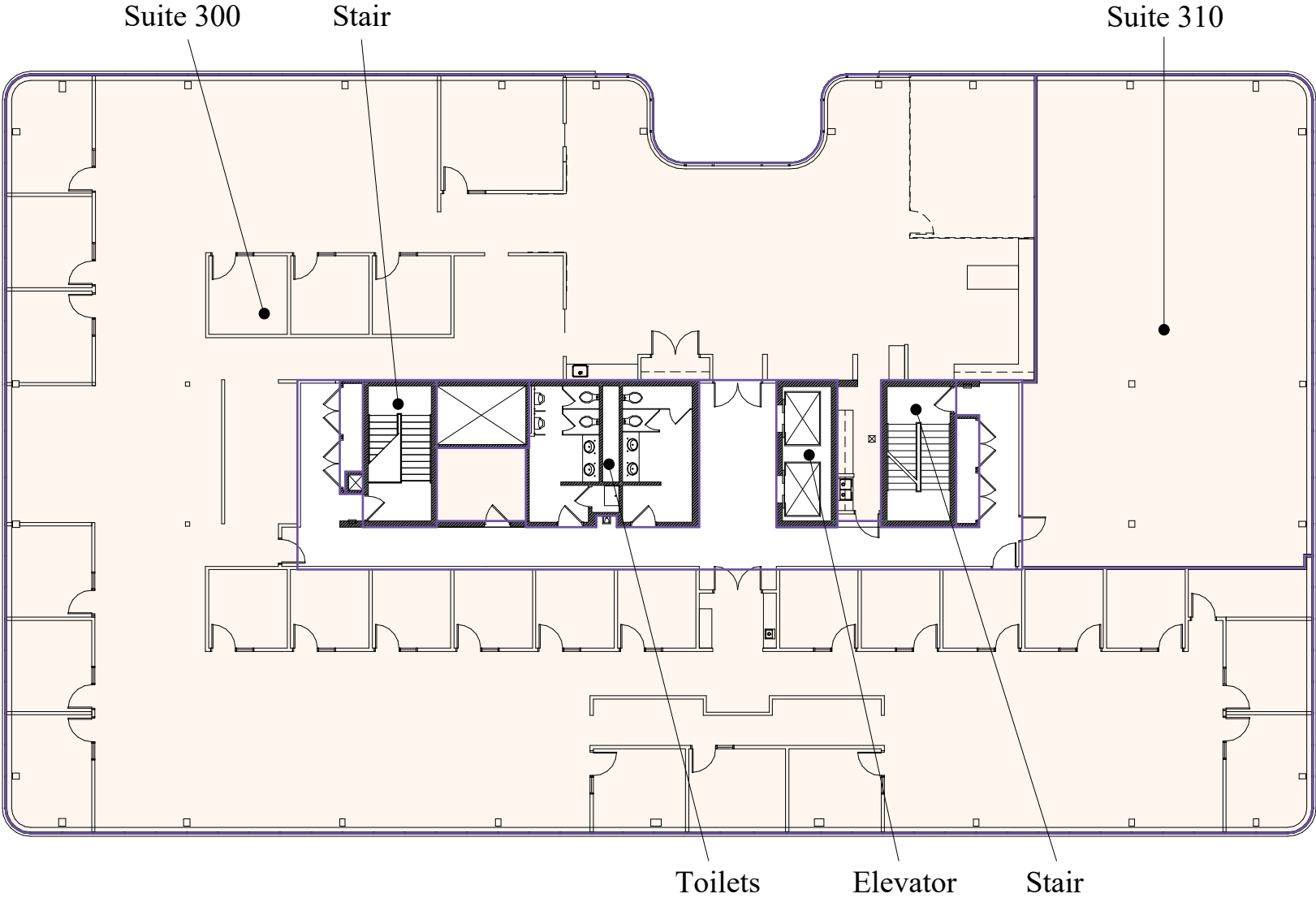
Floor Plan - Second Floor

- Building Common Areas
- Available Space
- Occupied Space



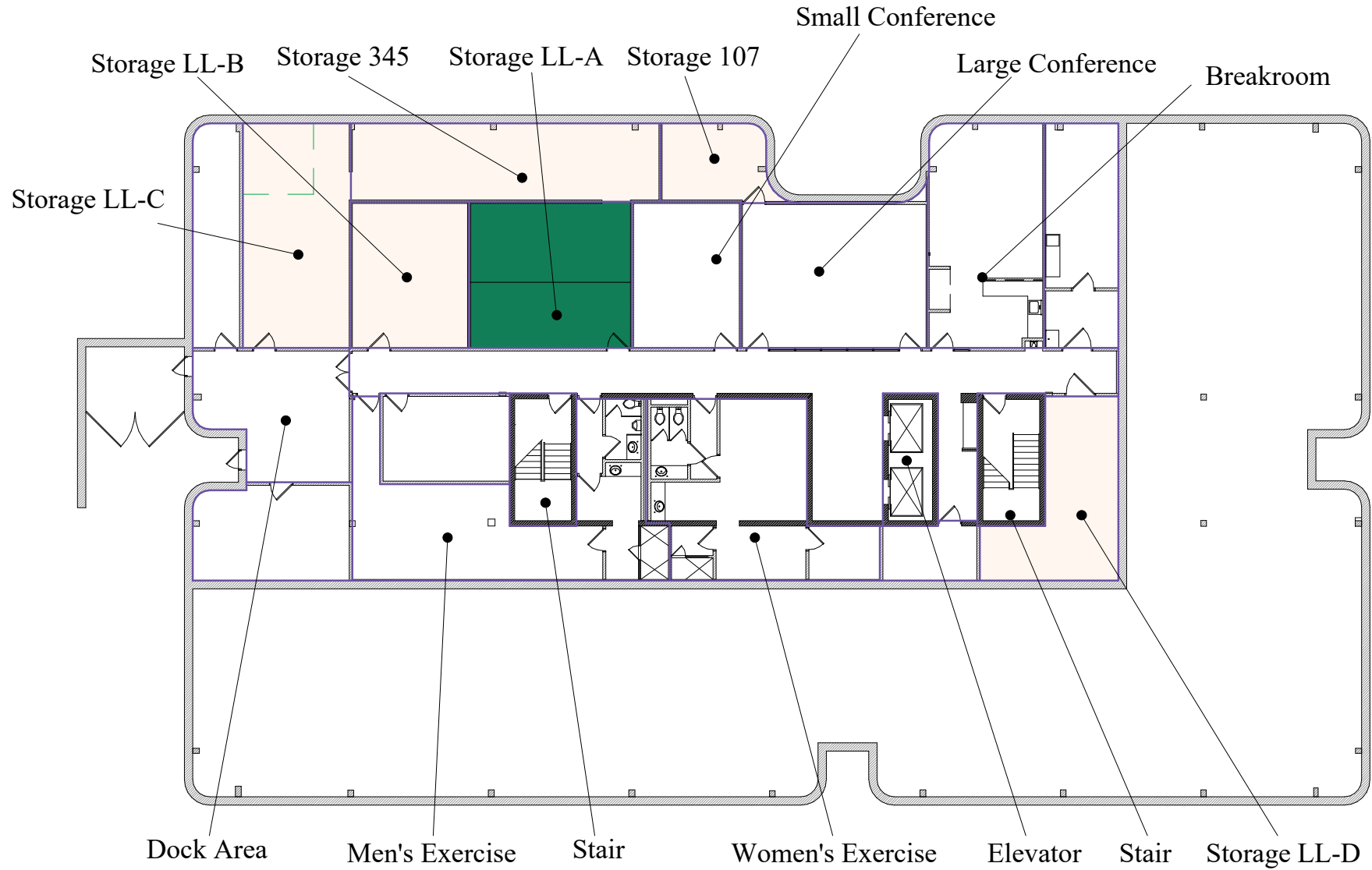
Floor Plan - Third Floor

- Building Common Areas
- Available Space
- Occupied Space



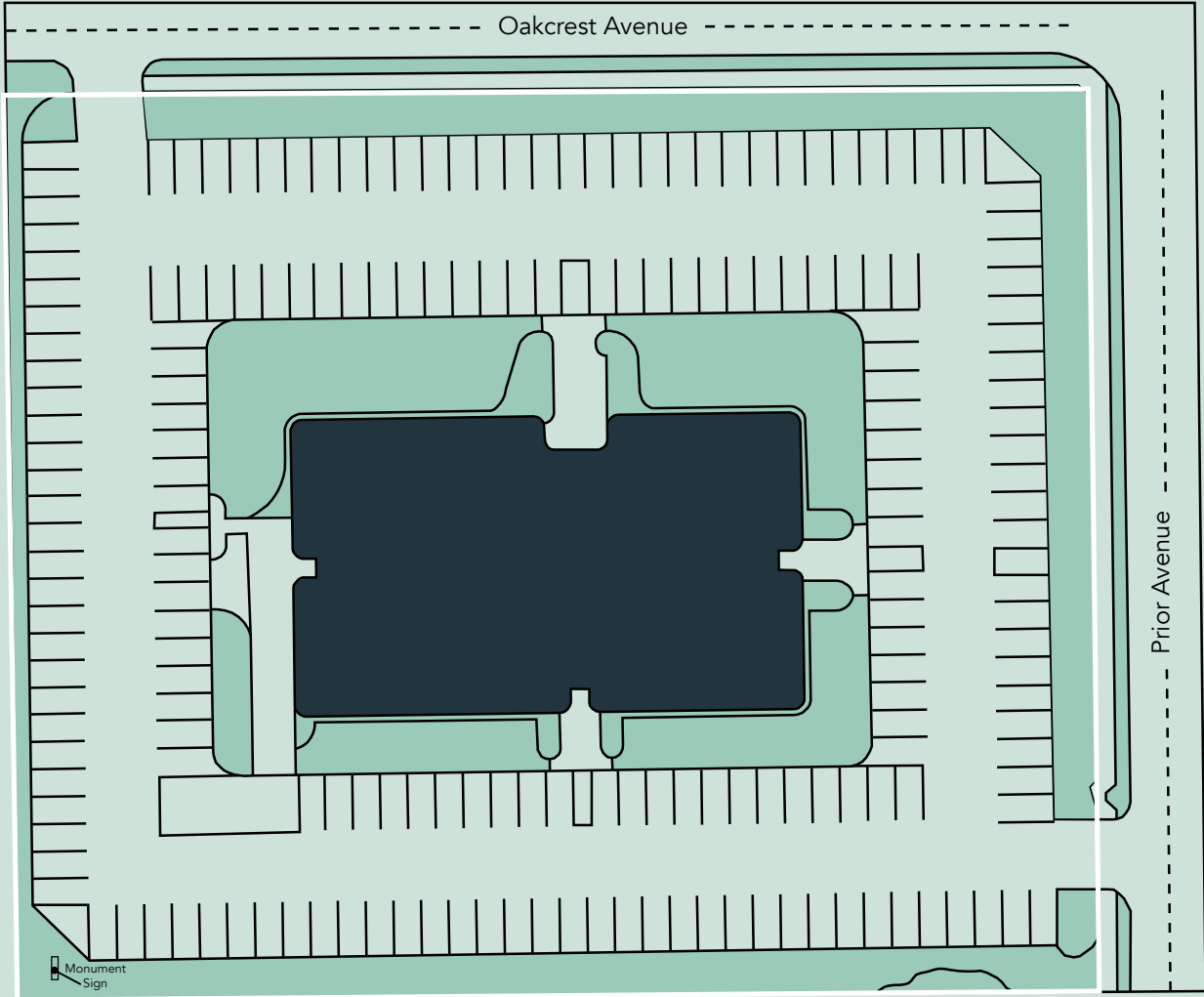
Floor Plan - Lower Level

- Building Common Areas
- Available Space
- Occupied Space



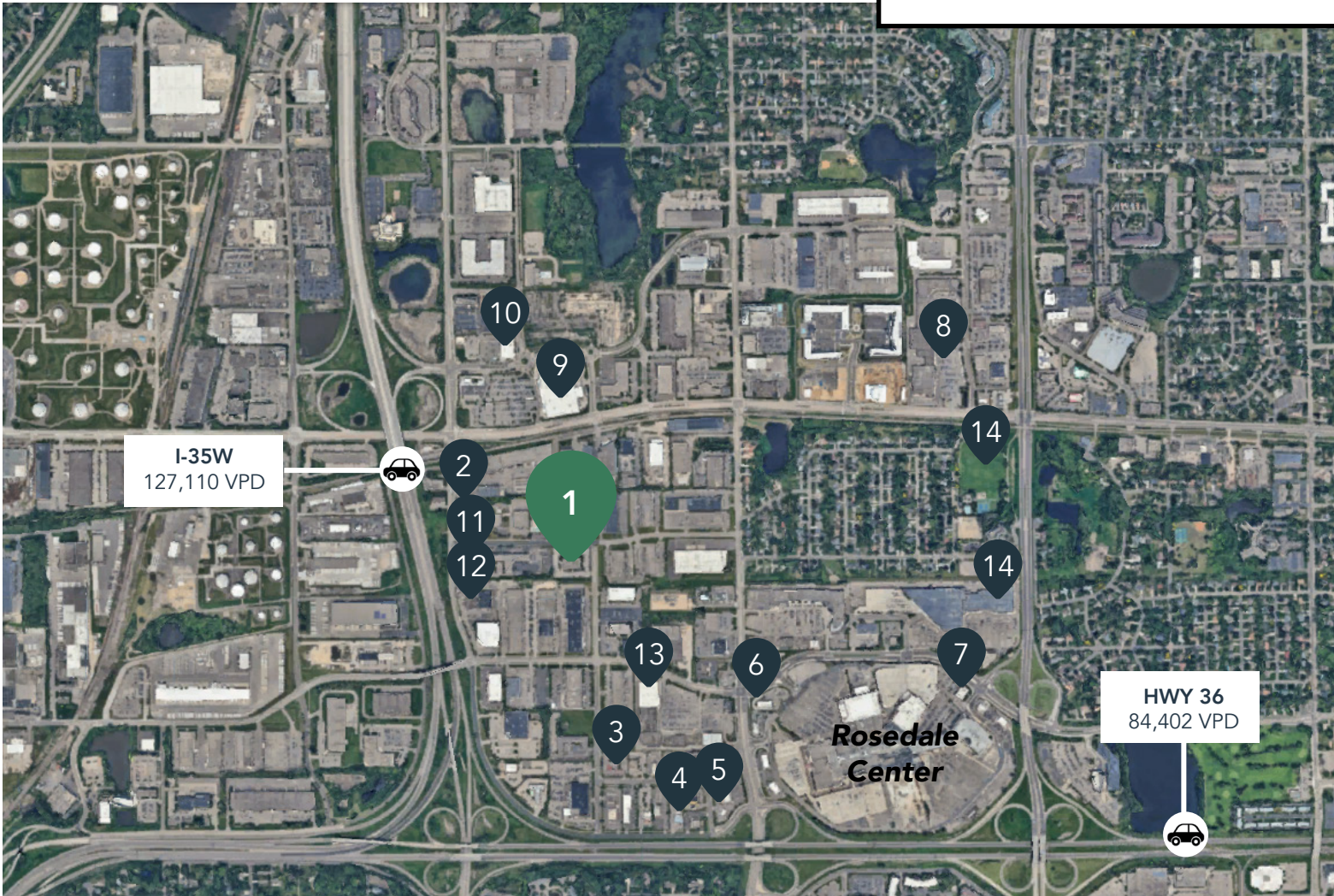
Roseville Office Plaza

1970 Oakcrest Avenue
Roseville, MN 55113



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 |

Roseville Office Plaza

1970 Oakcrest Avenue
Roseville, MN 55113



SENIOR PROPERTY MANAGER
LEASING AGENT

Kori DeJong

651-999-5540

kdejong@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.