

Rosewood Office Plaza

1711 West County Road B
Roseville, MN 55113

58,094 SF



WELLINGTON
MANAGEMENT

Well-Located Stabilized
Investment Opportunity

THE OFFERING



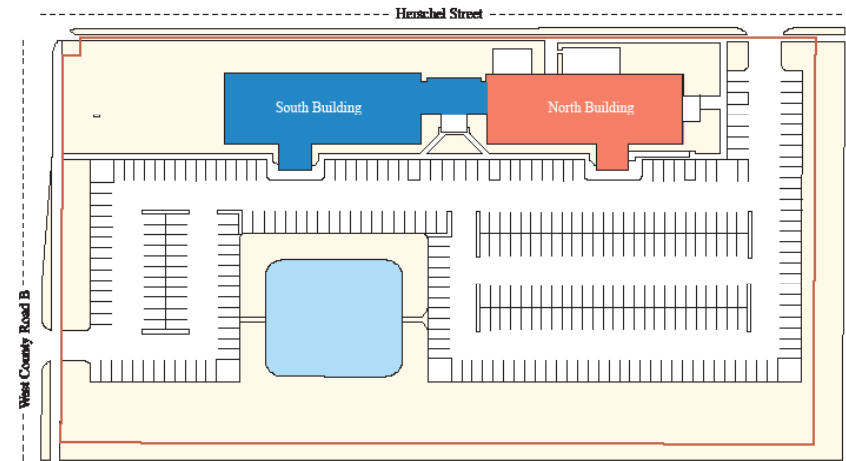
WELLINGTON MANAGEMENT, INC., AS EXCLUSIVE ADVISOR, IS PLEASED TO PRESENT AN INVESTMENT OPPORTUNITY FOR ROSEWOOD OFFICE PLAZA, A 58,094 SF, TWO BUILDING OFFICE CAMPUS LOCATED IN ROSEVILLE, MINNESOTA.

Rosewood Office Plaza is currently +/- 99% leased to a diversified roster of high-quality tenants and benefits from an outstanding strategic location on the Highway 36 Corridor in the Rosedale submarket, providing convenient access to the Twin Cities region's major business centers.

The Property is a compelling opportunity to acquire an attractive, well-maintained office asset at pricing considerably below its replacement cost with the ability to enhance returns through continued market strengthening, additional leasing, and value-add development within a growing and impressively stable regional economy.

ROSEWOOD OFFICE PLAZA

ADDRESS	1711 West County Road B Roseville, MN 55113
BUILDING RENTABLE AREA	58,094 SF
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	3
PARKING	5:37 : 1,000 SF
BUILDING OCCUPANCY	99.42%
YEAR BUILT	1984
SITE AREA	5.02 Acres



INVESTMENT HIGHLIGHTS

SUPERB SUBMARKET DYNAMICS

Driven by the perennially strong retail anchor of Rosedale Mall, the Rosedale submarket outperforms in the region with strong absorption, new store growth and capital investment. With healthy retail and Class B office vacancy of 13.8% the Rosedale submarket is an attractive location for investment.

STABILIZED INVESTMENT OPPORTUNITY

The property offers a rare opportunity to acquire an attractive, well-maintained office asset with strong submarket fundamentals. The large land parcel and significant existing parking reservoir offer additional value-add development potential.

ROSEWOOD
OFFICE
PLAZA



AERIAL
VIEW

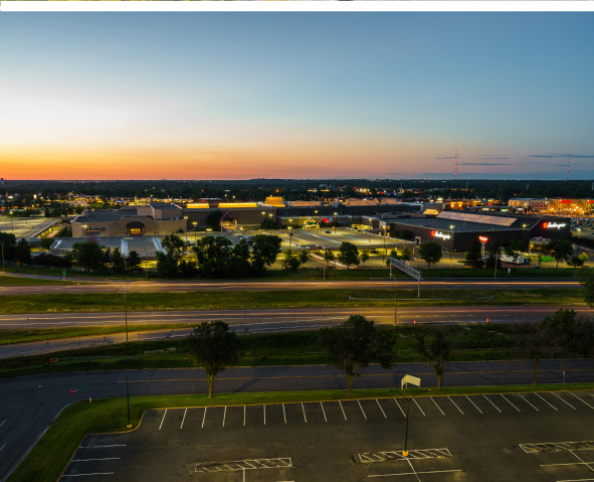
3.8% - TWIN CITIES
UNEMPLOYMENT
RATE

11% MSA GROWTH
SINCE 2010

39,225 NEW JOBS
ADDED LAST 12
MONTHS



AN ABUNDANCE OF RETAIL, DINING, SHOPPING, ENTERTAINMENT AND SERVICE AMENITIES SITUATED IN THE ROSEDALE RETAIL AREA.



STRONG REGIONAL OUTLOOK

The Twin Cities Region possesses an incredibly diversified economy anchored by dynamic industries including healthcare, medical technology, banking manufacturing, natural resources, advertising, and retailing. Numerous nationally recognized organizations are based in the region, including United Health Group, Target, Cargill, Best Buy, 3M, U.S. Bank, General Mills, Medtronic, Ecolab, and Ameriprise Financial. These companies provide a significant base of direct employment in high-wage positions and serve as incubators for other innovative and high-growth companies. The combination of established companies and a highly educated labor pool has contributed to nearly 200,000 jobs in the past decade within the Twin Cities region, with a healthy outlook for future growth.

OUTSTANDING LOCATION

Rosewood Office Plaza is located at the junction of State Highway 36 and Snelling Avenue, two major transportation corridors, is proximate to a regional transit hub at Rosedale Mall, and is one block from a Bus Rapid Transit (BRT) station. The strategic infill location provides immediate access to the thriving north metro business markets as well as immediate connection to Minneapolis CBD (14 minutes), Saint Paul CBD (11 minutes) and Minneapolis-Saint Paul International Airport (20 minutes). The surrounding area provides an abundance of retail, dining, shopping, hotel, and service amenities situated in the Rosedale retail area. The location provides immediate proximity to high-quality neighborhoods and housing, top performing school districts, and residents with average household incomes exceeding \$122,097 per year.

HIGH QUALITY OFFICE PROJECT

Rosewood Office Plaza is comprised of two architecturally-attractive office buildings situated on a generous 5 acre site, immediately adjacent to Highway 36, Snelling Avenue, and Rosedale Mall. The 306 surface parking stalls provide tenants an above-market parking ratio. The mature trees and meticulous landscaping provide an inviting office environment for tenants.



INVESTMENT CONTACT

Todd Kaufman

Senior Associate

(651) 231-7208

tkaufman@wellingtonmgt.com

LEASING MARKET CONTACTS

Todd Kaufman

Senior Associate

(651) 231-7208

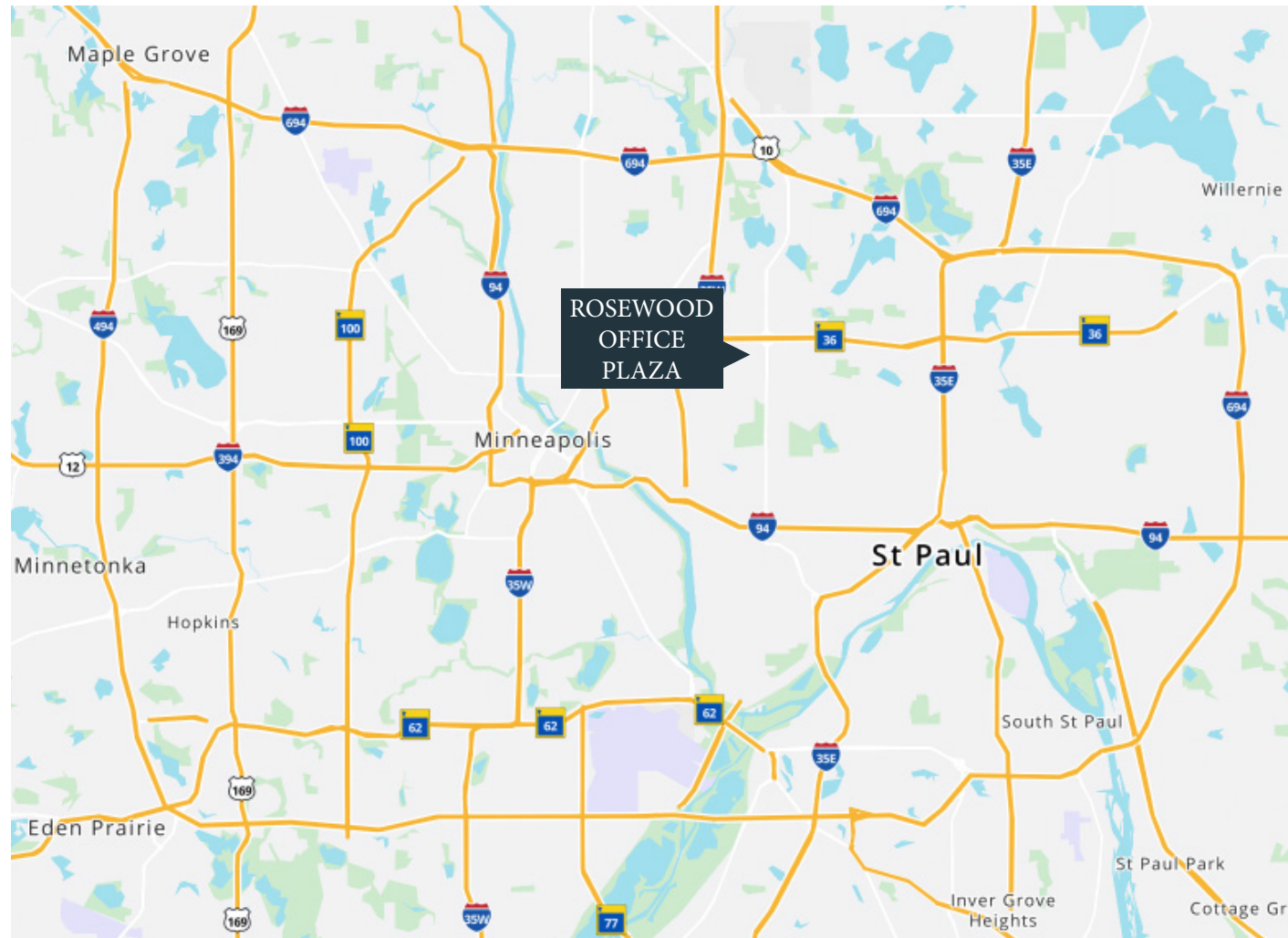
tkaufman@wellingtonmgt.com

Eugene Vazemiller

Property Manager & Analyst

(651) 999-5504

evazemiller@wellingtonmgt.com



WELLINGTON
MANAGEMENT

1625 Energy Park Drive, Suite 100

St. Paul, MN 55108

(651) 292-9844

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