

# Rosewood Office Plaza

*6,040 SF of flexible office space for lease*

1711 West County Road B  
Roseville, MN 55113

Patrick Kyle  
651-999-5529  
[pkyle@wellingtonmgt.com](mailto:pkyle@wellingtonmgt.com)



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MANAGEMENT





## Ideally located office with space planning flexibility.

Rosewood Office Plaza is a three-story property located on five acres between St. Paul and Minneapolis and within three minutes of HarMar Mall and Rosedale Center. The building offers convenience and accessibility with free surface parking, a common lunch room, large windows for ample natural light and a shared conference room. The property consists of two buildings with a first-floor connector and currently houses contiguous vacancies to accommodate users of all sizes.

### HIGHLIGHTS

- Common conference room and lunch room
- Updated carpeting, ceiling and lighting in common areas
- Expansive windows for abundant natural light
- Monument signage opportunity
- Shopping and dining within three minutes at HarMar Mall and Rosedale Center
- Landscaped green space with shade trees, picnic tables and an irrigation pond
- Large surface parking lot
- Quiet neighborhood

### Space Available

Manager, Leasing

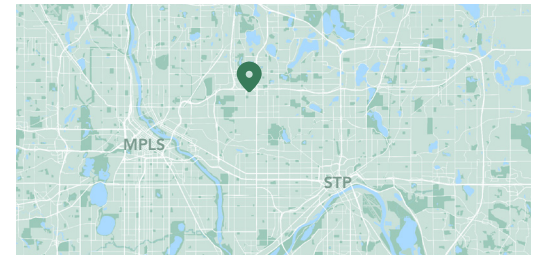
58,000 SF total; 6,040 SF available

306 surface stalls, 5.3 : 1,000 SF

Three-story office building

Built in 1984

North Metro



# Available Suites



**Suite 200S - 4,219 SF**

**3D Tour** [▶](#)



**Suite 207S (virtual staging)**

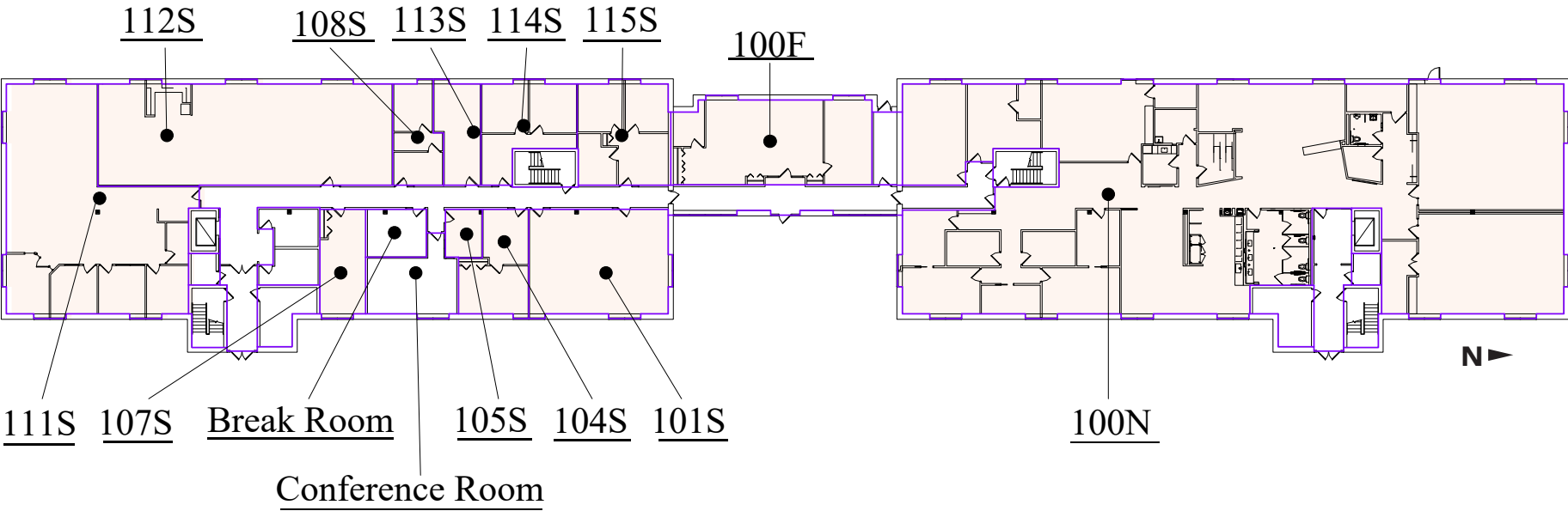
**3D Tour** [▶](#)



**Suite 305N - 869 SF**

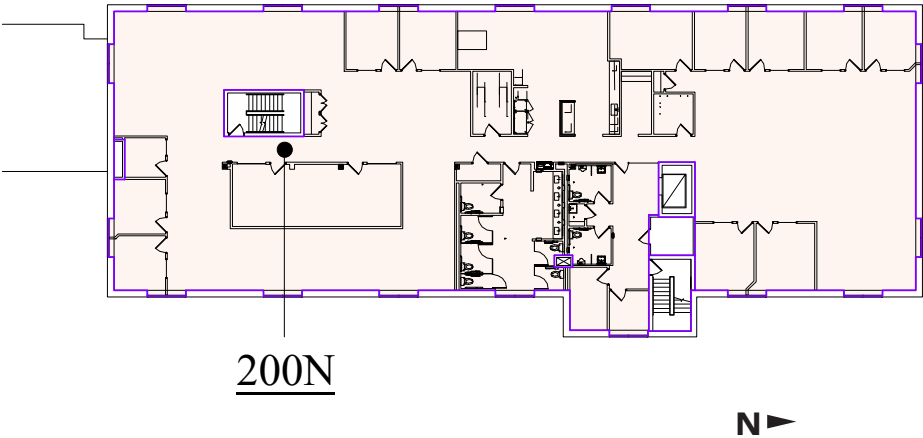
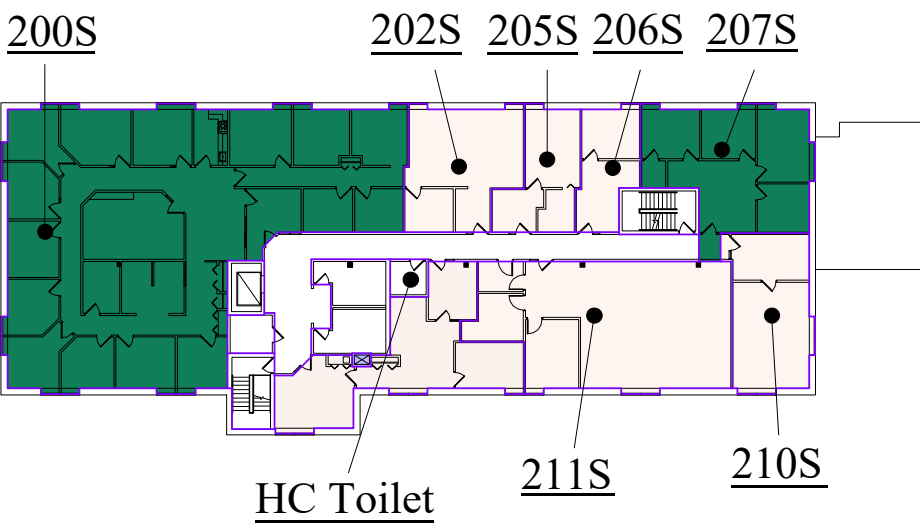
# Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space



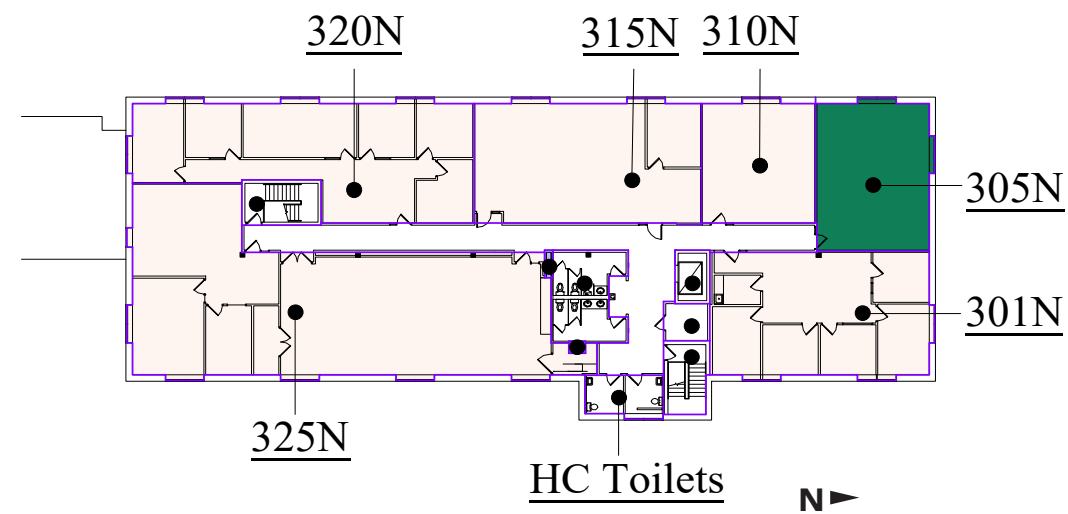
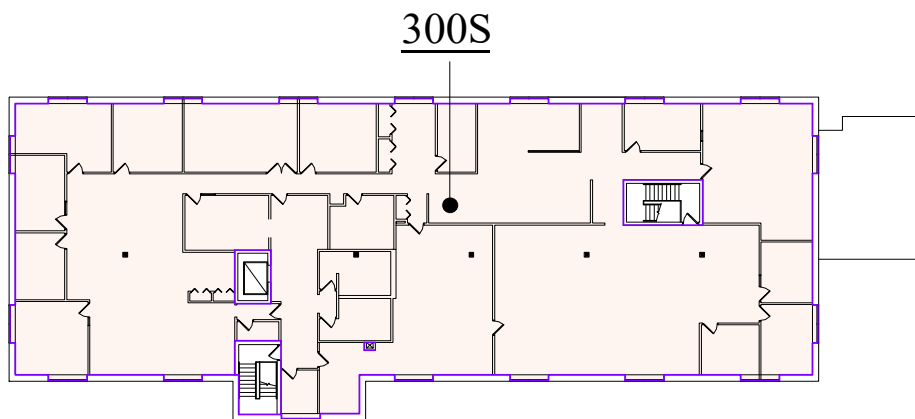
# Floor Plan - Second Floor

- Building Common Areas
- Available Space
- Occupied Space

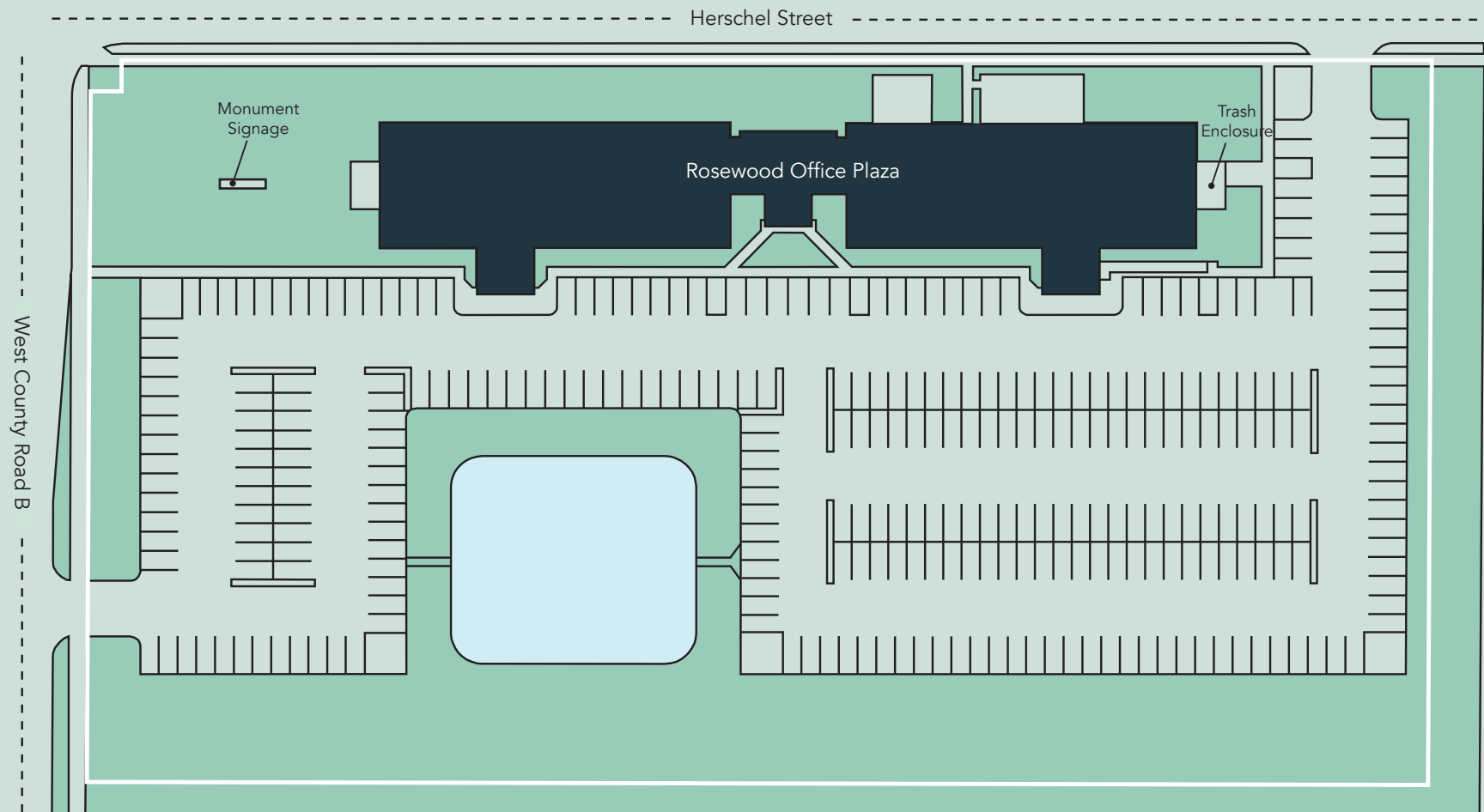


## Floor Plan - Third Floor

- ☐ Building Common Areas
- ☒ Available Space
- ☐ Occupied Space

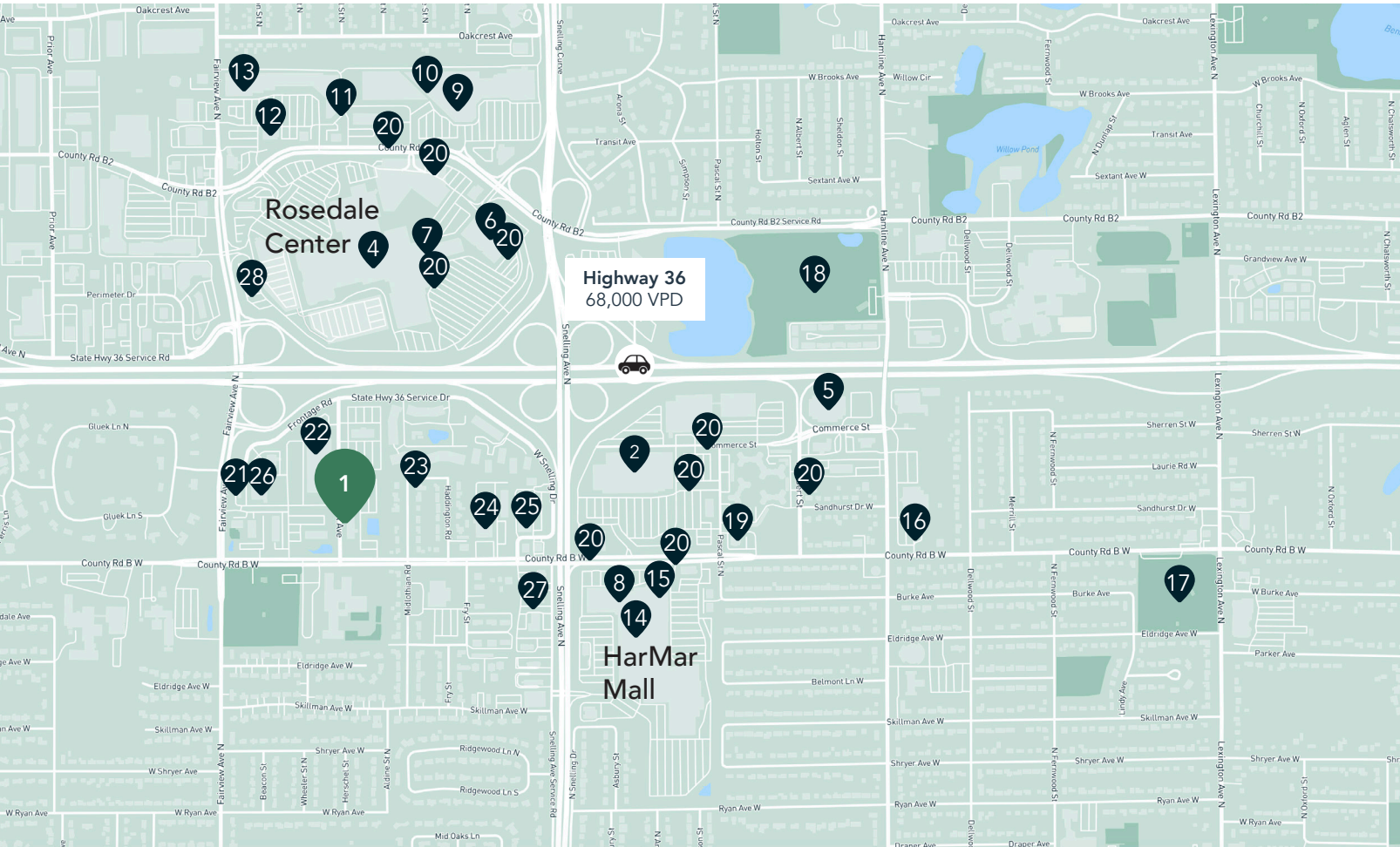


# Site Plan





# The Neighborhood



## Demographics

### 1 MILE AWAY

7,687 Population  
3,371 Households  
\$83,686 Avg. Income

### 3 MILES AWAY

83,435 Population  
35,355 Households  
\$85,330 Avg. Income

### 5 MILES AWAY

334,247 Population  
132,176 Households  
\$74,092 Avg. Income



## Hot Spots

- |                            |                            |                        |                                     |                                   |                  |
|----------------------------|----------------------------|------------------------|-------------------------------------|-----------------------------------|------------------|
| 1. Rosewood Office Plaza   | 6. Rosedale Transit Center | 11. Lucky's 13 Pub     | 16. Speedway                        | 21. Starbucks                     | 26. Market Fresh |
| 2. Target, Starbucks & CVS | 7. CRAVE American Kitchen  | 12. Buffalo Wild Wings | 17. Lexington Park                  | 22. Planet Fitness                | 27. Caribou      |
| 3. HarMar Mall             | 8. Kyoto Sushi             | 13. Bed Bath & Beyond  | 18. Roseville Cedarholm Golf Course | 23. Binie Teriyaki                | 28. PNC Bank     |
| 4. Rosedale Center         | 9. Kohl's                  | 14. Chick-Fil-A        | 19. Huntington Bank                 | 24. Goodwill                      |                  |
| 5. Macy's                  | 10. Noodles and Company    | 15. D'Amico & Sons     | 20. Bus stop                        | 25. Million's Crab Boiled Seafood |                  |



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PROPERTY MANAGER  
LEASING AGENT

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**WELLINGTON**  
MANAGEMENT

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](http://wellingtonmgt.com)

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