

# Rosewood Office Plaza

1711 West County Road B  
Roseville, MN 55113

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**WELLINGTON**  
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

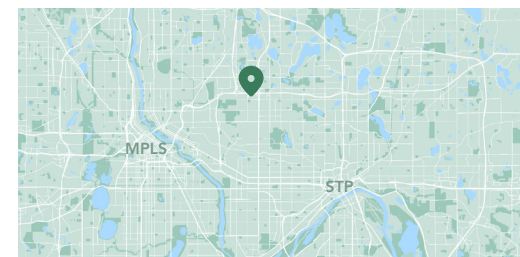
58,000 SF total

306 surface stalls, 5.3 : 1,000 SF

Three-story office building

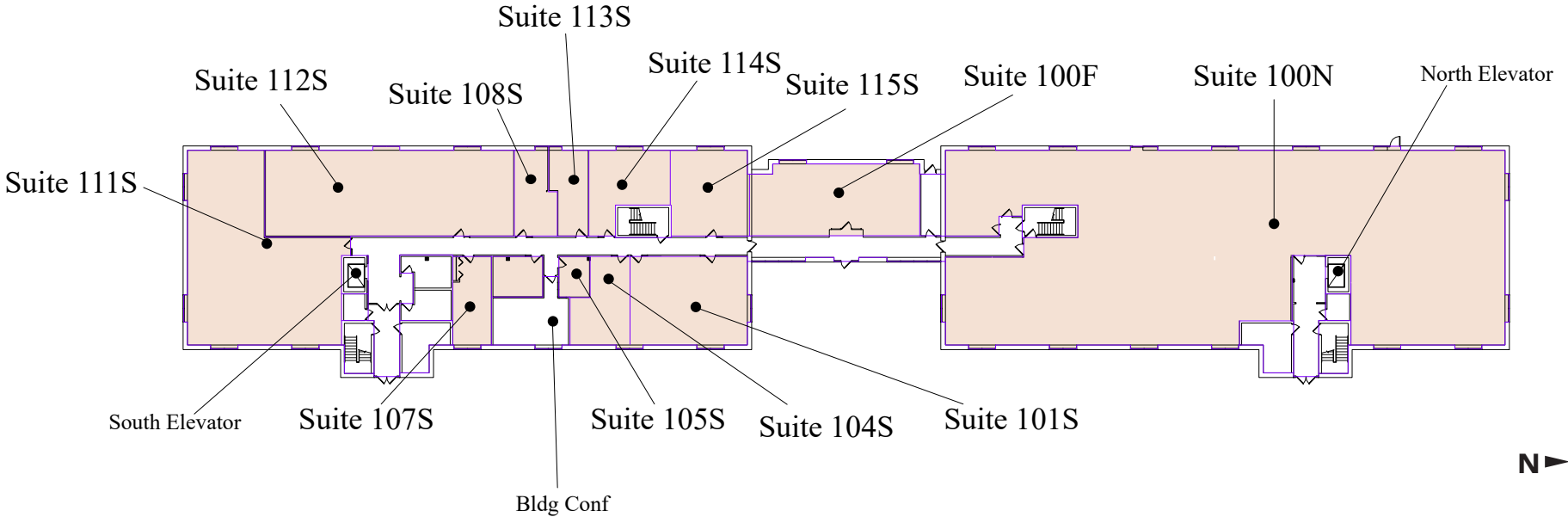
Built in 1984

North Metro



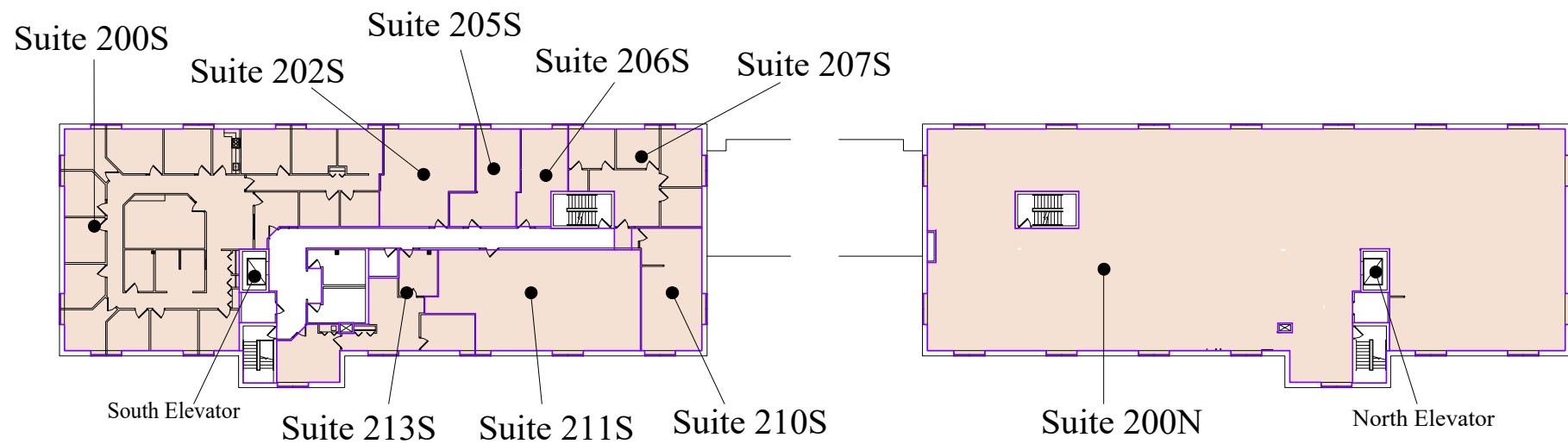
# Floor Plan - First Floor

- Building Common Areas
- Available Space
- Occupied Space

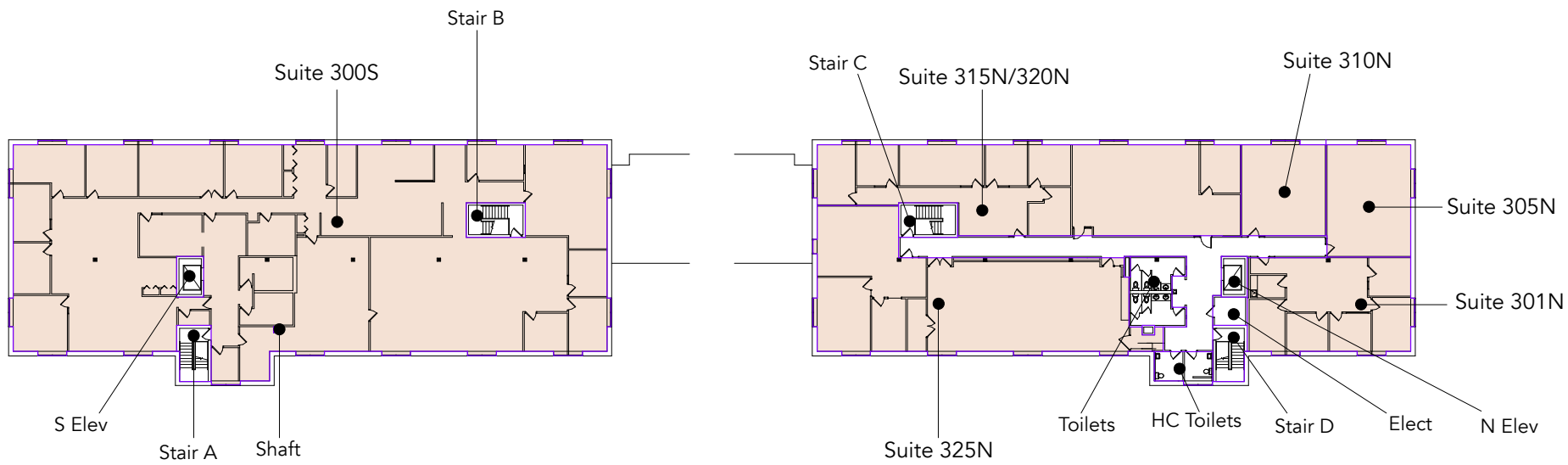


# Floor Plan - Second Floor

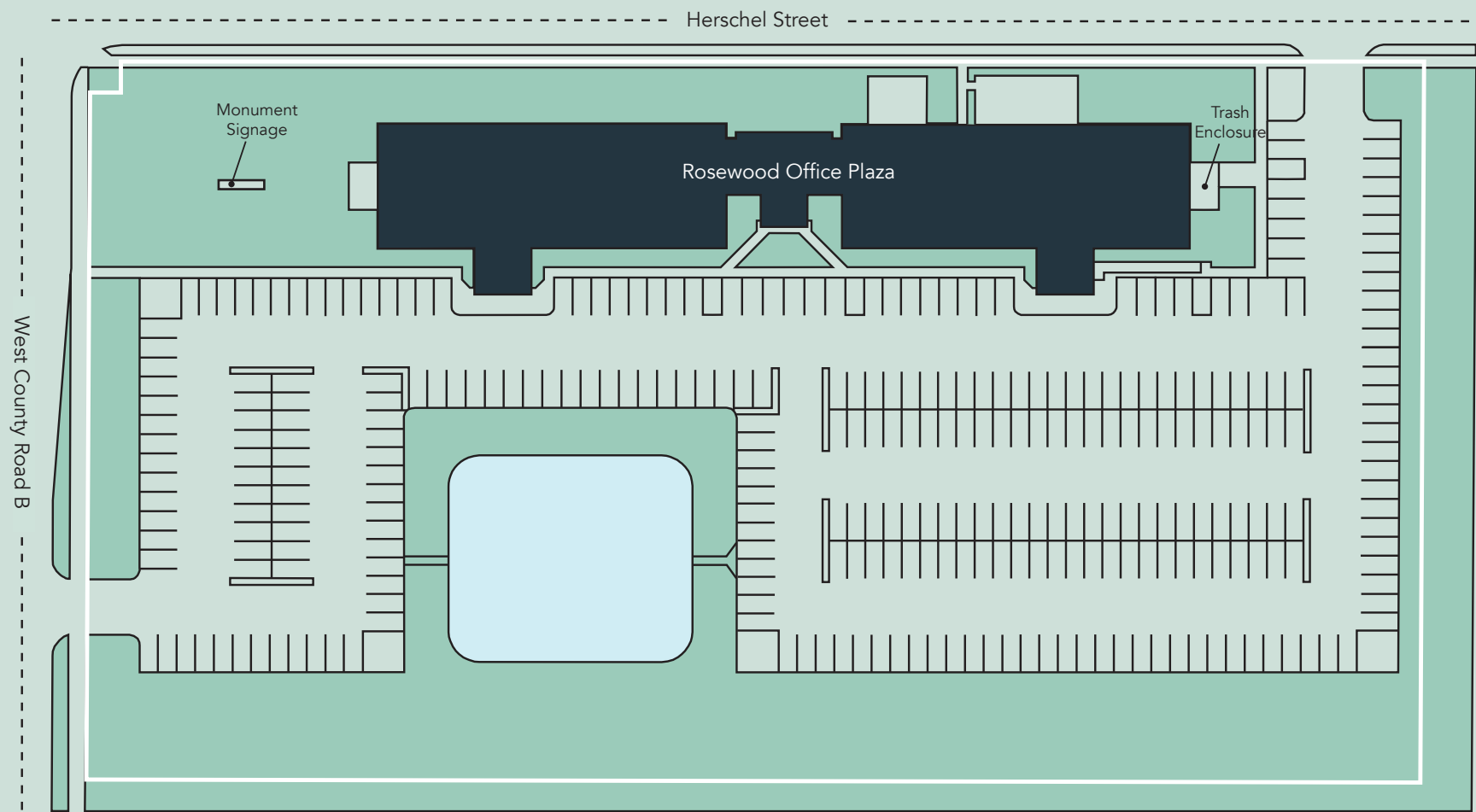
- Building Common Areas
- Available Space
- Occupied Space



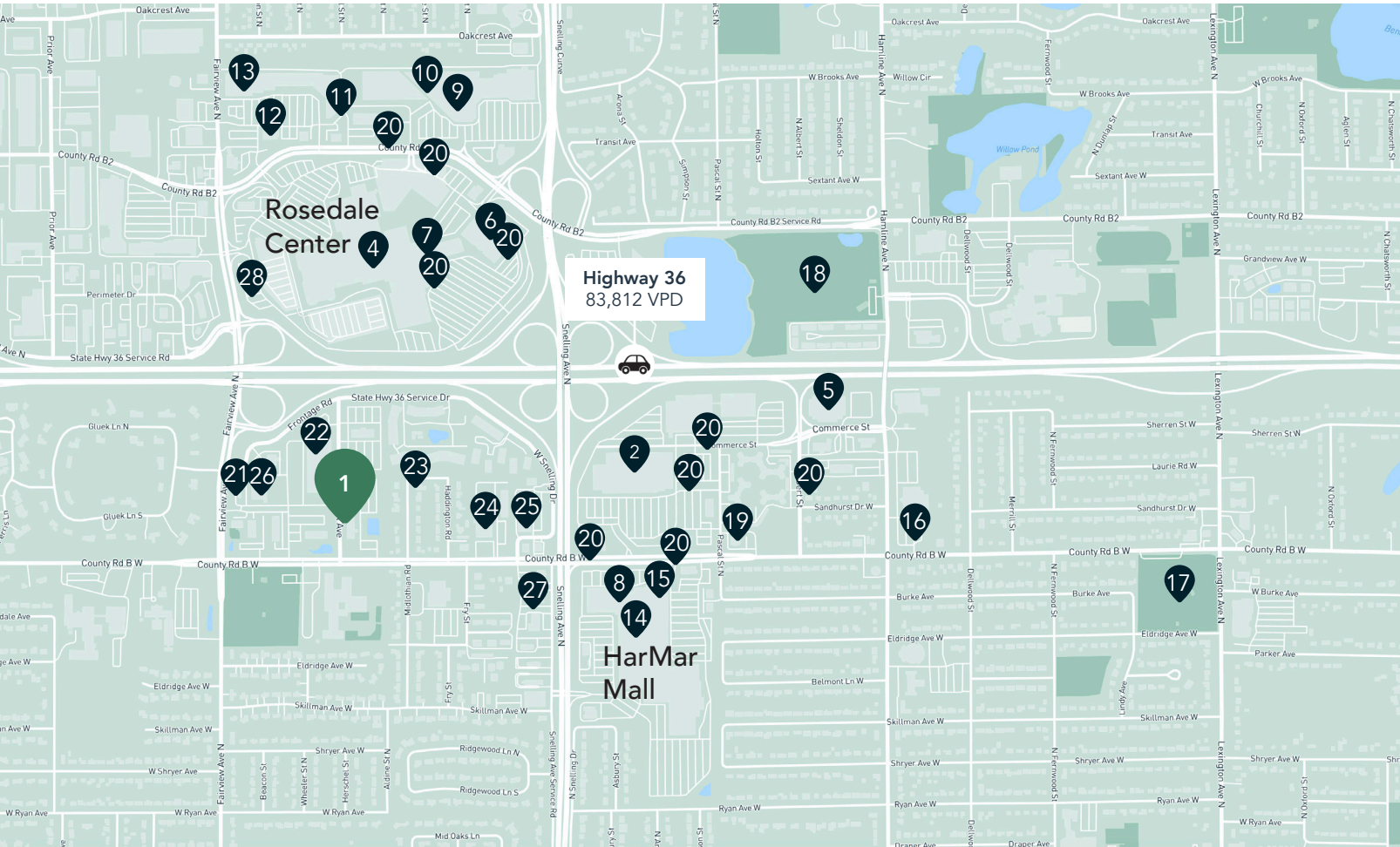
# Floor Plan - Third Floor



# Site Plan



# The Neighborhood



## Demographics

### 1 MILE AWAY

7,574 Population  
3,265 Households  
\$145,445 Avg. Income

### 3 MILES AWAY

85,851 Population  
36,000 Households  
\$136,945 Avg. Income

### 5 MILES AWAY

372,899 Population  
153,167 Households  
\$120,664 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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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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