Rosewood Office Plaza

1711 West County Road B
Roseville, MN 55113

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WELLINGTON
MANAGEMENT



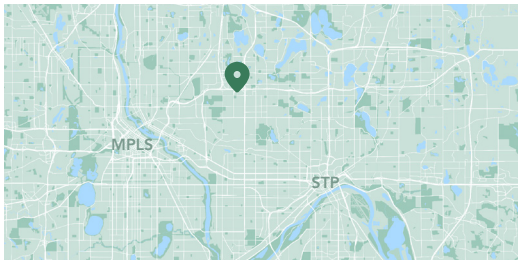
Ideally located office with space planning flexibility.

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; 1,568 SF available
306 surface stalls, 5.3 : 1,000 SF
Three-story office building
Built in 1984
North Metro



Available Suite



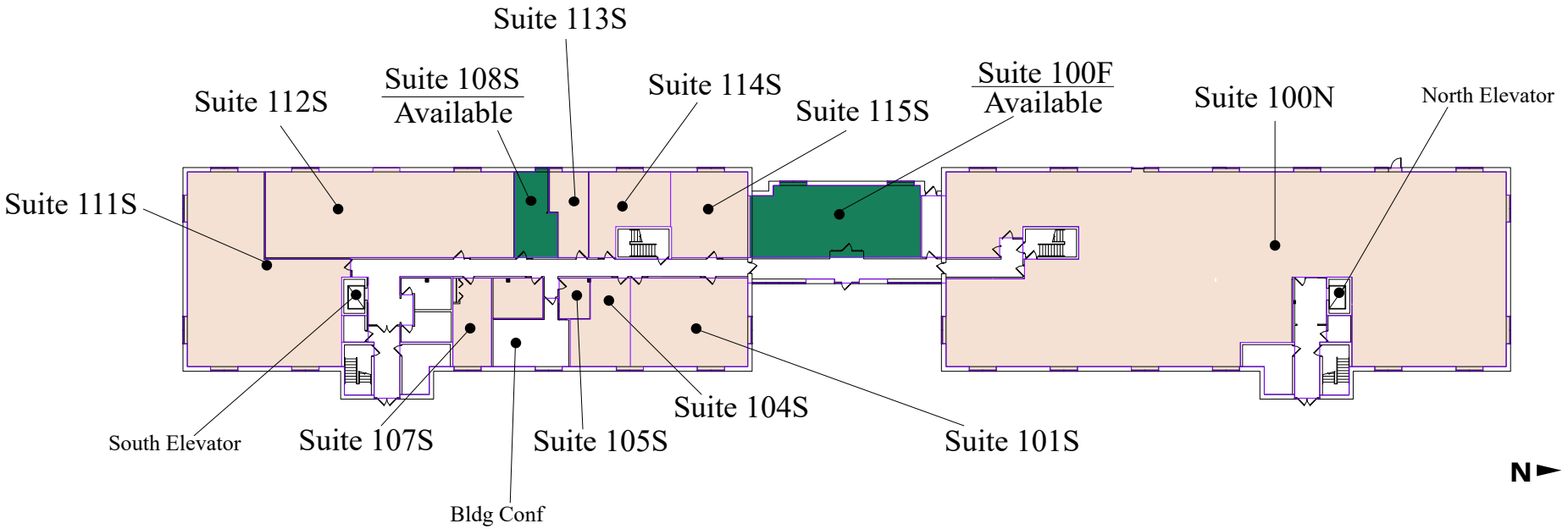
Suite 100F - 1,229 SF **3D Tour**



Suite 108S - 339 SF **3D Tour**

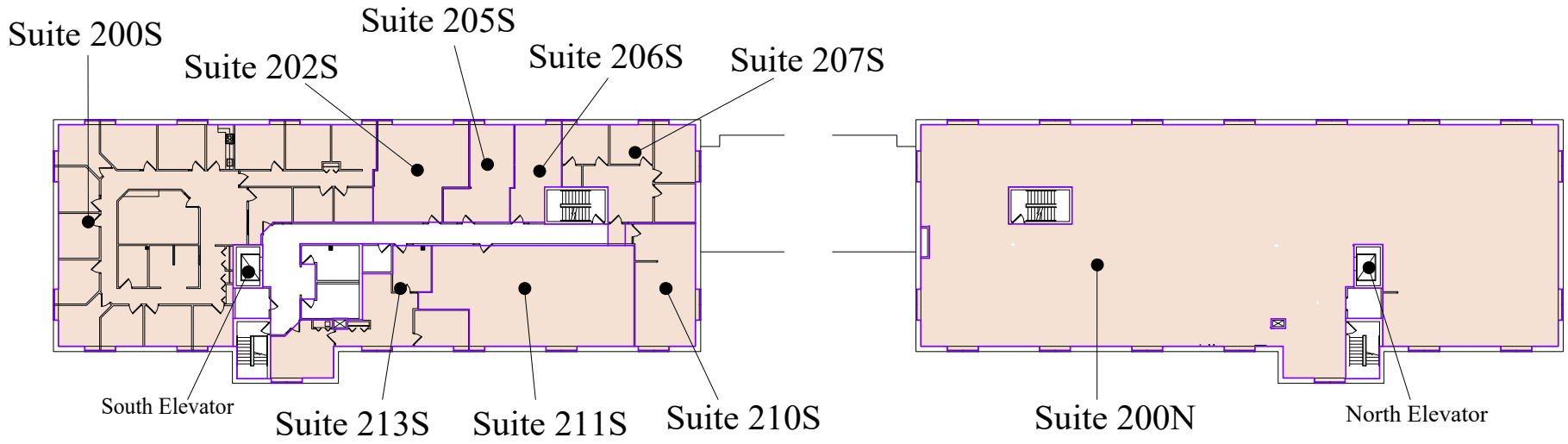
Floor Plan - First Floor

Building Common Areas
Available Space
Occupied Space



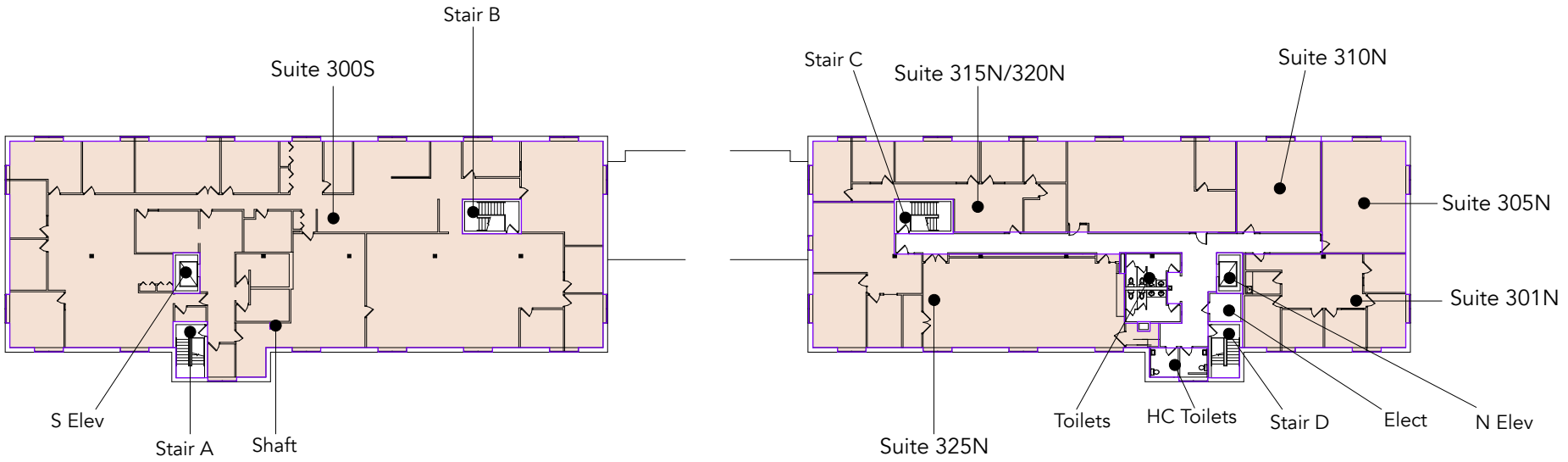
Floor Plan - Second Floor

Building Common Areas
Available Space
Occupied Space

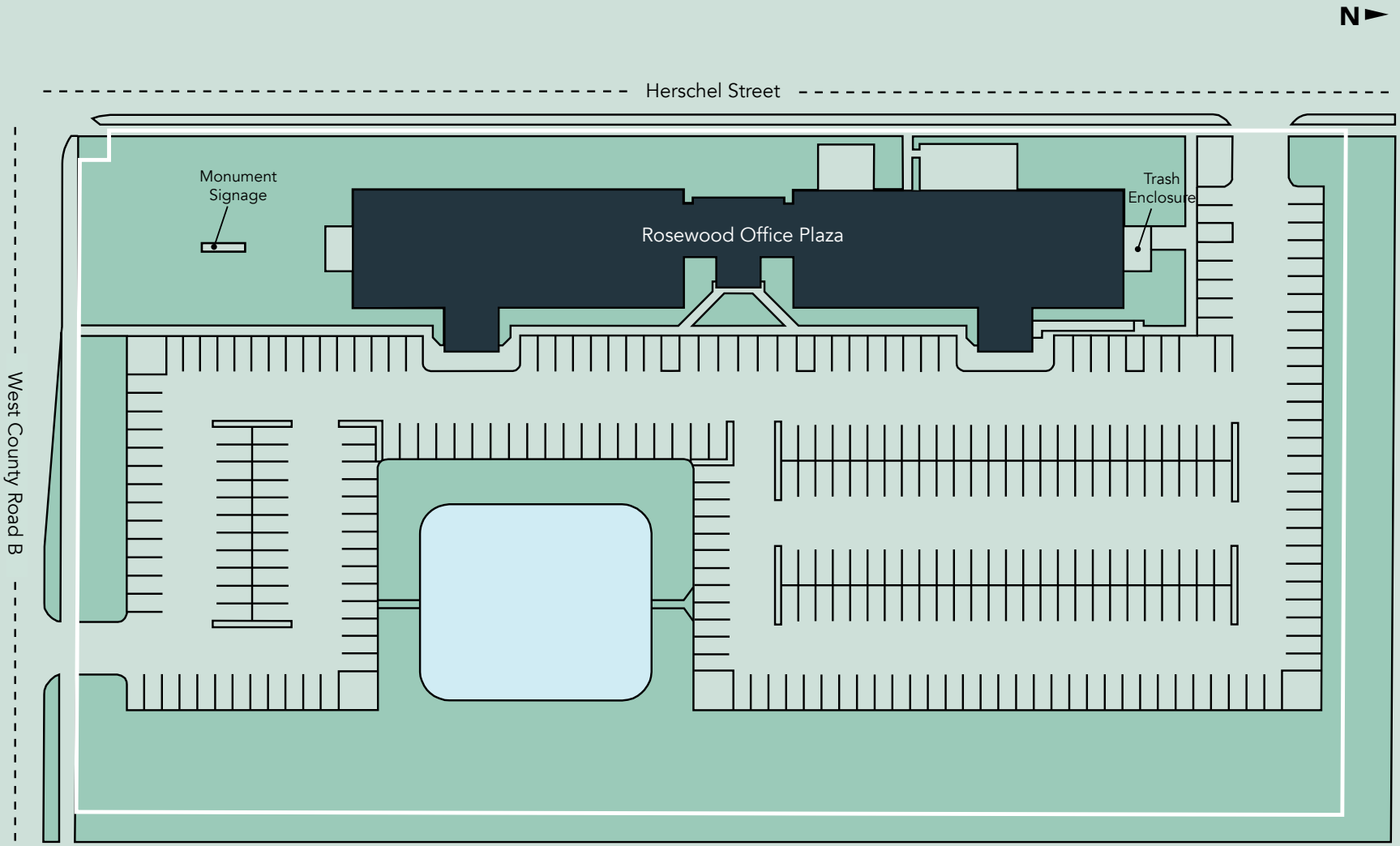


Floor Plan - Third Floor

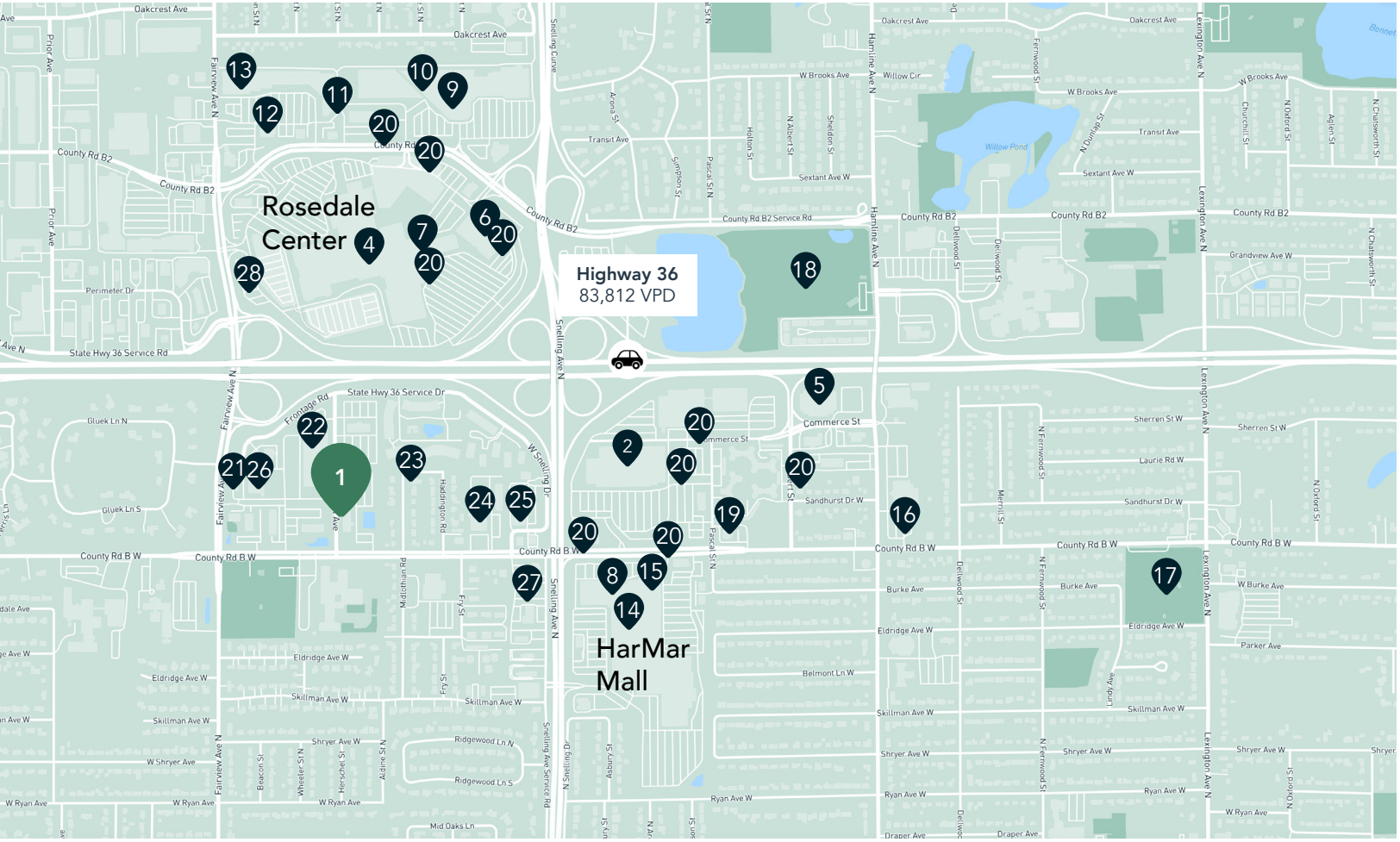
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Site Plan


N
Herschel Street
West County Road B
Monument Signage
Rosewood Office Plaza
Trash Enclosure

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

N

Hot Spots

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

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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.



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