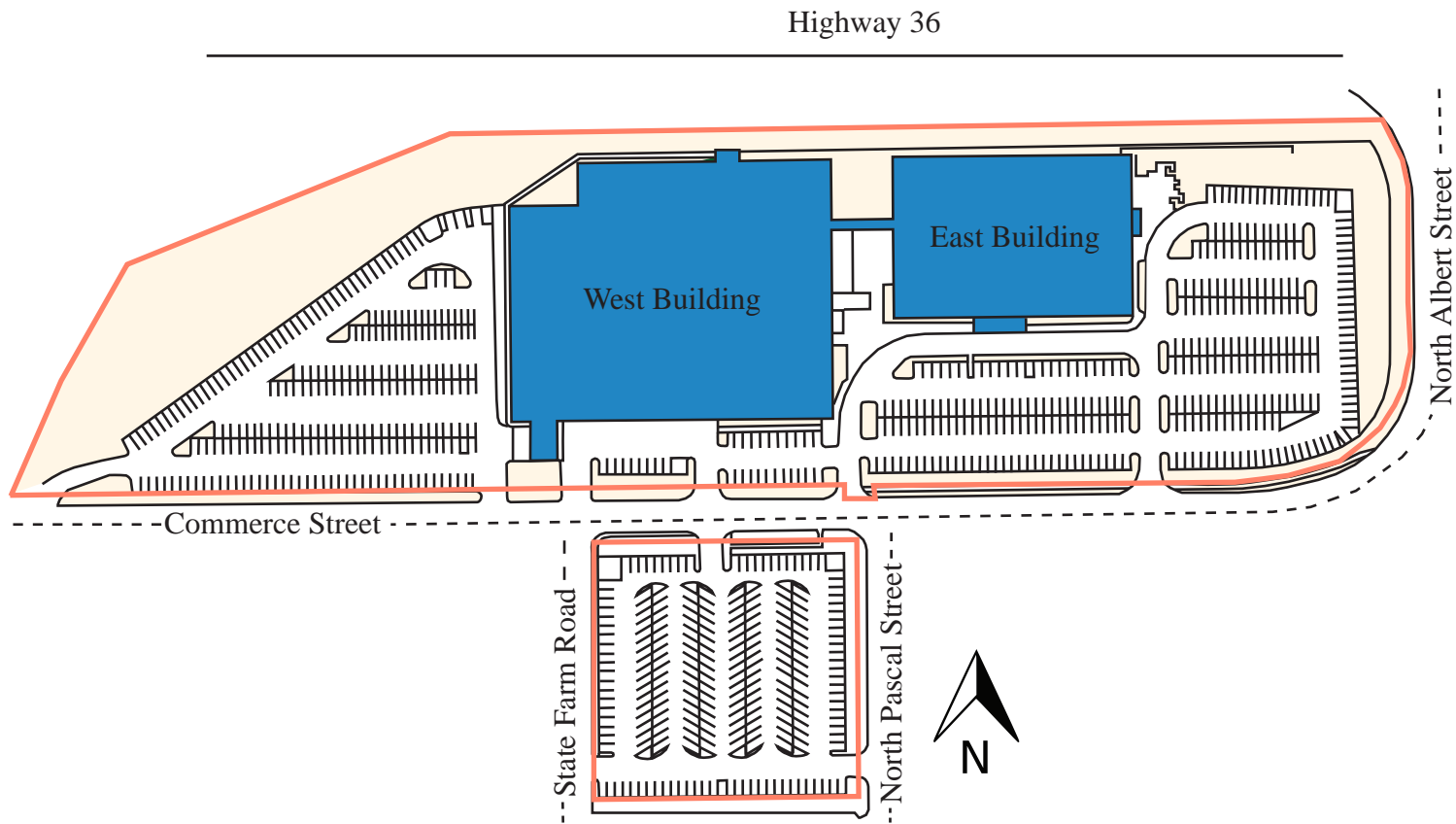


# MINNESOTA OFFICE PLAZA







1500 West Highway 36, Roseville, MN 55113

# SITE PLAN



## PROPERTY HIGHLIGHTS

- Large garage space with three double sided drive-in dock doors
- 12,000 SF conference center oriented to educational professionals
- Plentiful Parking
- Conveniently located south of Highway 36 and Snelling Avenue

-  Parking Lot/Sidewalk
-  Building
-  Landscape
-  Property Line

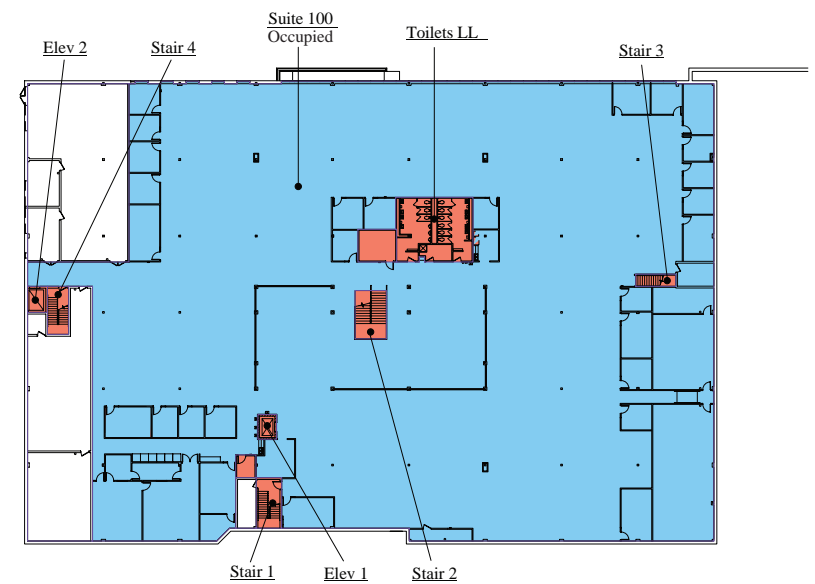
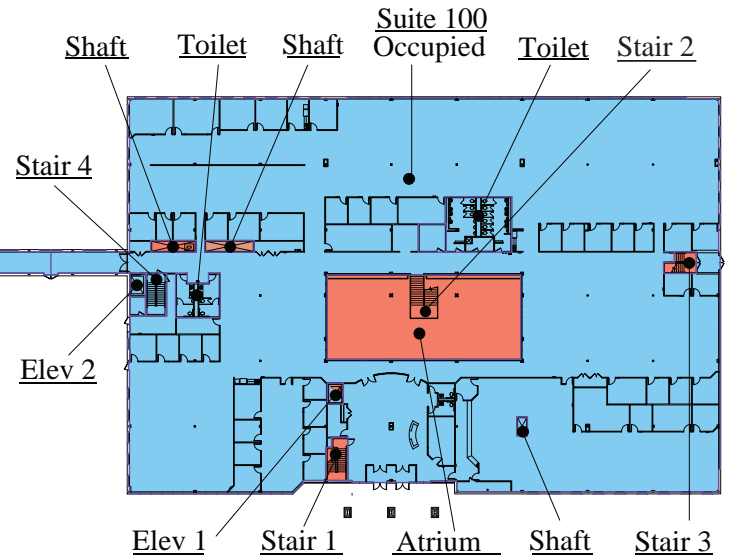
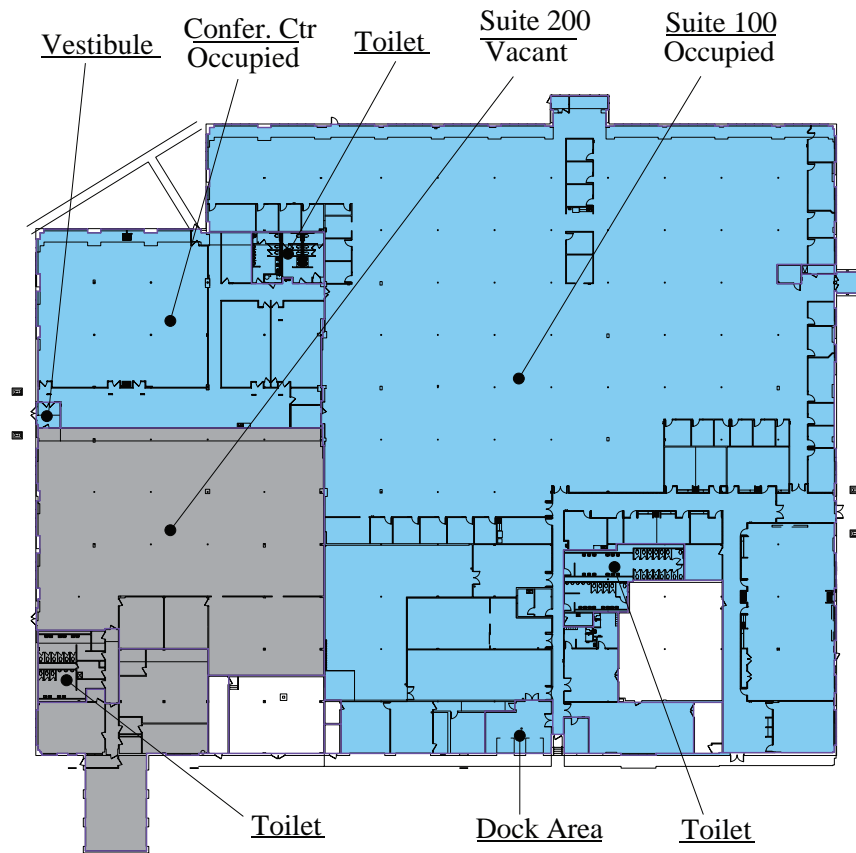
|                   |   |
|-------------------|---|
|                   |   |
|                   |   |
| ADDRESS           | 1500 West Highway 36, Roseville, MN 55113 |
| BUILDING AREA     | 200,600 SF                                |
| NUMBER OF STORIES | 2   |
| PARKING STALLS    | 817 Stalls                                |
| CLEAR HEIGHT      | 12'                                       |
| YEAR BUILT        | 1955, 1964, 1977                          |







# FLOOR PLANS

## FIRST FLOOR

152,300 SF



-  Building Common Area
-  Vacant Office Area
-  Occupied Office Area
-  Vertical Penetration

## LOWER LEVEL

48,300 SF

## AREA DEMOGRAPHICS

|                  | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------|----------|----------|----------|
| POPULATION       | 7,687    | 83,435   | 334,247  |
| HOUSEHOLDS       | 3,371    | 35,355   | 132,176  |
| HOUSEHOLD INCOME | \$83,686 | \$85,330 | \$74,092 |

SNELLING AVENUE NORTH 40,500 VPD

HIGHWAY 36 78,000 VPD



