

# ROSEWOOD OFFICE PLAZA



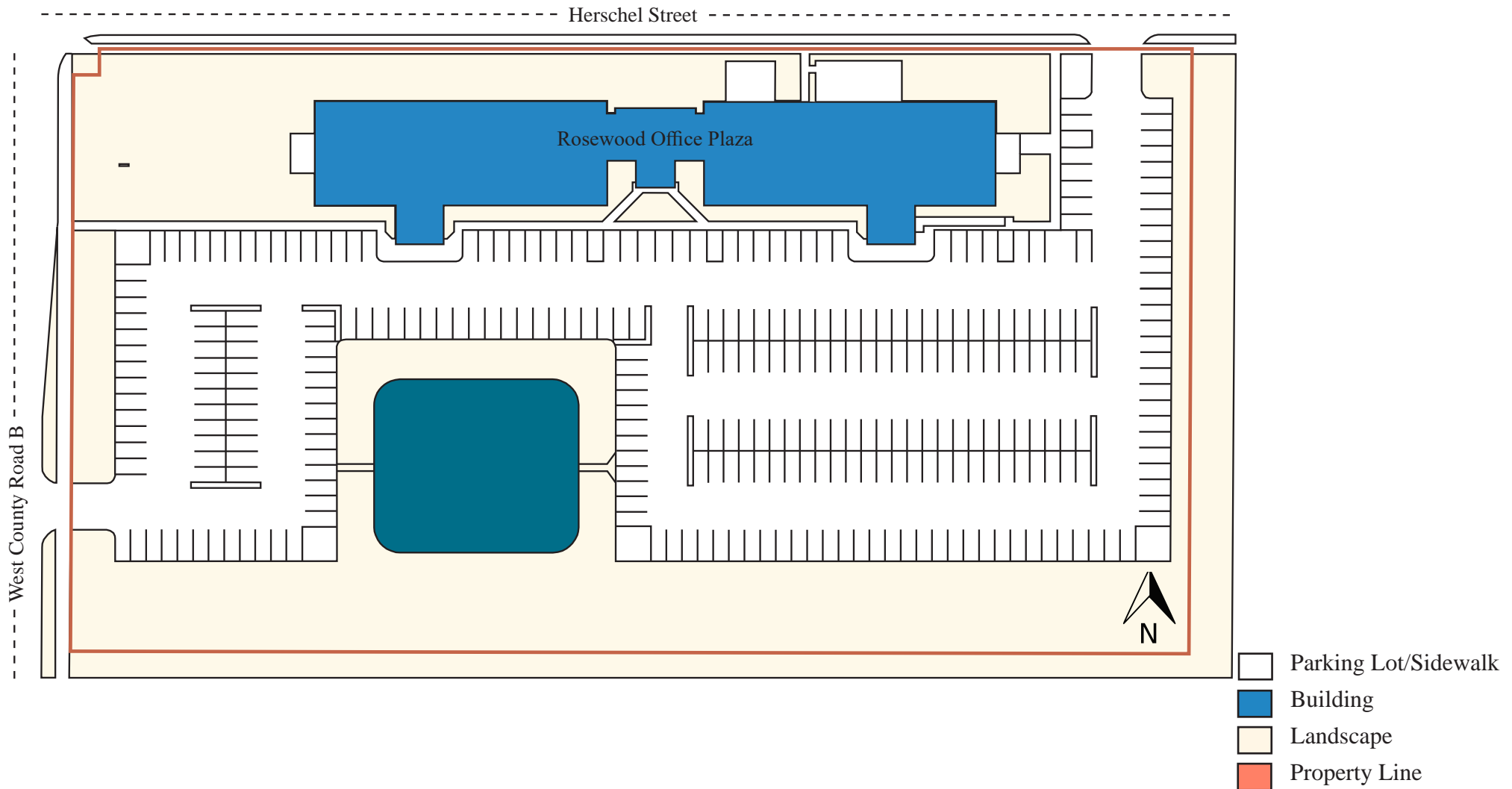
1711 WEST COUNTY ROAD B, ROSEVILLE, MN 55113

  
**WELLINGTON**  
MANAGEMENT  
Commercial Real Estate

# SITE PLAN

## PROPERTY HIGHLIGHTS

- Centrally located on 5 acres between Minneapolis and St Paul with abundant shopping and dining opportunities found at nearby Rosedale and HarMar shopping centers.



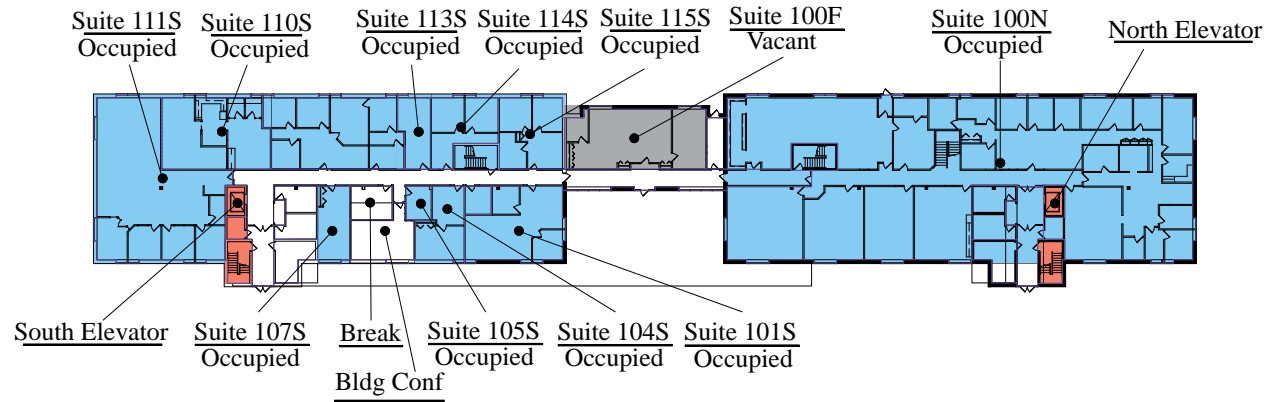
ADDRESS	1711 West County Road B Roseville, MN 55113
BUILDING AREA	57,998 SF
NUMBER OF STORIES	3 - two buildings with enclosed first floor connector
PARKING STALLS	306 Stalls
YEAR BUILT	1984



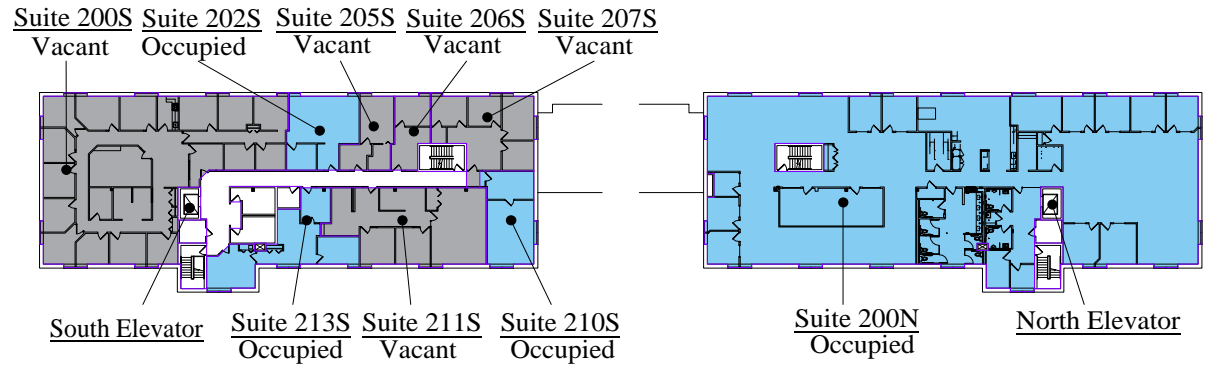


# FLOOR PLANS

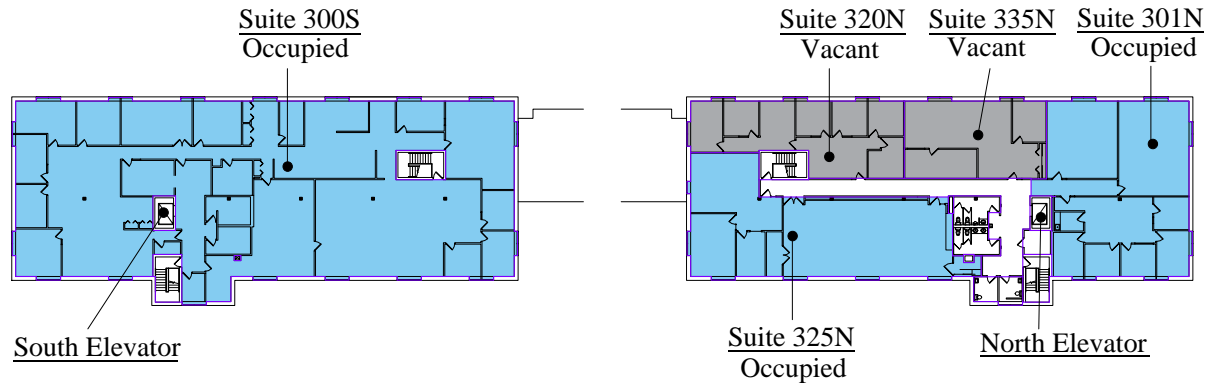
**FIRST FLOOR**  
20,719 SF








**SECOND FLOOR**  
19,056 SF



**THIRD FLOOR**  
19,081 SF



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

# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,386	141,112	471,788
HOUSEHOLDS	3,671	57,493	199,327
HOUSEHOLD INCOME	\$88,878	\$70,145	\$73,372



COUNTY ROAD B WEST

HIGHWAY 36

SNELLING AVENUE

ROSEDALE CENTER

HarMar





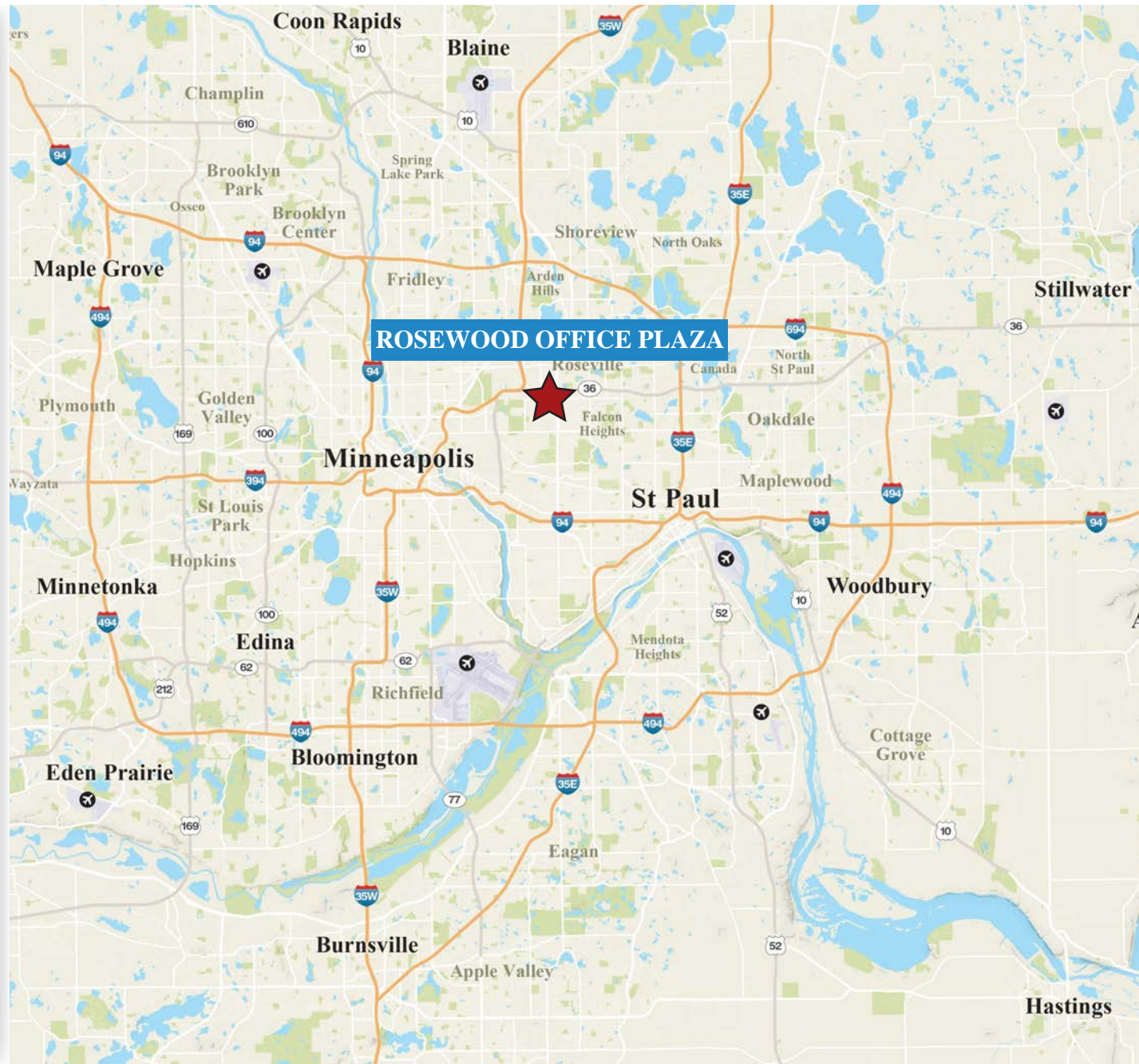
# CONTACTS

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