



# OFFICE FOR LEASE!



## SNELLING OFFICE CENTER

2780 Snelling Avenue N, Roseville, MN 55113

**762-5,995 SF**

**FANTASTIC  
OFFICE LOCATION  
WITH GREAT  
VISIBILITY**

**Diane Signorelli**

**651-399-9728**

**[diane@CEGspaces.com](mailto:diane@CEGspaces.com)**

**Jeff Salzbrun**

**612-428-3333**

**[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)**

**Co**mmercial Equities Group  
— Investment Real Estate Services

# SPACE INFO

## Available Suites:

### First Floor:

100 – 997 SF

### Second Floor:

204 – 1,856 SF

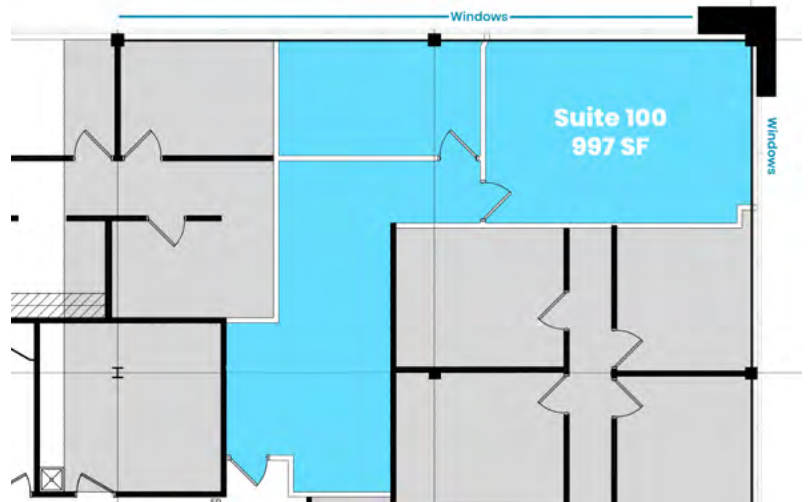
209 – 1,177 SF (November 1, 2026)

### Third Floor:

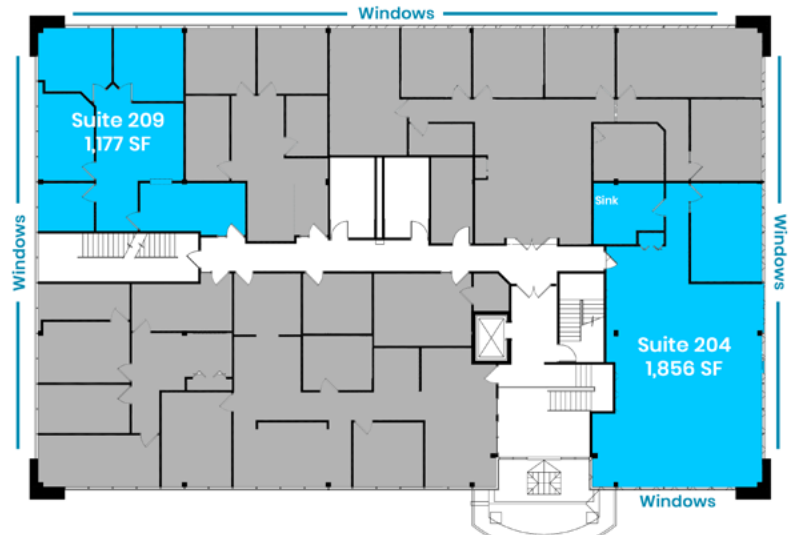
300 – 1,203 SF

305 – 762 SF

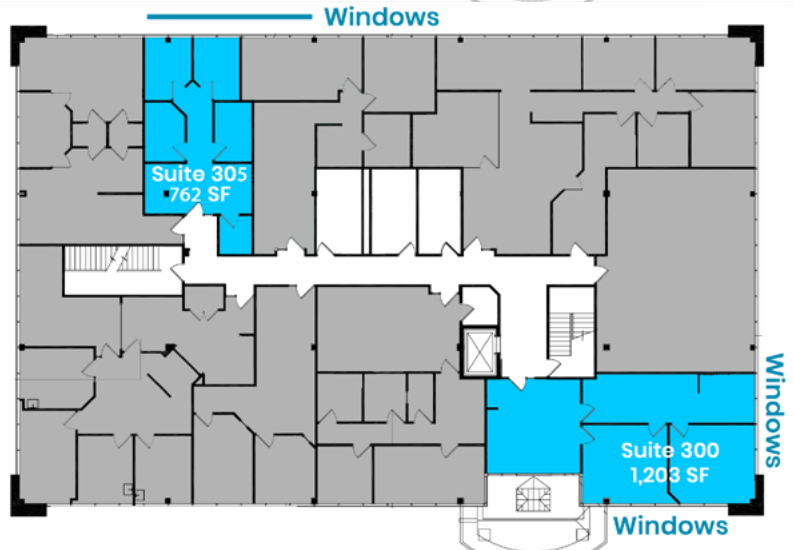
1



2



3



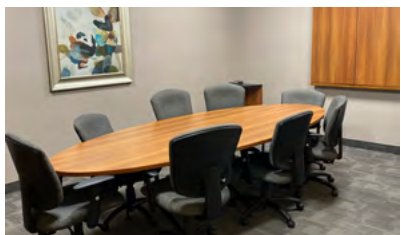
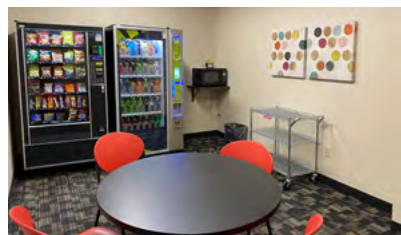
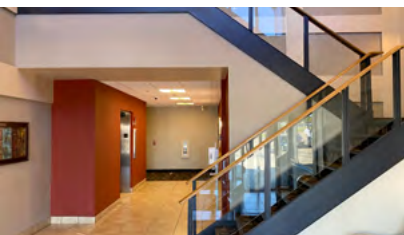
**BASE RENT: \$13.00 PSF**

**EST. OPERATING EXPENSES: \$11.95 PSF**

# THE PROPERTY

**Snelling Office Center offers a strategic location, on-site amenities, and high visibility.**

- Excellent location in mixed-use district; near Rosedale Mall and on traffic artery, Snelling Avenue
  - Building conference room, shared break room, and outdoor seating area
  - Incredible building and pylon signage opportunities
  - Exceptional for medical clinic or professional office
- Website: [CEGspaces.com/snelling](http://CEGspaces.com/snelling)



Commercial Equities Group  
— Investment Real Estate Services

**SNELLING OFFICE • 762-5,995 SF**

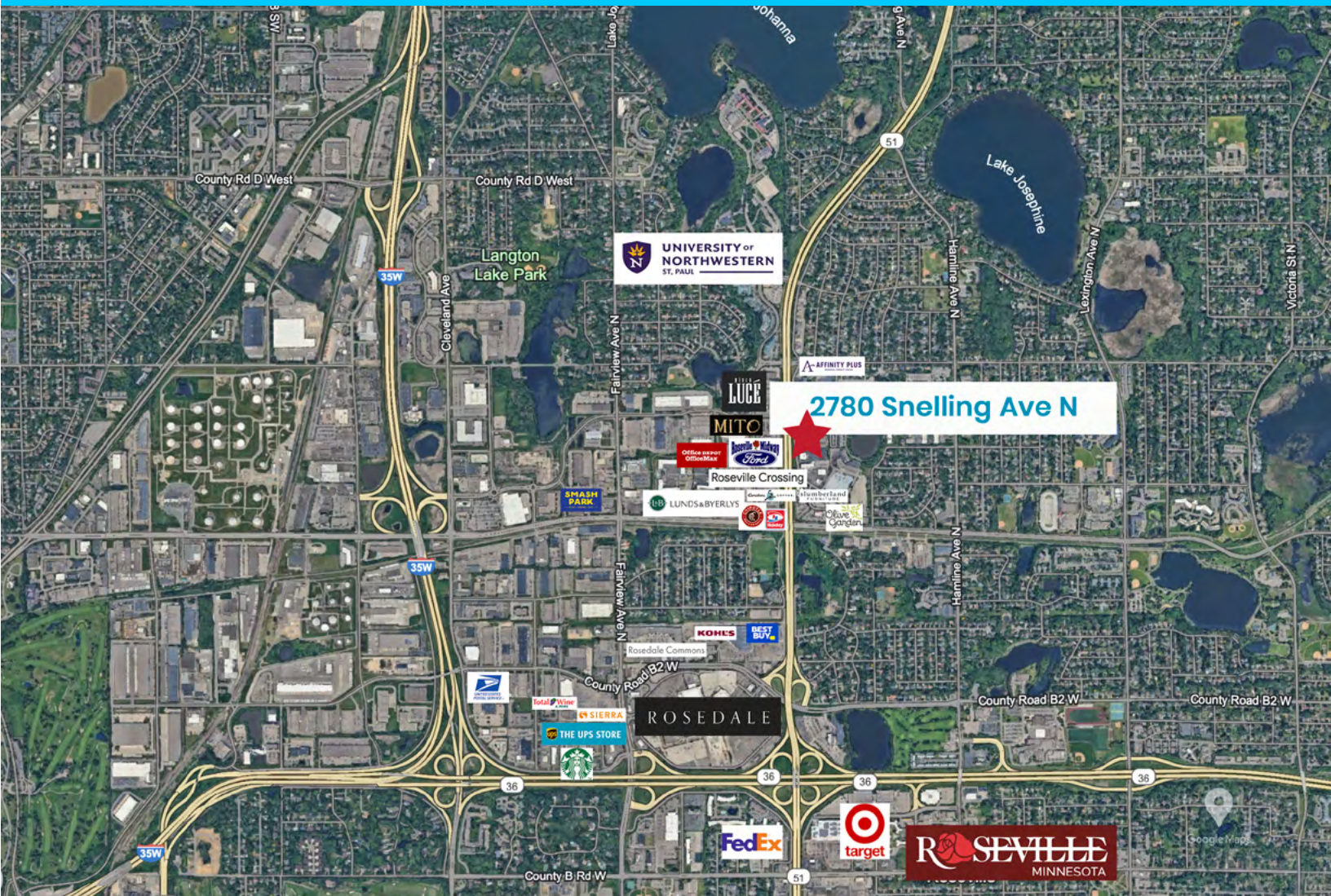
**2780 Snelling Avenue N, Roseville, MN 55113**

**Diane Signorelli | 651-399-9728 | [diane@CEGspaces.com](mailto:diane@CEGspaces.com)**

# THE LOCATION

Rosedale Mall area in Roseville, MN, is prime because of its excellent highway access, highly trafficked, centralized location, concentration of businesses, and positioning as a mixed-use district.

- Strategically between Minneapolis and St. Paul
- Located near the intersection of I-35W and MN-36 and access to Highway 280 and Snelling Avenue
- Home to professional services including medical, legal, and financial
- Supportive and vibrant ecosystem for business
- Metro Transit – 1.3 miles from Rosedale Transit Center



# THE SPACES



Suite 300



Suite 204



Suite 305



Suite 305



Suite 204



Suite 305



Commercial Equities Group  
— Investment Real Estate Services

**SNELLING OFFICE • 762-5,995 SF**

**2780 Snelling Avenue N, Roseville, MN 55113**

**Diane Signorelli | 651-399-9728 | [diane@CEGspaces.com](mailto:diane@CEGspaces.com)**