



OFFICE CONDO FOR LEASE!



ROSELAWN OFFICE CONDO

1912 Lexington Avenue N, Roseville, MN 55113

3,500–7,000 SF

**2 SUITES IN
3RD FLOOR
OFFICE CONDO**

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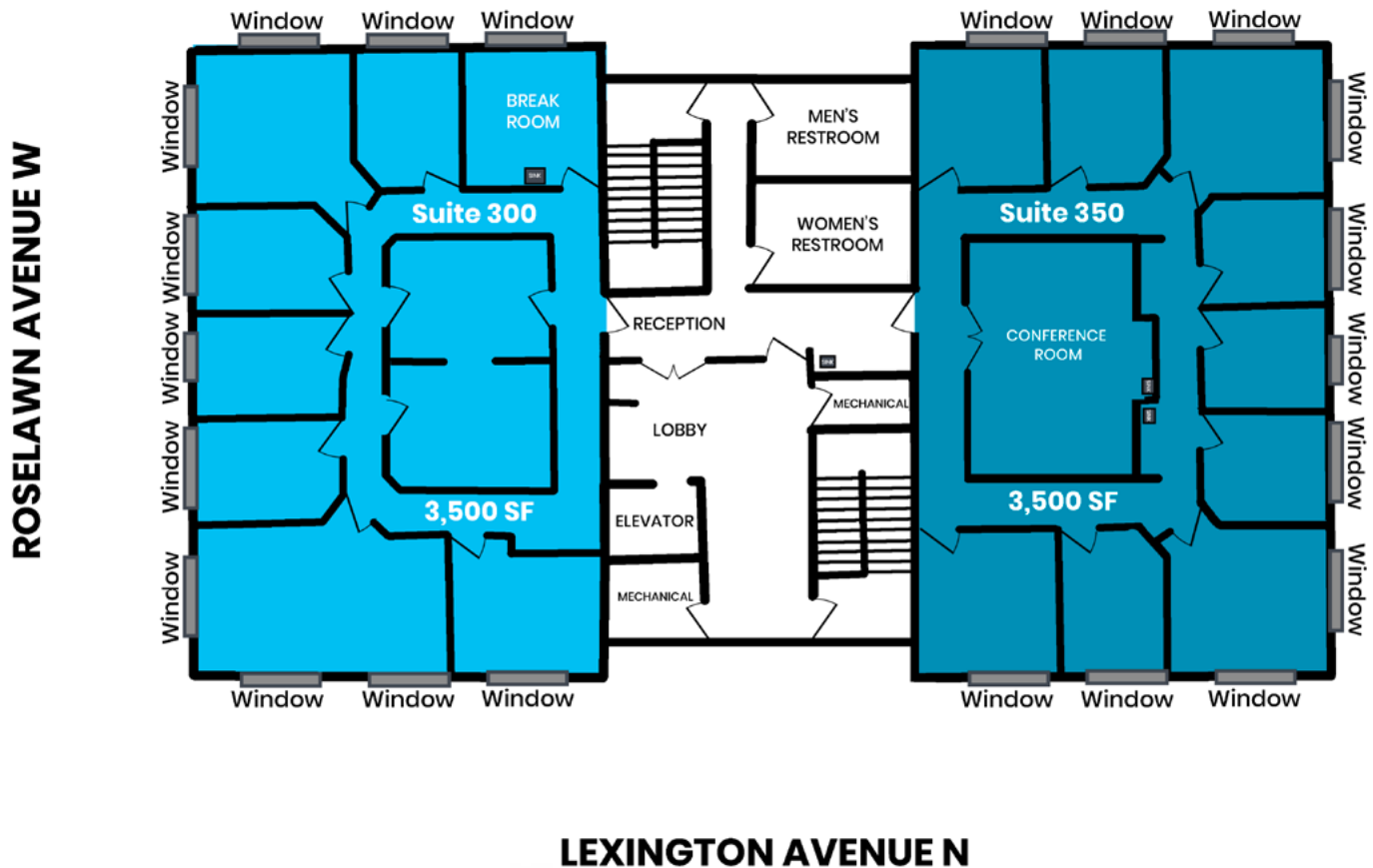
jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

This three-story office condo building is well maintained and located at the southeast corner of Lexington Avenue N and Roselawn Avenue W.

- Office condo includes two suites on the 3rd floor of this multi-tenant building
- Suite 300: 3,500 SF
 - Includes surrounding private offices, break room with sink and appliances and centralized work rooms
- Suite 350: 3,500 SF
 - Includes private offices with windows, conference room and multiple stations with sinks
- Reception area, elevator lobby, and ADA compliant restrooms in-between suites



Modified Gross Rent: \$27.00 PSF

THE PROPERTY

Roselawn Office Condo is located at southeast corner of Lexington Avenue N and Roselawn Avenue W.

- 22,848 SF Class A building with brick exterior
- Current tenants include a variety of medical and professional businesses
- Elevator service and ADA compliant restrooms
- Facade signage
- Ample parking for active area with 50 stalls
- Website: CEGspaces.com/roselawn
- More photos on our website



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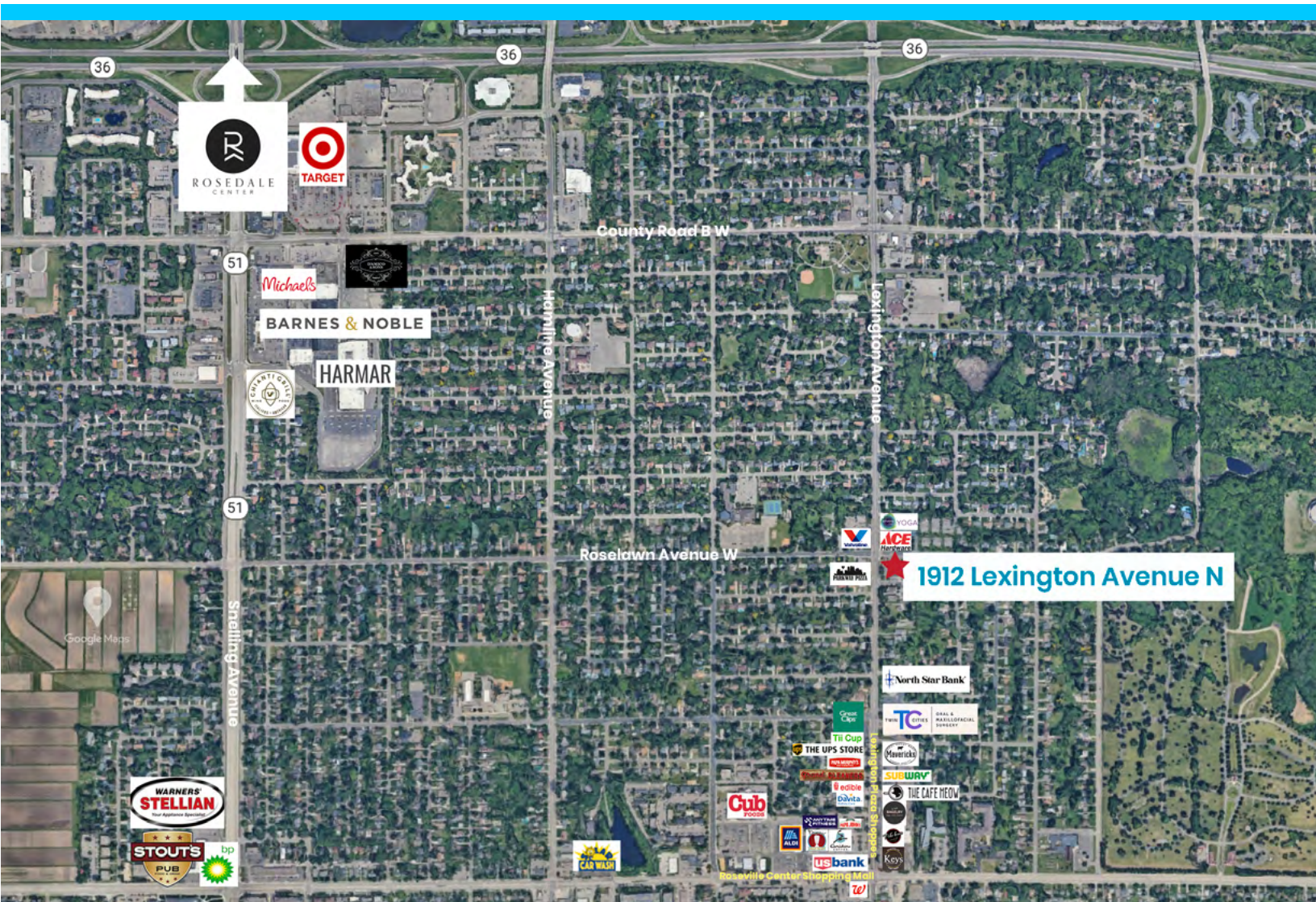
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THE LOCATION

Roseville, MN, is a vibrant and central suburban location with easy access to St. Paul and Minneapolis.

- High concentration of nearby retail and service businesses with close proximity to Lexington Plaza Shoppes and Roseville Center Shopping Mall; minutes from the larger and popular Rosedale Center
- Blocks from Highways 51 and 36 and County Rd B W
- Supportive and vibrant ecosystem for business (Roseville Economic Development Authority)
- Population is highly educated with experience in business, professional services, and commerce



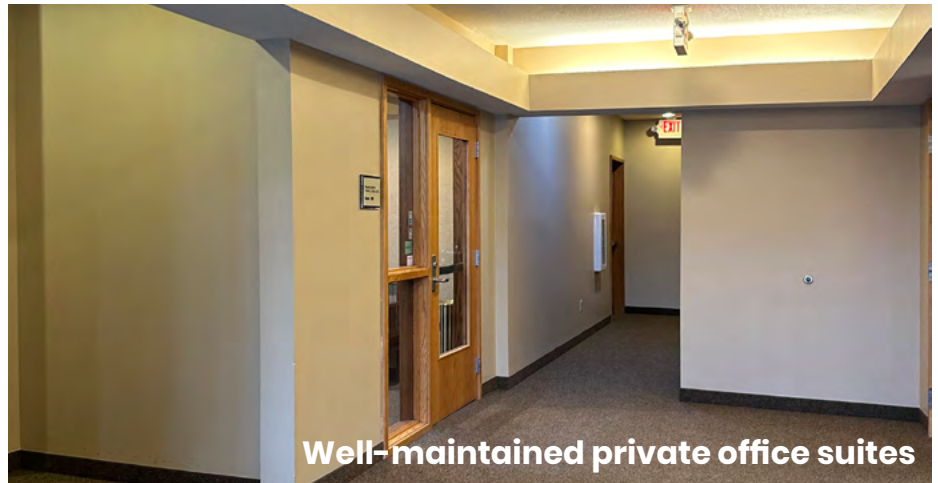
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THE SPACE



Well-maintained private office suites



Bright reception area



Conference room with sink in Suite 350



Break room with natural light in Suite 300



Private offices with windows



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