



OFFICE FOR LEASE!



SNELLING OFFICE CENTER

2780 Snelling Avenue N, Roseville, MN 55113

762-10,129 SF

**FANTASTIC
OFFICE LOCATION
WITH GREAT
VISIBILITY**

Emmanuel Woldeyes

651-246-2860

emmanuel@CEGspaces.com

Jeff Salzbrun

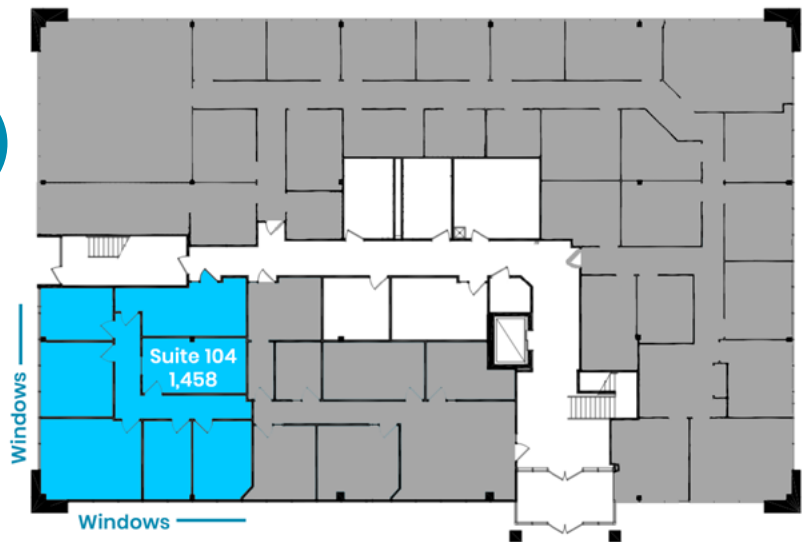
612-428-3333

jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

1



Available Suites:

First Floor:

104 – 1,458 SF

Second Floor:

201 – 2,648 SF (May 1, 2026)

204 – 1,856 SF

209 – 1,177 SF (November 1, 2026)

Third Floor:

300 – 1,203 SF (December 1, 2025)

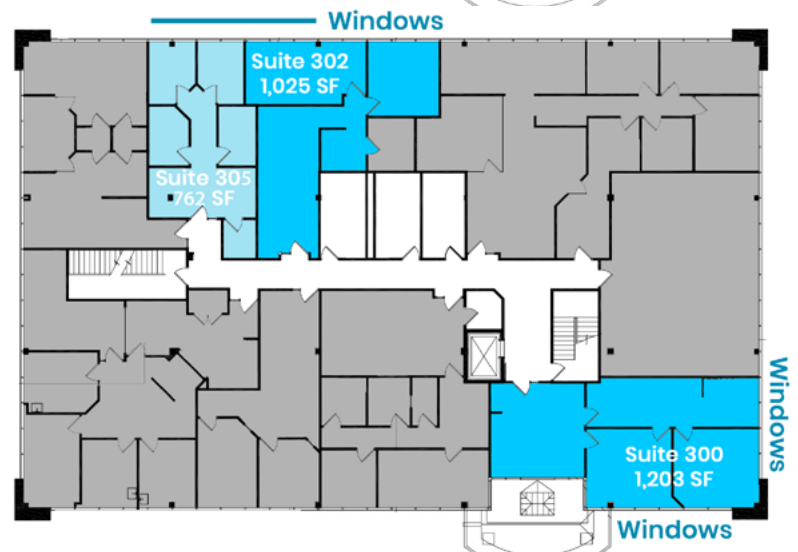
302 – 1,025 SF

305 – 762 SF

2



3



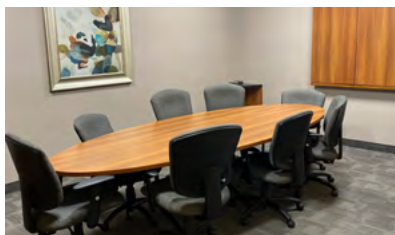
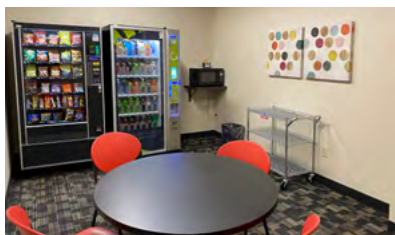
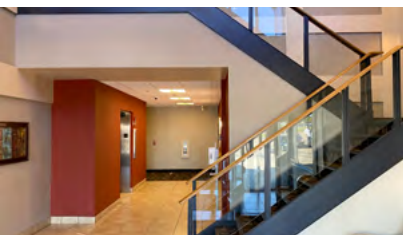
BASE RENT: \$13.00 PSF

EST. OPERATING EXPENSES: \$11.95 PSF

THE PROPERTY

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

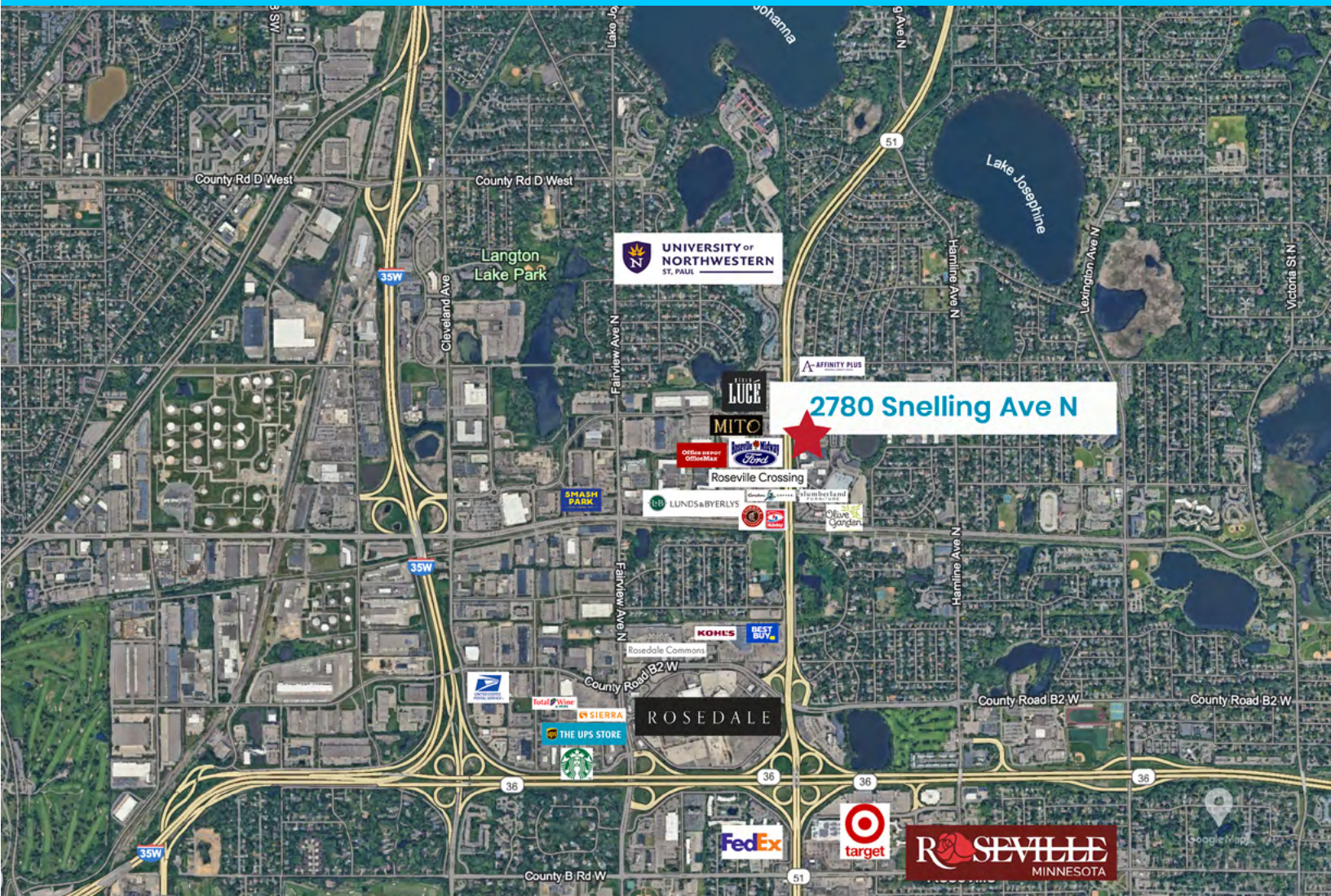
- Excellent location in mixed-use district; near Rosedale Mall and on traffic artery, Snelling Avenue
- Building conference room, shared break room, and outdoor seating area
- Incredible building and pylon signage opportunities
- Exceptional for medical clinic or professional office
- Website: CEGspaces.com/snelling



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

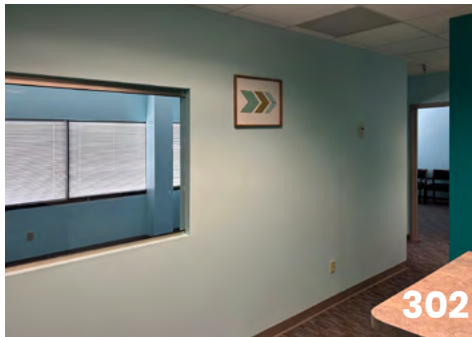
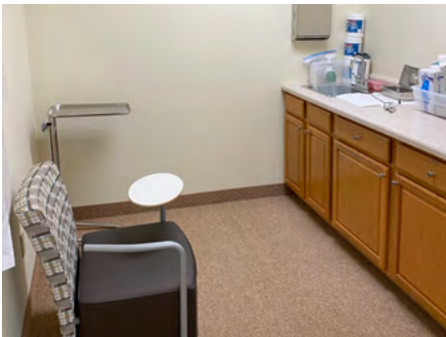


Commercial Equities Group
— Investment Real Estate Services

SNELLING OFFICE • 762-10,129 SF
2780 Snelling Avenue N, Roseville, MN 55113

Emmanuel Woldeyes | 651-246-2860 | emmanuel@CEGspaces.com

THE SPACES



Commercial Equities Group
— Investment Real Estate Services

SNELLING OFFICE • 762-10,129 SF

2780 Snelling Avenue N, Roseville, MN 55113

Emmanuel Woldeyes | 651-246-2860 | emmanuel@CEGspaces.com