



**FOR SALE! • 7,000 SF**



## **ROSELAWN OFFICE CONDO**

**1912 Lexington Ave N | Roseville, MN 55113**

### **Well-maintained multi-tenant office building in excellent location**

- Office condo includes two suites on the 3rd floor (Suite 300: 3,500 SF & Suite 350: 3,500 SF)
- Parking: 50 stalls, 5.58/1,000 SF
- 15,198 SF building with brick exterior
- Elevator service on all floors
- Located at southeast corner of Lexington Avenue N and Roselawn Avenue W
- Near retail and service amenities and blocks from Highways 51 and 36 and County Rd B W

**Sale Price:** \$1,300,000 • **2024 Taxes:** \$22,778 • **HOA Fee:** \$1,900/month  
**Est. Operating Expenses:** TBD

**Brian Potratz**  
612-269-7401

[brian@CEGspaces.com](mailto:brian@CEGspaces.com)

**Jeff Salzbrun**  
612-428-3333

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

**Nicole Langer**  
612-554-6208

[nicole@cegspaces.com](mailto:nicole@cegspaces.com)

[CEGspaces.com/roslawn](https://CEGspaces.com/roslawn)

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# Fantastic Location & 3rd Floor Suites

