



OFFICE FOR LEASE!



SNELLING OFFICE CENTER

2780 Snelling Avenue N, Roseville, MN 55113

762-8,643 SF

**FANTASTIC
OFFICE LOCATION
WITH GREAT
VISIBILITY**

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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Available Suites:

First Floor:

100 – 997 SF

Second Floor:

201 – 2,648 SF (May 1, 2026)

204 – 1,856 SF

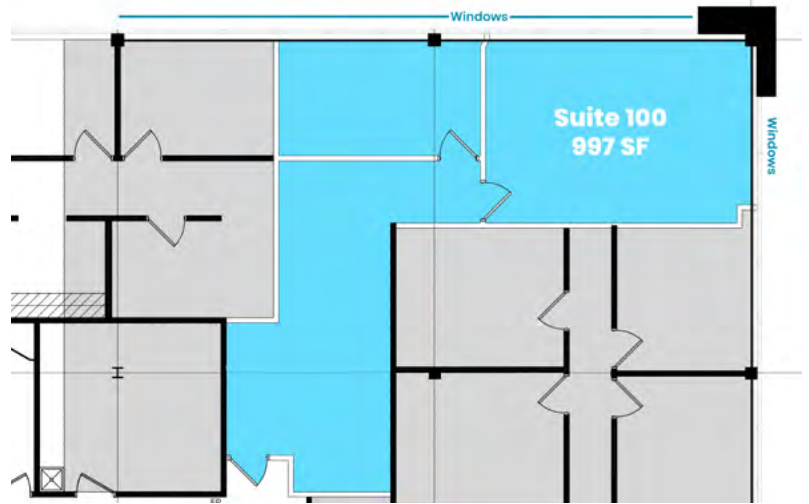
209 – 1,177 SF (November 1, 2026)

Third Floor:

300 – 1,203 SF

305 – 762 SF

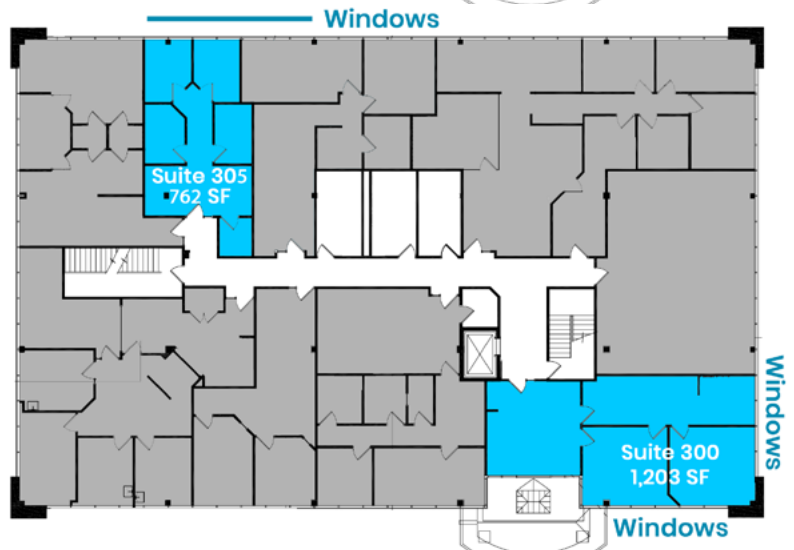
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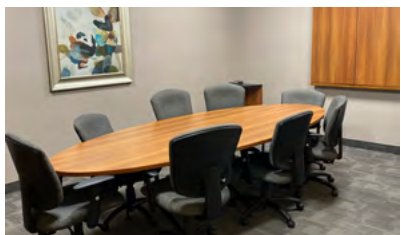
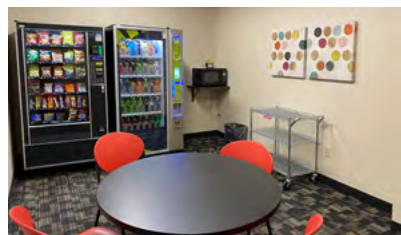
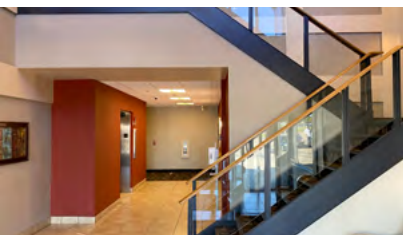
BASE RENT: \$13.00 PSF

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



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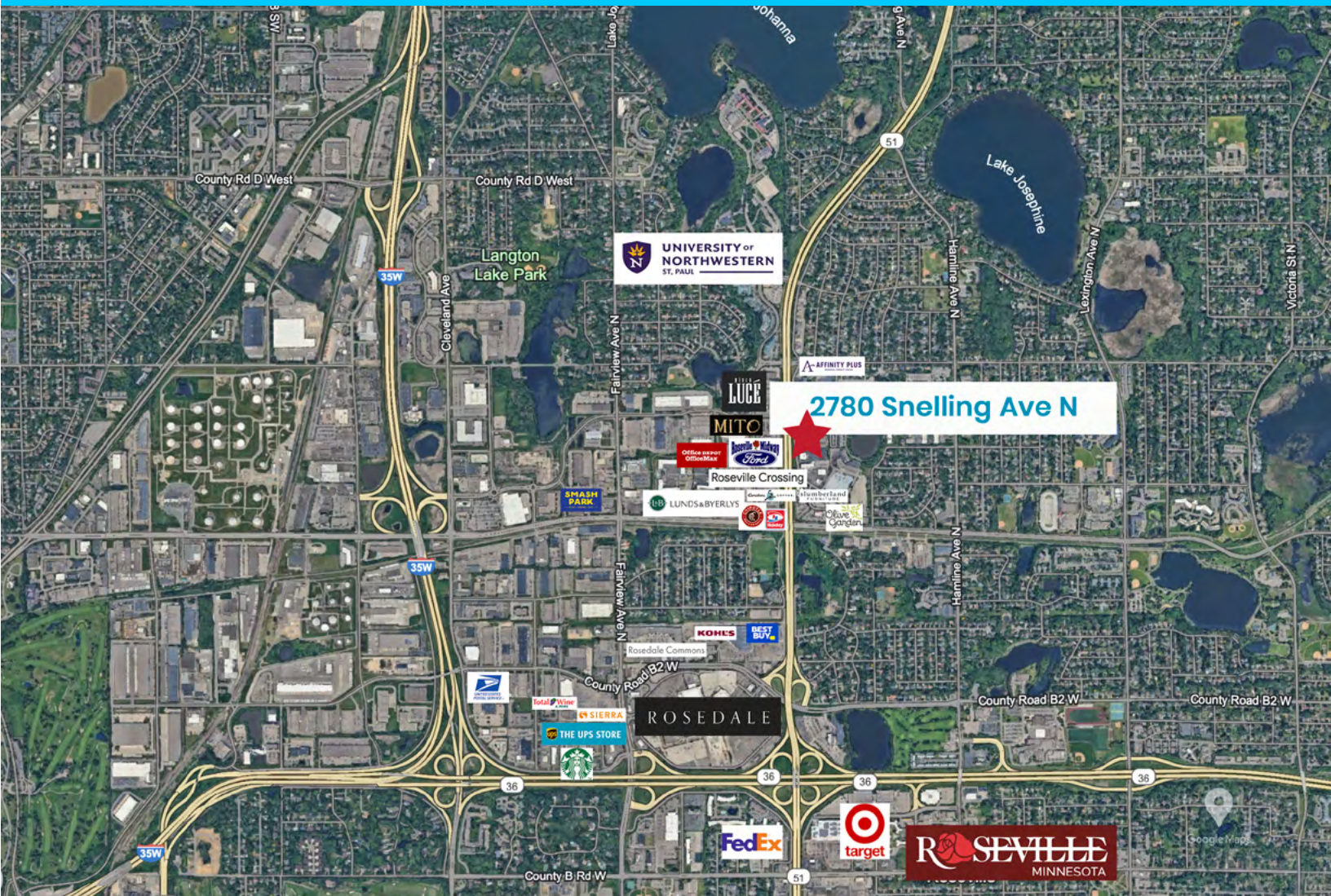
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THE LOCATION

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



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