



# NORTH CENTRAL PROFESSIONAL BLDG

## MEDICAL OFFICE SPACE FOR LEASE

2680 Snelling Ave N. Roseville, MN 55113

### DETAILS

<b>AVAILABLE</b>	1st Floor: 1,401 RSF 2nd Floor: 4,071 RSF
<b>FLOORS</b>	2
<b>BUILDING SIZE</b>	35,474 SF
<b>RENT RATES</b>	\$18.00 to \$22.00 net
<b>2024 RE TAX &amp; OPS</b>	\$15.25
<b>PARKING</b>	Surface lot on site

### AMENITIES

Near junction of County Road C and Snelling Avenue North in Roseville
Other tenants include St. Paul Eye Clinic, Edward Jones, Associated Dentists, and All American Title
Near Rosedale Mall and numerous retail outlets
Close proximity to Highway 36 affords easy access to I-35W
Property management provided by MSP Commercial





# KENWOOD

COMMERCIAL



## Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



## Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



## Full-Service

From start to finish: we're directly involved every step of the way.

## CONTACT US

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**FIRST FLOOR**

1,401 RSF



**SECOND FLOOR**

4,071 RSF

