



# 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>2026 RE TAX &amp; OPS</b>	\$16.28
<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





#### 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

