

**BUILD-TO-SUIT OPPORTUNITY**



**ROSEDALE**  
COMMERCE

2700 SNELLING AVE | ROSEVILLE



**150,000 SF CUSTOM-DESIGNED CORPORATE FACILITY**



# PROPERTY HIGHLIGHTS



WALKABLE AMENITIES +  
ABUNDANT RETAIL NEARBY



ABUNDANT RAMP +  
SURFACE PARKING STALLS



BEAUTIFULLY APPOINTED  
WITH LAKE VIEWS



EASY ACCESS TO I-35W,  
I-35E, HWY 36 AND I-694



4 LOADING  
DOCKS



150,000 SF +  
EXPANSION SPACE



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COMMERCE

WE ARE PLEASED TO OFFER AN UNPRECEDENTED BUILD-TO-SUIT OPPORTUNITY. WELL-APPOINTED IN ROSEVILLE, THIS SITE CAN ACCOMMODATE 150,000 SF OF CUSTOM-DESIGNED OFFICE, TECH, AND ASSEMBLY WITH THE ABILITY TO ACCOMMODATE FUTURE EXPANSION.

# CUSTOMIZED TO YOUR NEEDS

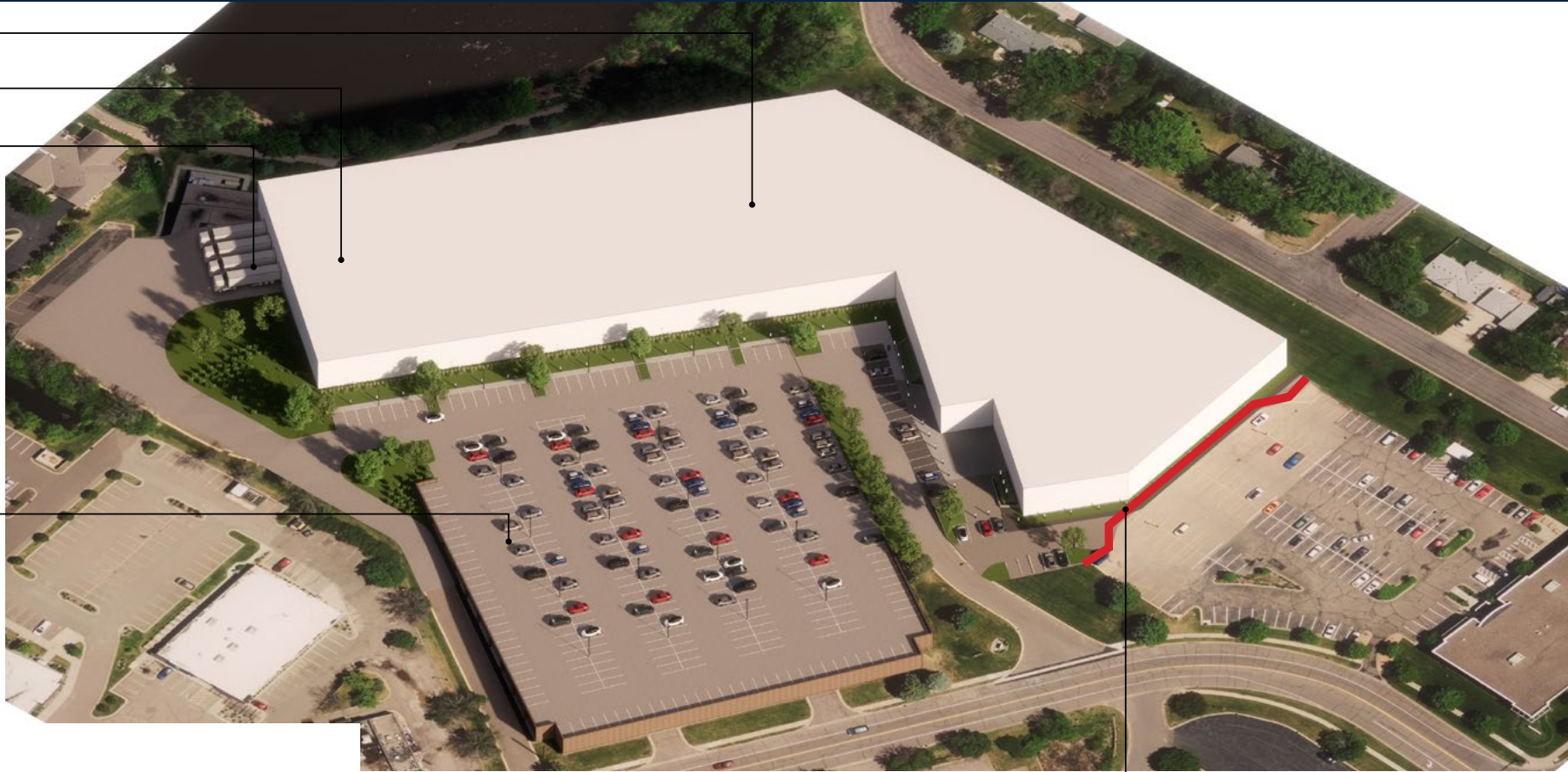
THIS CAN ACCOMMODATE A 150,000 SF BUILDING WITH 26' FLOOR TO DECK. FUTURE EXPANSION COULD BE ACHIEVED BY EXPANDING MEZZANINE SPACE AS NEEDED.

13 FT FLR TO FLR  
2 LEVELS

26 FT FLR TO DECK

4 LOADING DOCKS

EXISTING PARKING  
DECK



## PARKING COUNTS

PARKING DECK - LOWER LEVEL 336

PARKING DECK - UPPER LEVEL 339

SURFACE PARKING 69

**TOTAL PARKING STALLS 744**

PROPERTY LINE



# UNMATCHED FEATURES + BENEFITS

GUESTS AND EMPLOYEES WILL BE WELCOMED WITH HIGH-QUALITY DESIGN COUPLED WITH A PROFESSIONAL IMAGE. PROJECT WILL INCLUDE WELL-APPOINTED LANDSCAPING, CLOSE CONVENIENT PARKING, AND A WARM AND INVITING EXPERIENCE FOR GUESTS. EMPLOYEES CAN ENJOY COVERED PARKING, WALKABLE AMENITIES, BEAUTIFUL LAKE AREA WITH WALKING PATH, AND UNPARALLELED AREA AMENITIES.





# EXCEPTIONAL LOCATION

IDEAL LOCATION JUST NORTH OF HIGHWAY 36 AND SNELLING AVE IN ROSEVILLE. BOASTING WALKABLE AMENITIES, BIKE TRAILS, WALKING PATHS, AND MINUTES TO ROSEDALE CENTER, THIS SITE GIVES YOUR EMPLOYEES AND GUESTS UNMATCHED ACCESS, VISIBILITY, AND CONVENIENCE.



ROSEDALE  
CENTER

36

35W

SNELLING AVE



## WALKABLE

## WITHIN MINUTES

1. La Tapatia
2. Khan's Mongolian BBQ
3. Topsy Steer
4. Olive Garden
5. US Bank

6. Pizza Luce
7. Grumpy's Bar & Grill
8. Osaka Sushi Bar
9. Jimmy John's
10. Chipotle
11. Bruegger's Bagels

12. Caribou Coffee
13. Lunds & Byerlys
14. Bent Brewstillery
15. The Grateful Table Cafe
16. Lucky's 13 Pub
17. Smash Park







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