



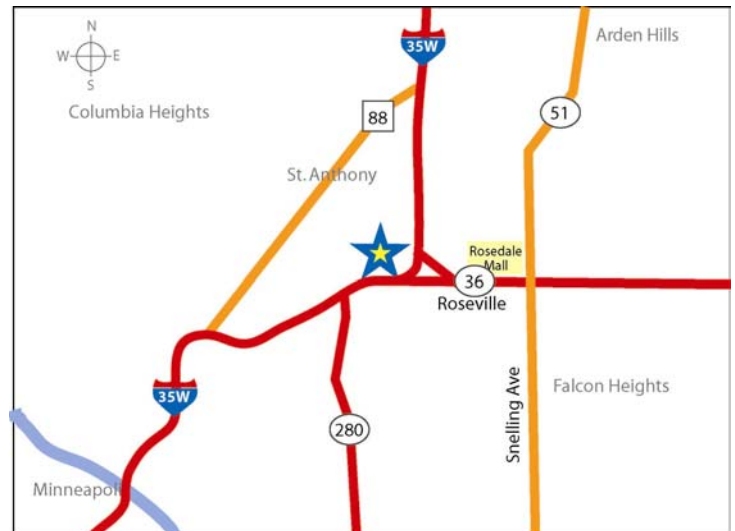
ROSEVILLE WEST OFFICE BUILDING
2277 West Highway 36 • Roseville, Minnesota

FEATURES

- Excellent Visibility from I-35 & Highway 36
- Easy Access to I-35W & Highway 280
- Conference Room
- Plentiful Free Parking
- Lunchroom w/ Vending & Sundek
- Garage & Storage Space Available
- Turnkey Buildouts
- 9' Ceilings & Door

LOCATION

- 10 Minutes from St. Paul & Minneapolis
- Just West of Rosedale Shopping Center
- Near Restaurants, Hotels, and Post Office
- See Additional Access & Locations Maps on Following Page



For further information:



EASY ACCESS FROM THE NORTH:

1. Exit I-35 at Country Road C.
2. Go WEST on County Road C to Long Lake Road
3. Turn LEFT on Long Lake Road to Highway 36 Frontage Road
4. Turn Right on Highway 36 Frontage Road to Property.

EASY ACCESS FROM THE SOUTH

1. Take 94 NORTH to Highway 280
2. Take Highway 280 to Terminal Road exit (left lane).
3. Turn RIGHT onto Highway 36 Frontage to the property.

EASY ACCESS FROM THE EAST:

1. Take Highway 36 to I-35W North
2. Exit I-35 at Country Road C.
3. Go WEST on County Road C to Long Lake Road
4. Turn LEFT on Long Lake Road to Highway 36 Frontage Road
5. Turn RIGHT on Highway 36 Frontage Road to Property

EASY ACCESS FROM THE WEST:

1. Take I-35W to the Industrial Blvd exit.
2. Turn RIGHT onto Industrial Blvd.
3. Turn LEFT onto Broadway.
4. Turn LEFT on Highway 280.
5. Take Highway 280 to Terminal Road exit (left lane).
6. Turn RIGHT onto Highway 36 Frontage Road to the property.



For further information: