

State-of-the-Art Office, Lab and Greenhouse.

2800 MOUNT RIDGE ROAD, ROSEVILLE, MN 55113

49,069 SF
Available

For Sale or
Sublease

Beautiful Hard
to Find Space





Property Specifications

Building Size:	49,069 SF	
Available SF:	49,069 SF Total 10,340 SF Lab 27,660 SF Office 6,065 SF Greenhouse 5,004 SF Greenhouse Support Space	Lab Equipment: Chemical fume hoods -20 to -80 degree freezers Aeroponics Equipment <i>*Full list available upon request</i>
Availability Date:	Immediately	Furniture: Negotiable 20 Private Offices & 75 Workstations
Parking:	On-site, 105 stalls	Amenities: Commercial Kitchen Outdoor Balcony Break and Conference Room
Lot Size:	10.73 Acres	
Year Built:	2018	Building Infrastructure
Rental Rate:	Negotiable	Power: Heavy power; 1600 amp, 3 phase, 4 wire 277/480 volt service - Backup generator for business critical lab equipment
Sublease Term:	Negotiable - long term through 2038	
Clear Height:	14'	Loading: 2 Dock Doors

Building Amenities

AGRICULTURAL LAND



11,000 SF GREENHOUSE



OUTDOOR BALCONY



BREAK & CONFERENCE ROOMS



ON-SITE SURFACE PARKING LOT





Nearby Amenities

SITE

PANDA EXPRESS
HOME2 SUITES BY HILTON
Penny's
ALDI
Hampton
Walmart
Save money. Live better.

PLAY IT AGAIN SPORTS
ExtraSpace Storage
REI COOP
petco
Hirshfield's
BURGER KING
SHERWIN WILLIAMS
DOUBLETREE BY HILTON
goodwill

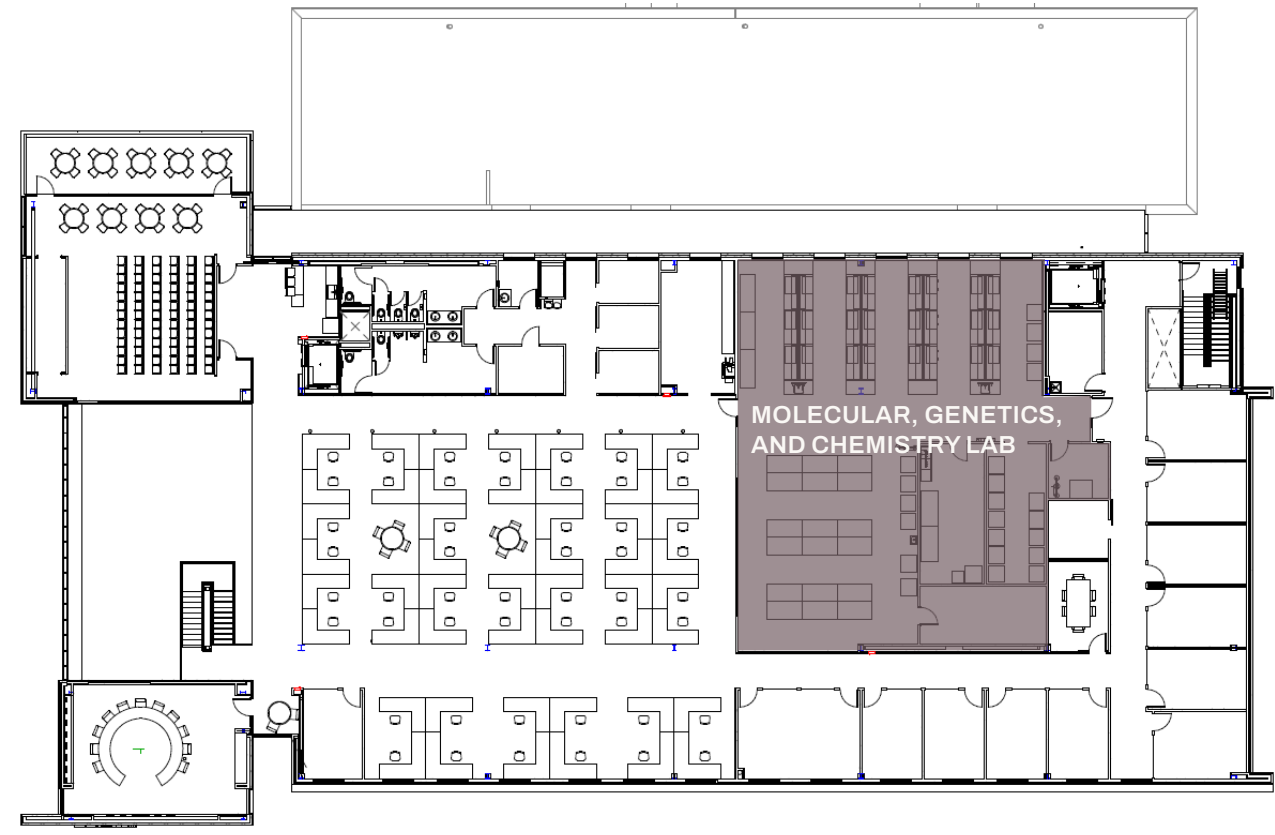
Total Wine & More
Hobby Lobby
UPS
RED LOBSTER
STARBUCKS COFFEE
Jockey Miter
PATINA
Chipotle
Cane's
SIERRA TRADING POST
Blaze
Applebee's
Centro

ROSEDALE CENTER
Panera
VON MAUR
macys
WILLIAMS-SONOMA
lululemon
DICK'S SPORTING GOODS
ANTHROPOLOGIE
Apple
SEPHORA
SHAKE SHACK
JCPenney
AMC THEATRES
STARBUCKS COFFEE

First Floor Plan



Second Floor Plan





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