

ROSEDALE CORPORATE

PLAZA



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2685 **LONG LAKE RD - A**

- Building Size: 24,077 SF
- 1-story
- Year Built / Renovated: 1987 / 2014
- Availability: 16,412 SF
- \$13.00 Net
- \$7.39 Estimated Operating Expenses & Taxes
- Parking Ratio: 4.0/1,000 SF



2675 **LONG LAKE RD - B**

- Building Size: 47,064 SF
- 2-story
- Year Built / Renovated: 1987 / 2020
- Availability: 3,886 SF
- \$13.00 Net
- \$10.01 Estimated Operating Expenses & Taxes
- Parking Ratio: 4.0/1,000 SF



2665 **LONG LAKE RD - C**

- Building Size: 77,028 SF
- 4-story
- Year Built / Renovated: 1987 / 2020
- Availability: 7,509 SF - 17,476 SF
- \$14.00 Net
- \$10.41 Estimated Operating Expenses & Taxes
- Parking Ratio: 4.0/1,000 SF

PLAZA

PLAZA INFORMATION

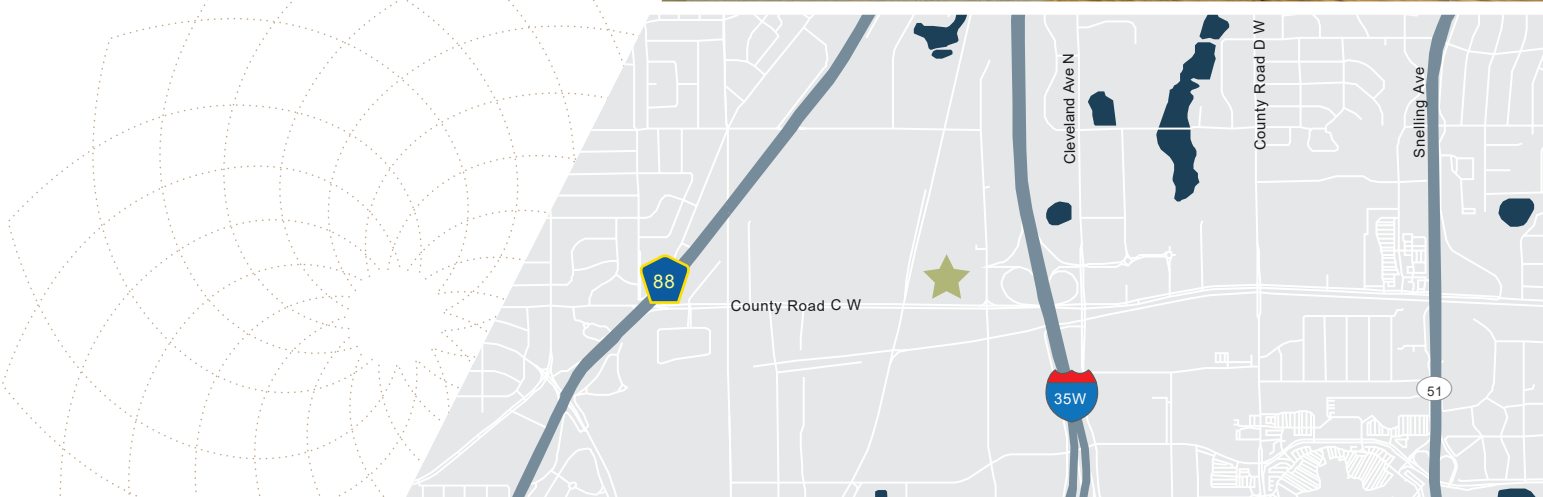
Rosedale Corporate Plaza has one of the best locations in the market. The 150,000 square foot office park enjoys easy access to major highways such as Interstate 35W, Highway 36 and 280, that connect it to all points in the Minneapolis/St. Paul metropolitan area. Nearby amenities include parks, hotels, restaurants and shopping, which add to the appeal of the location from a tenancy perspective.

PLAZA AMENITIES

- Fitness center and locker rooms
- Ample surface parking
- Underground parking also available
- Outdoor break area
- Highly visible signage opportunities
- Fiber provided by Comcast

RECENT IMPROVEMENTS

- Updated Lobby
- Updated Variable Air Volume Systems
- High-Efficiency Boiler Installed
- Elevator Modernization Project Completed
- Updated Building Security System



IDEAL LOCATION

excellent freeway access to I-35W, Highway 36, and Highway 280



FRANK RICHIE

612.359.1674

frank.richie@transwestern.com

ERIC RAPP, SIOR

612.359.1635

eric.rapp@transwestern.com

706 Second Avenue South, Suite 100, Minneapolis, MN 55402

| 612.343.4200

| www.transwestern.com