

# ROSEWOOD OFFICE PLAZA



Well Located Value-Add Investment Opportunity

57,509 SF

1711 West County Road B, Roseville, MN 55113





# THE OFFERING

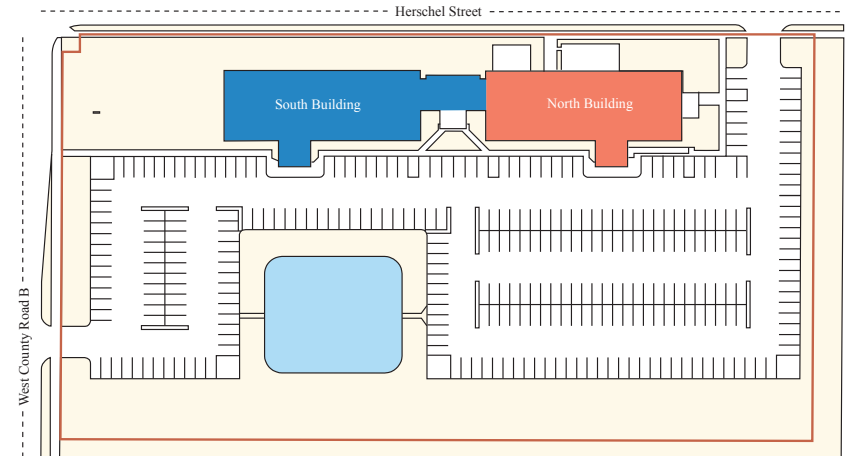
WELLINGTON MANAGEMENT, INC., AS EXCLUSIVE ADVISOR, IS PLEASED TO PRESENT AN INVESTMENT OPPORTUNITY FOR ROSEWOOD OFFICE PLAZA, A 57,507 SF, TWO BUILDING OFFICE CAMPUS LOCATED IN ROSEVILLE, MINNESOTA.

Rosewood Office Plaza is currently +/- 90% leased to a diversified roster of high-quality tenants and benefits from an outstanding strategic location on the Highway 36 Corridor in the Rosedale submarket providing convenient access to the Twin Cities region's major business centers.

The Property is a compelling opportunity to acquire an attractive, well-maintained office asset at pricing considerably below its replacement cost with the ability to enhance returns through continued market strengthening, additional leasing and value-add development within a growing and impressively stable regional economy.

## ROSEWOOD OFFICE PLAZA

ADDRESS	1711 West County Road B Roseville, MN 55113
BUILDING RENTABLE AREA	57,509 SF
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	3
PARKING	5:37 : 1,000 SF
BUILDING OCCUPANCY	89.50%
YEAR BUILT	1984
SITE AREA	5.02 Acres



## INVESTMENT HIGHLIGHTS

### SUPERB SUBMARKET DYNAMICS

Driven by the perennially strong retail anchor of Rosedale Mall, the Rosedale submarket outperforms in the region with strong absorption, new store growth and capital investment. With healthy retail and Class B office vacancy of 8.7% and 10.3% respectively and nearly 47% of the entire Twin Cities market's active retail construction (CBRE) the Rosedale submarket is an attractive location for investment.

### RARE VALUE-ADD OPPORTUNITY

The property offers a rare opportunity to acquire an attractive, well-maintained value-add office asset with strong submarket fundamentals. The large land parcel and significant existing parking reservoir offer additional value-add development potential.

ROSEWOOD  
OFFICE  
PLAZA



AERIAL  
VIEW

2.8% - TWIN CITIES  
UNEMPLOYMENT  
RATE

7.5% MSA GROWTH  
SINCE 2010

40,500 NEW JOBS  
ADDED LAST 12  
MONTHS



# AN ABUNDANCE OF RETAIL, DINING, SHOPPING, ENTERTAINMENT AND SERVICE AMENITIES SITUATED IN THE ROSEDALE RETAIL AREA.



## STRONG REGIONAL OUTLOOK

The Twin Cities Region possesses an incredibly diversified economy anchored by dynamic industries including: healthcare, medical technology, banking manufacturing, natural resources, advertising and retailing. Numerous nationally recognized organizations are based in the region including United Health Group, Target, Cargill, Best Buy, 3M, U.S. Bank, General Mills, Medtronic, Ecolab and Ameriprise Financial. These companies provide a significant base of direct employment in high-wage positions and serve as incubators for other innovative and high-growth companies. The combination of established companies and a highly educated labor pool has contributed to nearly 200,000 jobs in the past decade within the Twin Cities region. The Twin Cities currently stands at the lowest unemployment rate of any major metropolitan area in the nation at 2.2% with a healthy outlook for future growth.

## OUTSTANDING LOCATION

Rosewood Office Plaza is located at the junction of State Highway 36 and Snelling Avenue, two major transportation corridors and is proximate to a regional transit hub at Rosedale Mall and one block from a new Bus Rapid Transit (BRT) station. The strategic infill location provides immediate access to the thriving north metro business markets as well as immediate connection to Minneapolis CBD (14 minutes), Saint Paul CBD (11 minutes) and Minneapolis-Saint Paul International Airport (20 minutes). The surrounding area provides an abundance of retail, dining, shopping, hotel, and service amenities situated in the Rosedale retail area. The location provides immediate proximity to high quality neighborhoods and housing, top performing school districts with average household incomes exceeding \$82,740 per year.

## HIGH QUALITY OFFICE PROJECT

Rosewood Office Plaza is comprised of two architecturally attractive office buildings situated on a generous 5 acre site, immediately adjacent to Highway 36, Snelling Avenue and Rosedale Mall. The 306 surface parking stalls provides tenants an above-market parking ratio. The mature trees and meticulous landscaping provide an inviting office environment for tenants.



## INVESTMENT CONTACTS

**Todd Kaufman**

*Senior Associate*

651-231-7208

tkaufman@wellingtonmgt.com

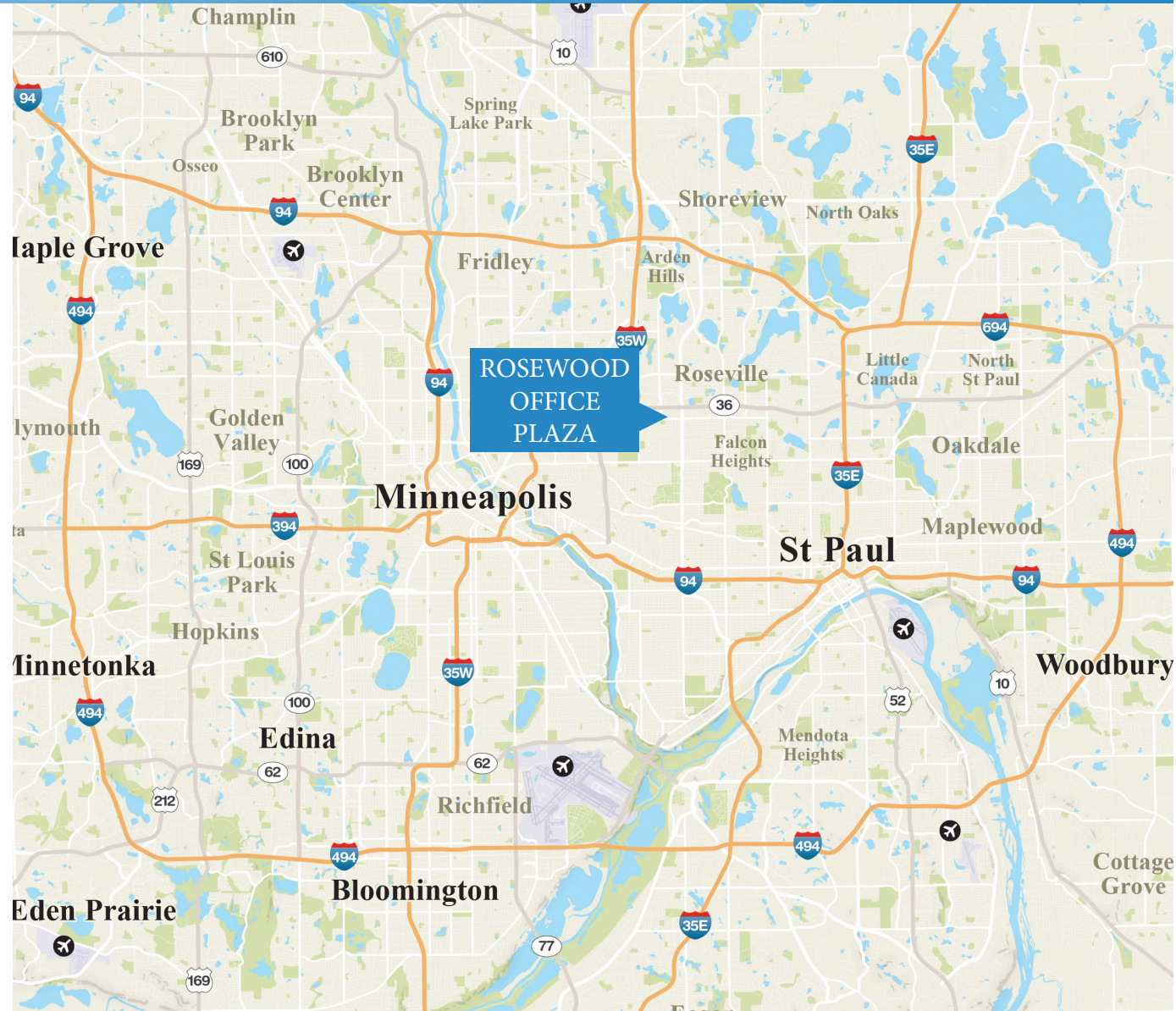
## LEASING MARKET CONTACTS

**Patrick Kyle**

*Property Manager*

651-999-5529

pkyle@wellingtonmgt.com



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1625 Energy Park Drive, Suite 100  
St. Paul, MN 55108  
T 651-292-9844