

FOR LEASE
**GATEWAY WEST
BUSINESS CENTER II**

2340 County Road C
Roseville, MN



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Gateway West Business Center II

2340 County Road C, Roseville, MN

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Unbeatable Location



Property Highlights

- Unparalleled visibility and access to I-35W and County Road C
- 22,139 SF available (16,741 SF office / 5,398 SF warehouse)
- Minutes from Downtown Minneapolis & St, Paul
- 20' clear height
- Parking: 3 per 1,000 SF
- Many surrounding amenities, including Rosedale shopping center
- Dock & drive-in loading available
- Air conditioned warehouse available

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General Overview

BUILDING INFORMATION

Building Size	79,815 SF
Clear Height	20'
Air Conditioning	Throughout
Parking	3/1,000 SF
Year Built	1997
Power	TBD
Loading	Dock and drive-in loading
Zoning	Light Industrial
Tax & CAM	\$4.49
Lease Rates	\$9.75 PSF Office \$4.75 PSF Warehouse

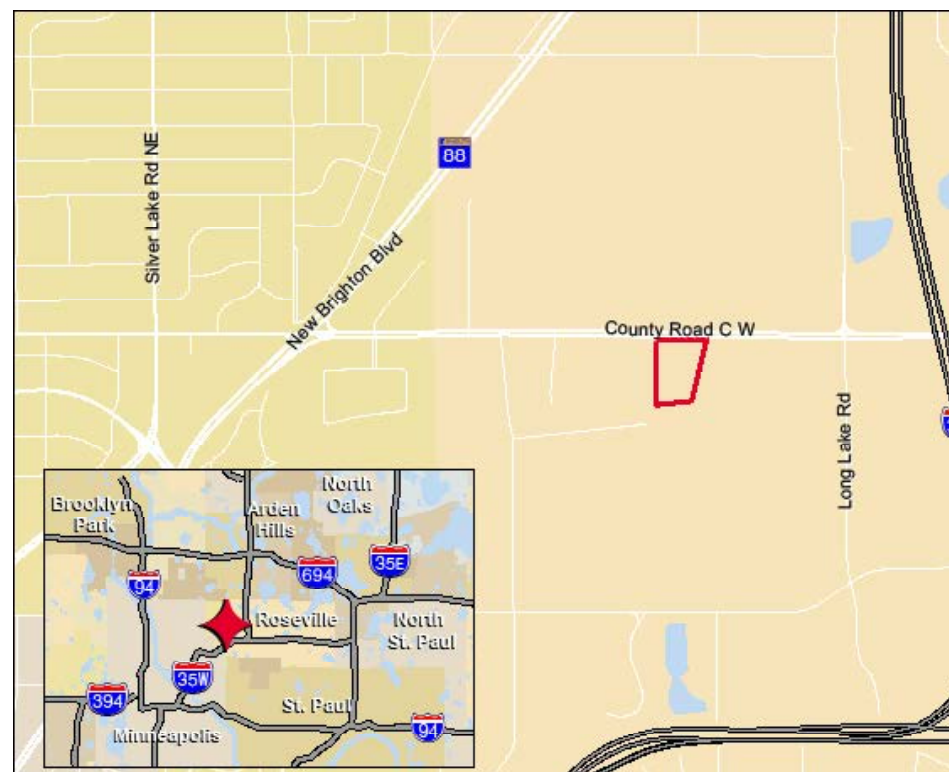
Space Available

Suite #	Total SF	Office SF	Whse SF	Loading
100	22,139	16,741	5,398 (air conditioned)	1 dock door (docks can be added)

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Amenities

- Available for immediate occupancy
- High image office warehouse opportunity
- Terrific visibility to County Road C
- Unbeatable location - immediate access to I-35W
- Central Roseville location with close proximity to area restaurants, hotels and retail shops
- Unique option for high clear space with heavy office build-out



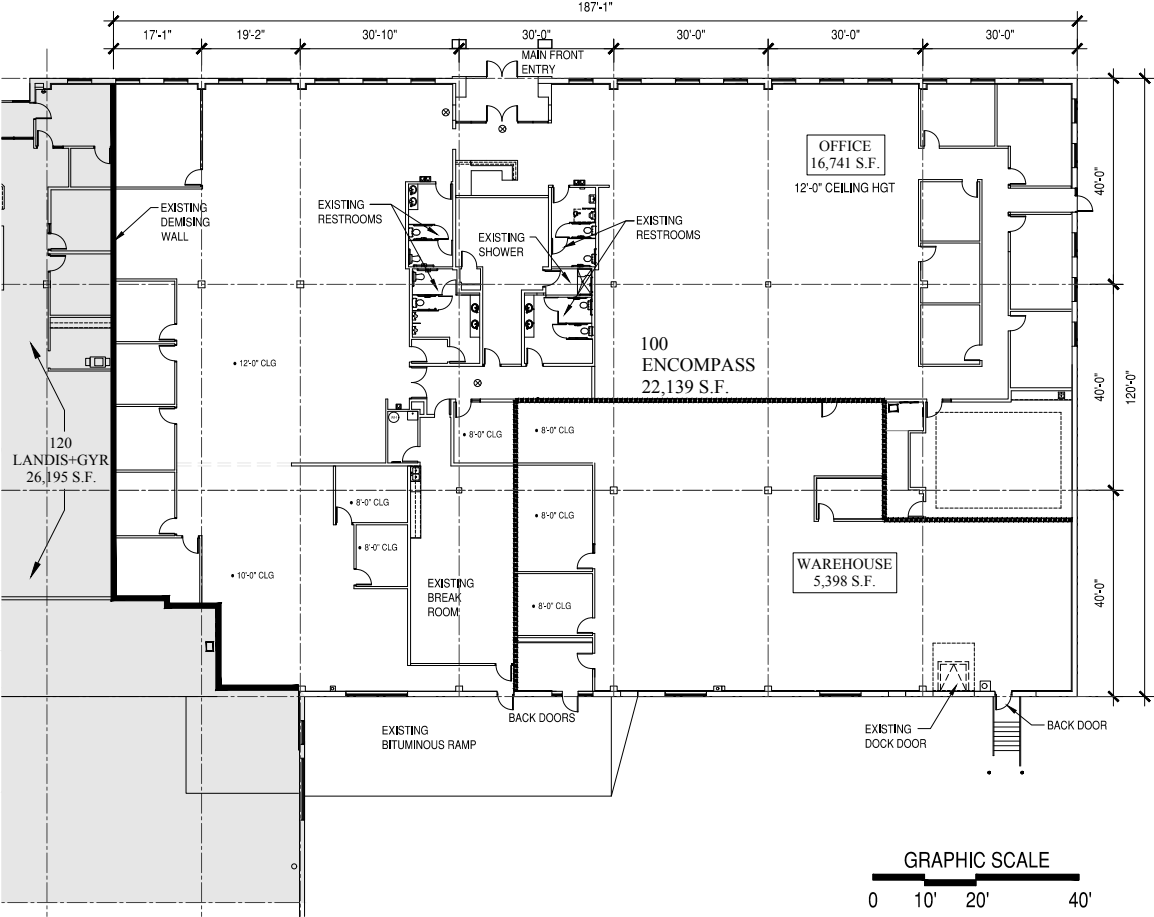
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Suite 100

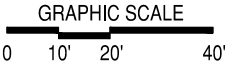


AS-BUILT UNIT PLAN

UNIT	AS OF	VERSION
100	1/2/18	UP - 1

TENANT SUMMARY	
OFFICE	16,741 SF
WAREHOUSE	5,398 SF
TOTAL	22,139 SF

----- DASHED LINE INDICATES OFFICE/
WAREHOUSE SEPARATION



FLOOR PLAN
SEE GRAPHIC SCALE



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GATEWAY WEST II BUSINESS CENTER - UNIT 100
PHASE II, BUILDING "C"
2340 WEST COUNTY ROAD C
ROSEVILLE, MN 55113

DATE:
DRAWN BY:

JANUARY 2, 2018
MATT ROBERTSON



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DEVELOPING REAL ESTATE FOR PEOPLE,
BUSINESS & COMMUNITIES

UP-1

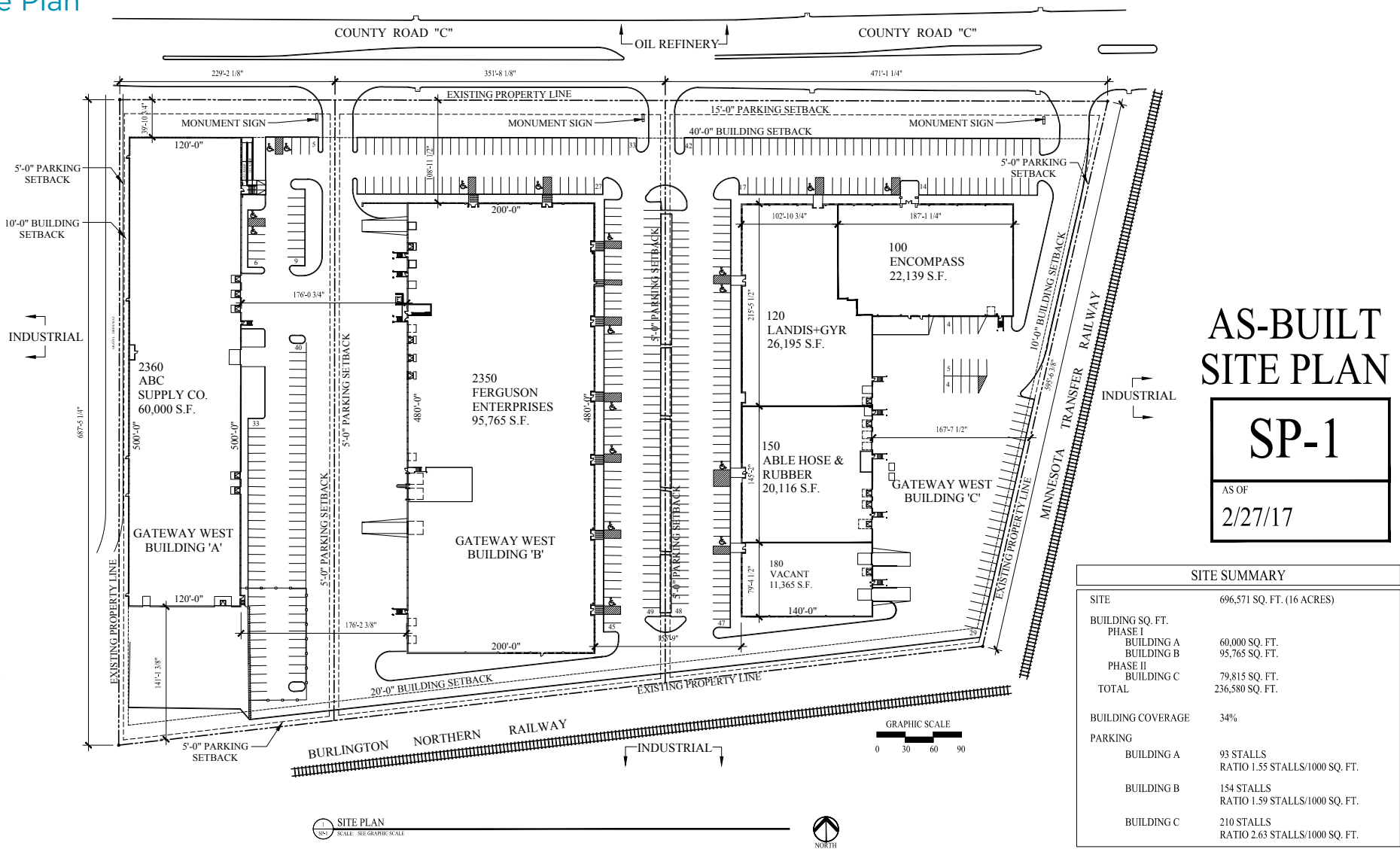
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Site Plan



AS-BUILT SITE PLAN

SP-1

AS OF

2/27/17

SITE SUMMARY	
SITE	696,571 SQ. FT. (16 ACRES)
BUILDING SQ. FT.	
PHASE I	
BUILDING A	60,000 SQ. FT.
BUILDING B	95,765 SQ. FT.
PHASE II	
BUILDING C	79,815 SQ. FT.
TOTAL	236,580 SQ. FT.
BUILDING COVERAGE	34%
PARKING	
BUILDING A	93 STALLS RATIO 1.55 STALLS/1000 SQ. FT.
BUILDING B	154 STALLS RATIO 1.59 STALLS/1000 SQ. FT.
BUILDING C	210 STALLS RATIO 2.63 STALLS/1000 SQ. FT.

GATEWAY WEST I & II

2340 COUNTY ROAD "C"
ROSEVILLE, MN 55113

DATE: FEBRUARY 27, 2017
DRAWN BY: JASON GRUBB



SP-1

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