



Gateway West Business Center I

2100 - 2140 W County Road C
Roseville, MN



3,879 & 9,510 SF

Available for lease

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Gateway West Business Center I is a 48,287 SF High Image Office/Showroom building in the heart of Roseville. Featuring immediate access to I-35W, Highway 36 and many area amenities

Building amenities

- > 48,287 SF High Image Office/Showroom building
- > Excellent visibility from County Road C
- > Many uses available - including industrial, retail, office and medical office
- > Immediate access from I-35W and Hwy 36
- > Two suites available

Building size 48,287 SF total

Year built 1992

Currently available **Suite 2120**
3,879 SF Total
3,406 SF Office
472 SF Warehouse

Suite 2106
9,510 SF Total
7,675 SF Office
1,885 SF Warehouse

Zoning Office/Business Park

Power 200 AMP 208/120 - 225A/480

Parking 4.00/1,000 SF

Clear Height 16'

Lease Rate Negotiable

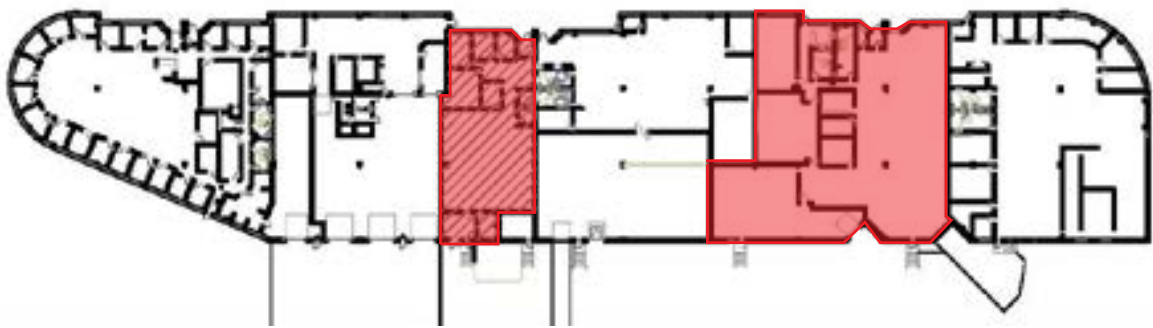
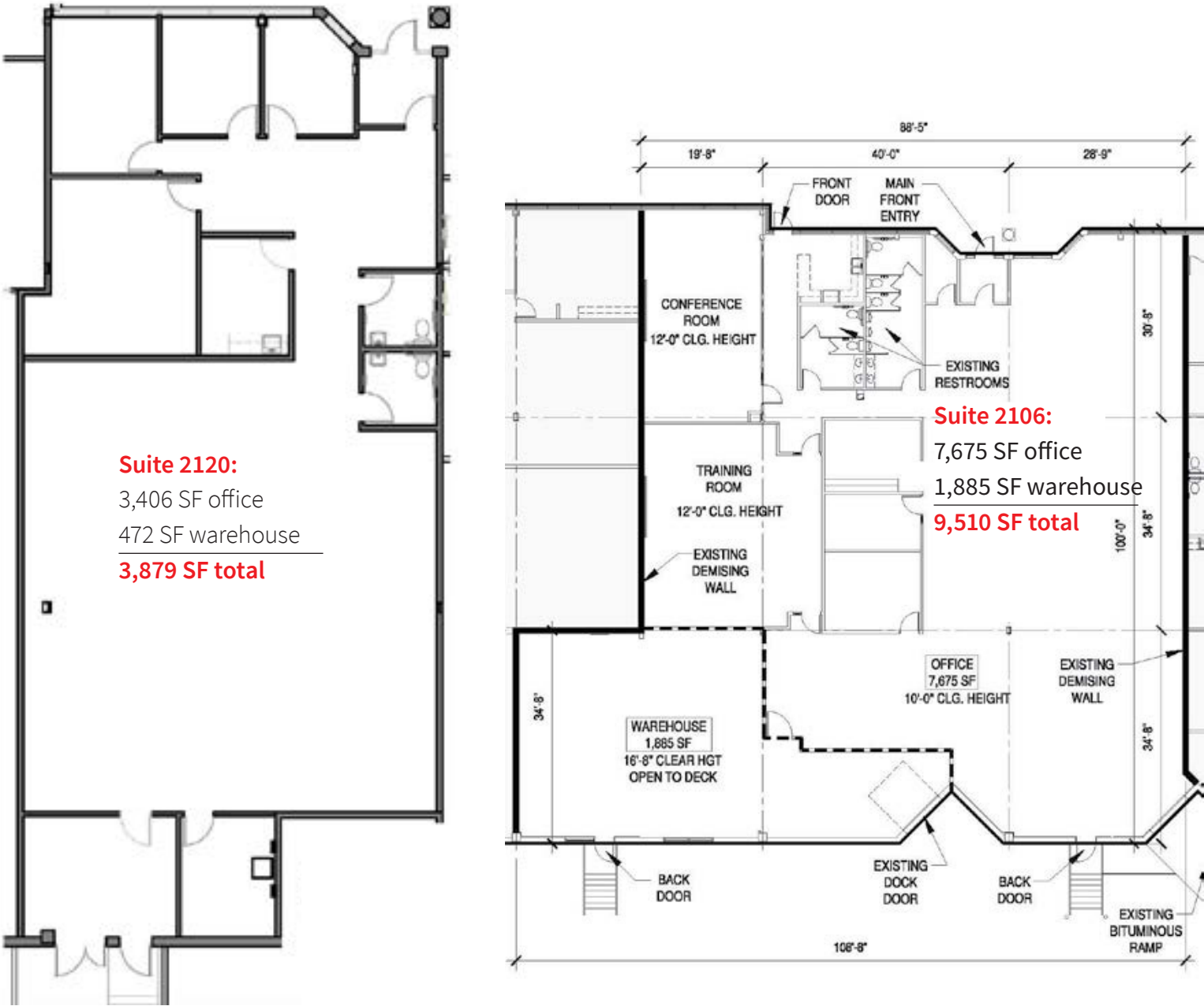
2023 Est CAM & Tax \$3.87 / SF Tax
\$2.37 / SF Op Ex
\$6.24 / SF Total

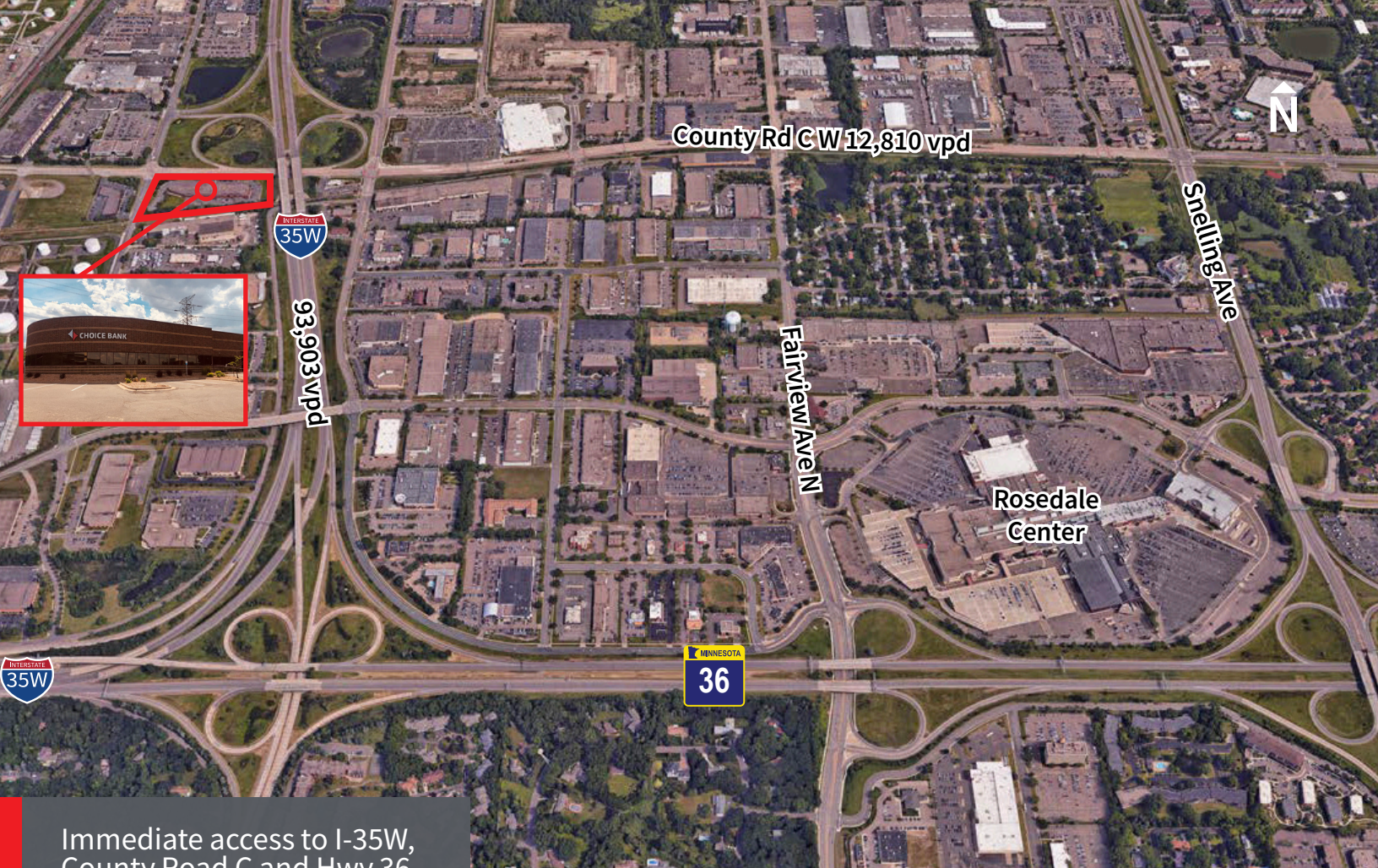
Loading

Suite 2120
One (1) dock door (can be added)

Suite 2106:
One (1) dock door
One (1) drive-in door (can be added)

Floor Plan





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