

FOR LEASE
**9,600 SF**

# 1901 OAKCREST AVE
# ROSEVILLE, MN

CUSHMAN & WAKEFIELD | SH SABER HALL PARTNERS

# PROPERTY INFORMATION

- Excellent Central Location
- Many Area Amenities
- Easy Access to 35W

| | |
|---|---|
| **Available SF** | 9,600 SF |
| **Building Size** | 26,932 SF |
| **Year Built** | 1973 |
| **Clear Height** | 14’ |
| **Loading** | 1 Dock<br>1 Drive-In |
| **Available** | 11/1/2027 |
| **Lease Rates** | Negotiable |
| **2026 Tax & CAM** | $2.73 PSF Tax<br>$3.07 PSF CAM<br>$5.80 PSF Total |

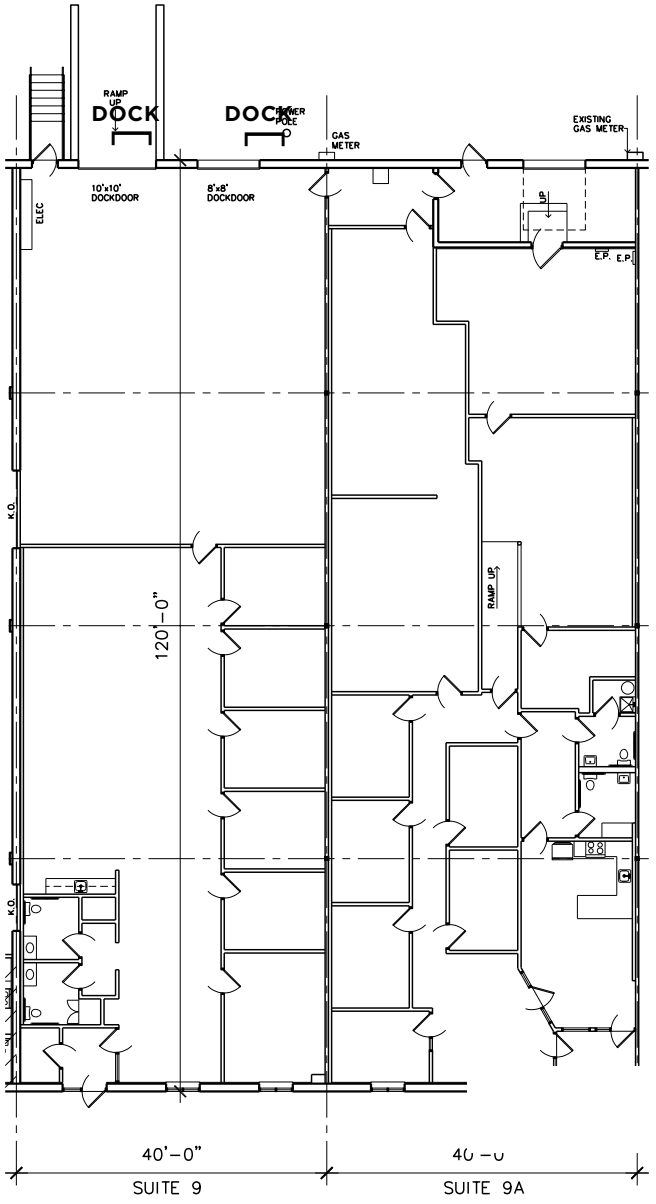

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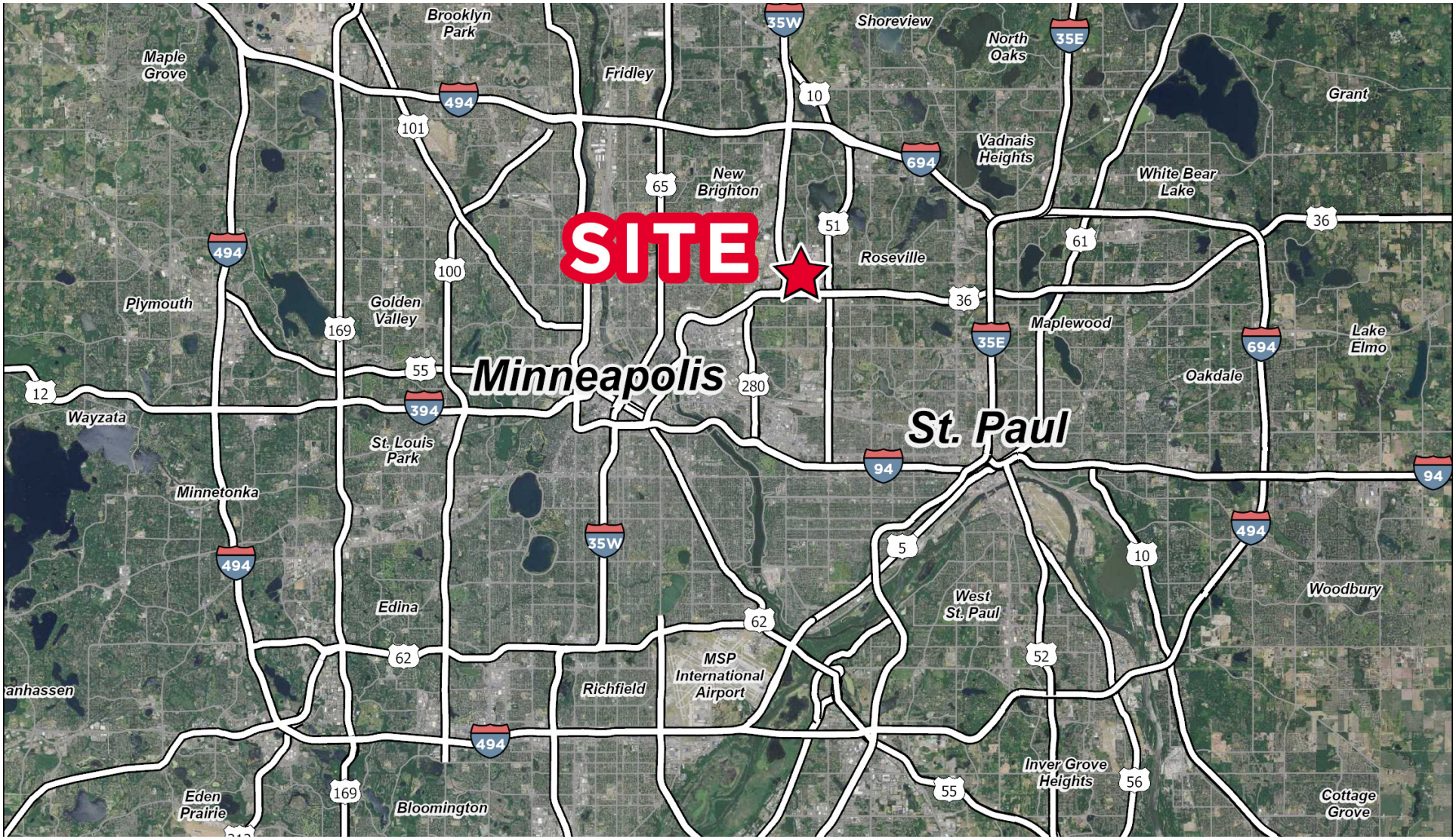
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# FLOOR PLAN


RAMP UP
DOCK
DOCK
GAS METER
EXISTING GAS METER
10'x10' DOCKDOOR
8'x8' DOCKDOOR
ELEC
E.P.
E.P.
K.O.
120'-0"
RAMP UP
K.O.
40'-0"
40'-0"
SUITE 9
SUITE 9A

# AERIAL





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