



PARTNERS

**FOR LEASE**

**1720 - 1746 Terrace Dr | Roseville, MN**

- Approximately 7,460 - 22,500 SF Total
- Office Built-to-Suit
- 4 Docks
- 3 Drive-ins (12'x10')
- 14' Clear
- Sprinkler
- Easy Access to I-35W, Hwy 36, & Rosedale Center
  
- **Lease Rate: \$Negotiable**
- CAM/Tax: \$3.47PSF



**Eric Riemer**  
Broker  
Phone: 612-730-4631  
eric@creminnesota.com

**Sam Eicher**  
Broker  
Phone: 763-228-1265  
sam@creminnesota.com

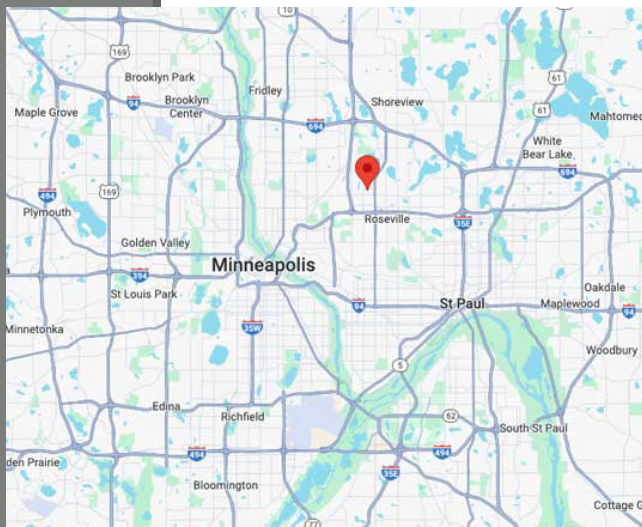
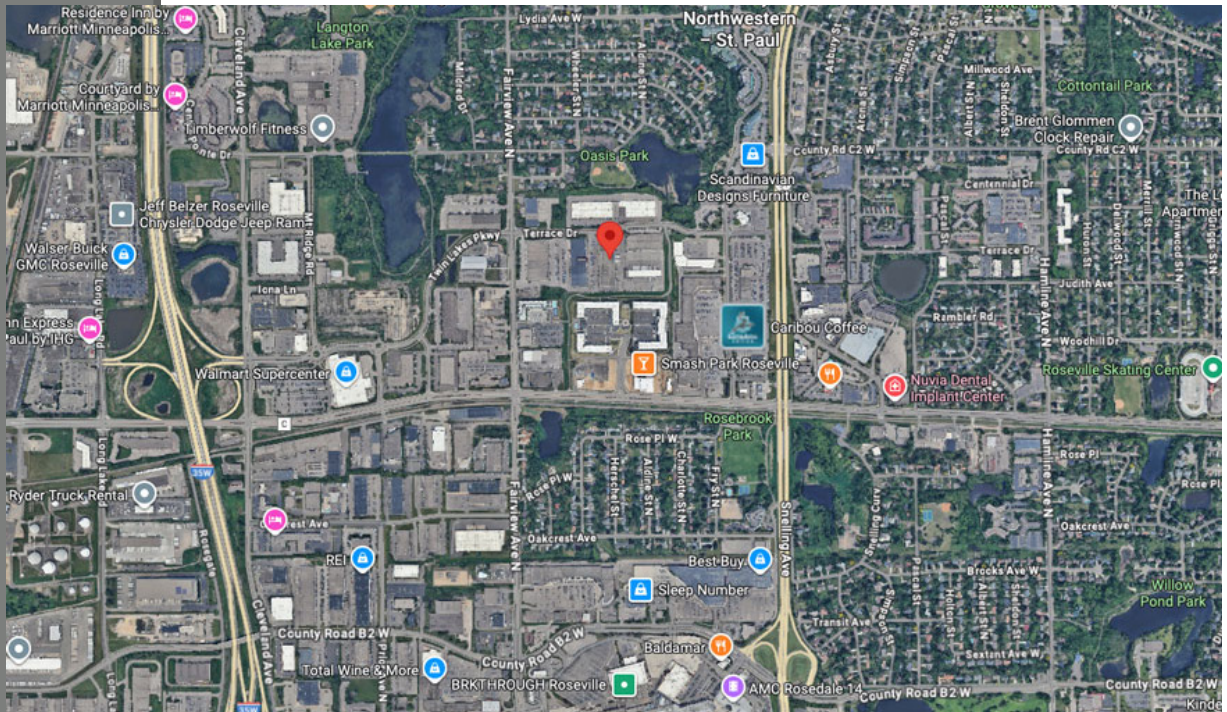
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# CRE

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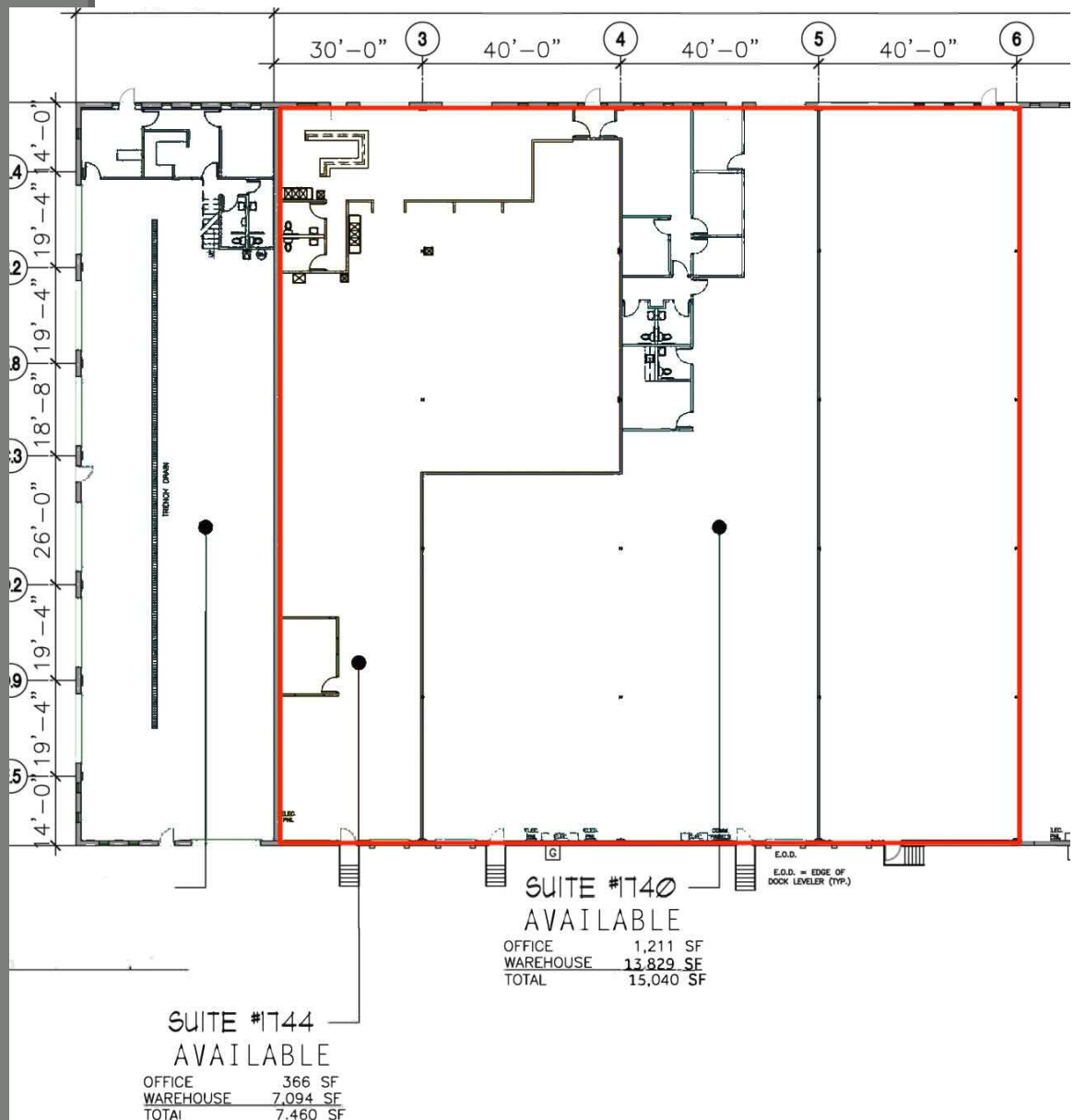
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## FLOOR PLAN

### Suite 1738 - 1744

- 22,500 SF Total
- 1,211 SF Office
- 4 Docks
- 3 Drive-ins (12'x10')



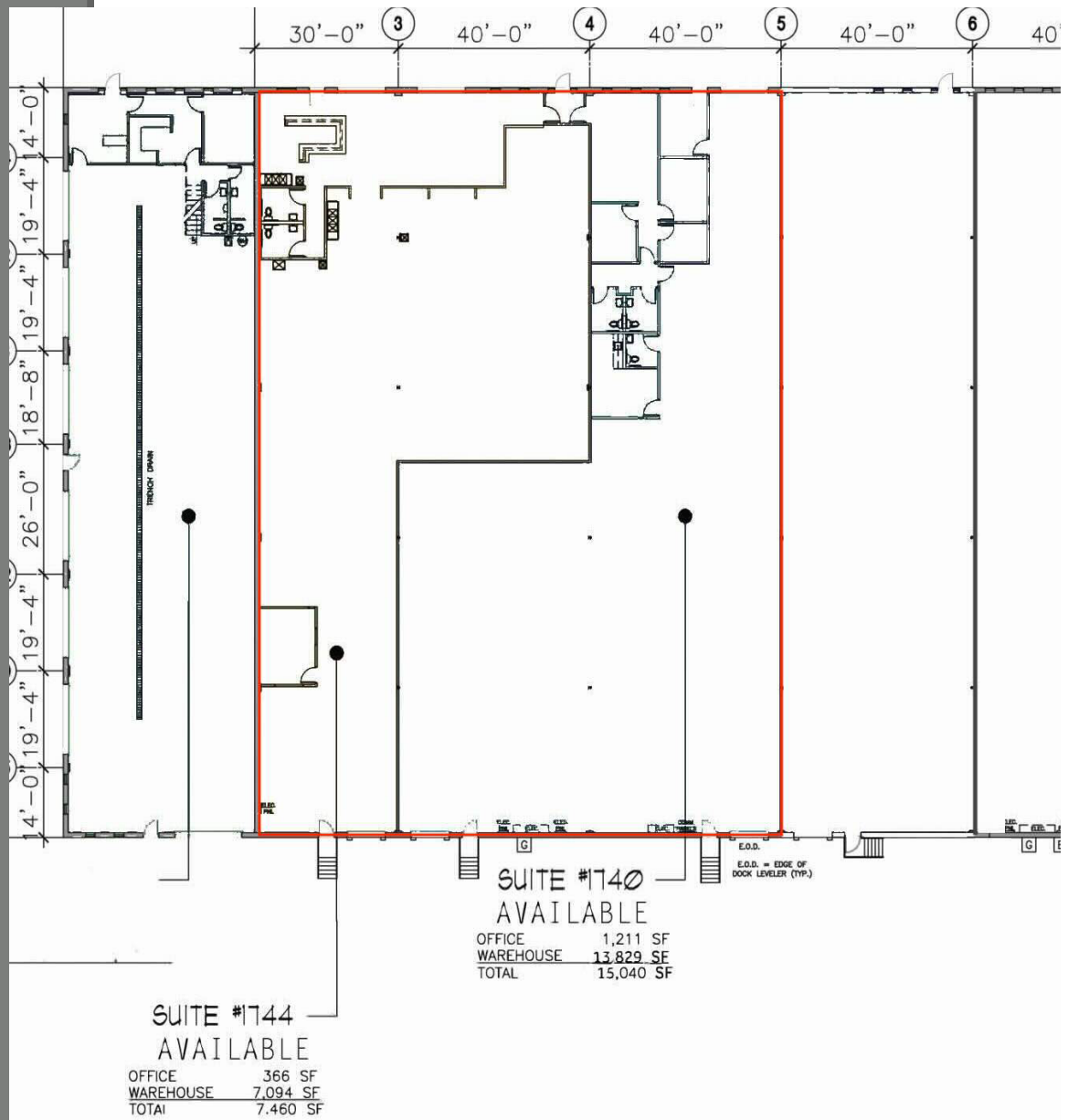


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# FLOOR PLAN

## Suite 1740 - 1744

- 16,500 SF Total
- 1,211 SF Office
- 3 Docks
- 3 Drive-ins (12'x10')



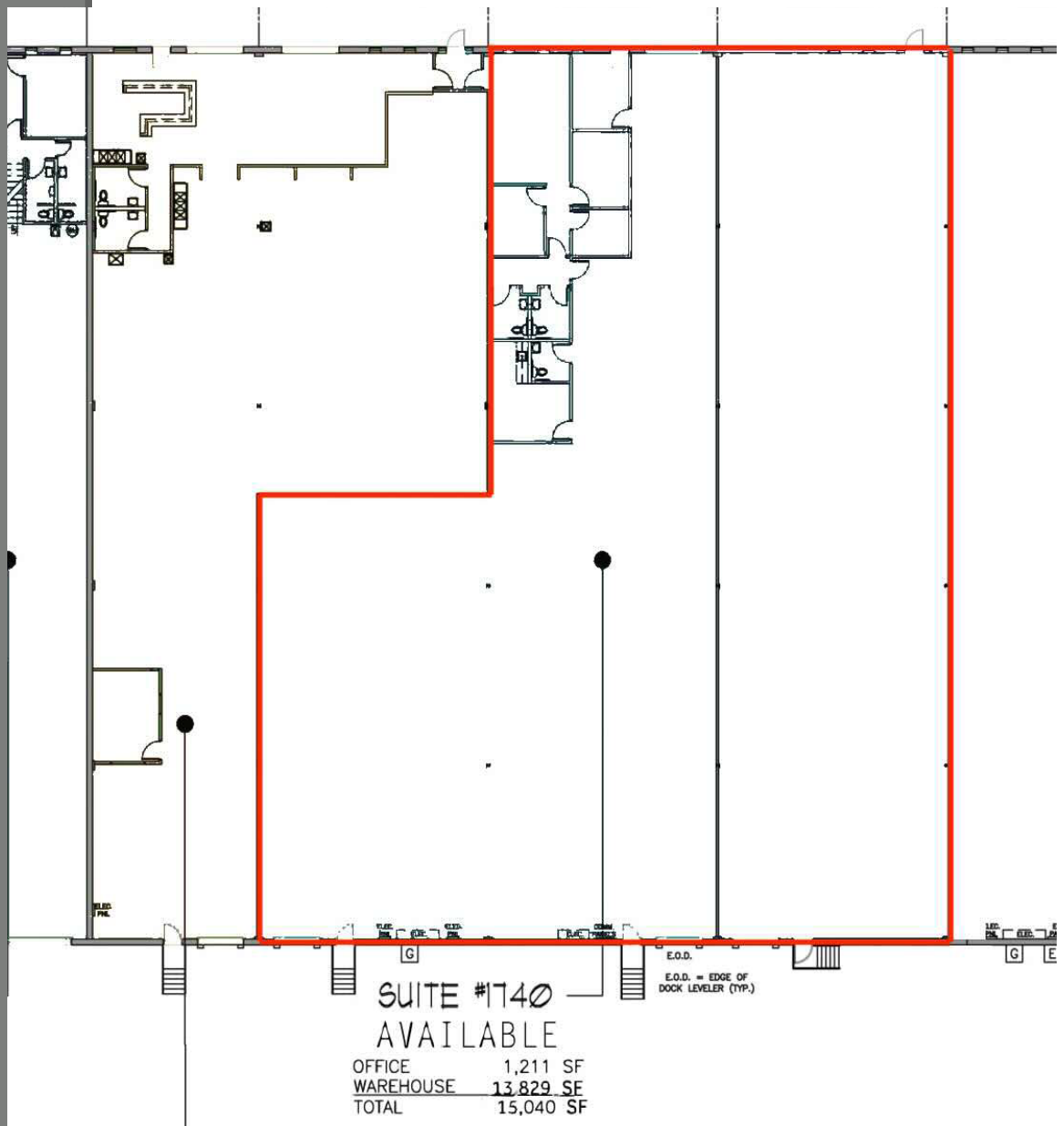


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# FLOOR PLAN

## Suite 1738 - 1740

- 15,040 SF Total
- 1,211 SF Office
- 3 Docks
- 1 Drive-ins (12'x10')



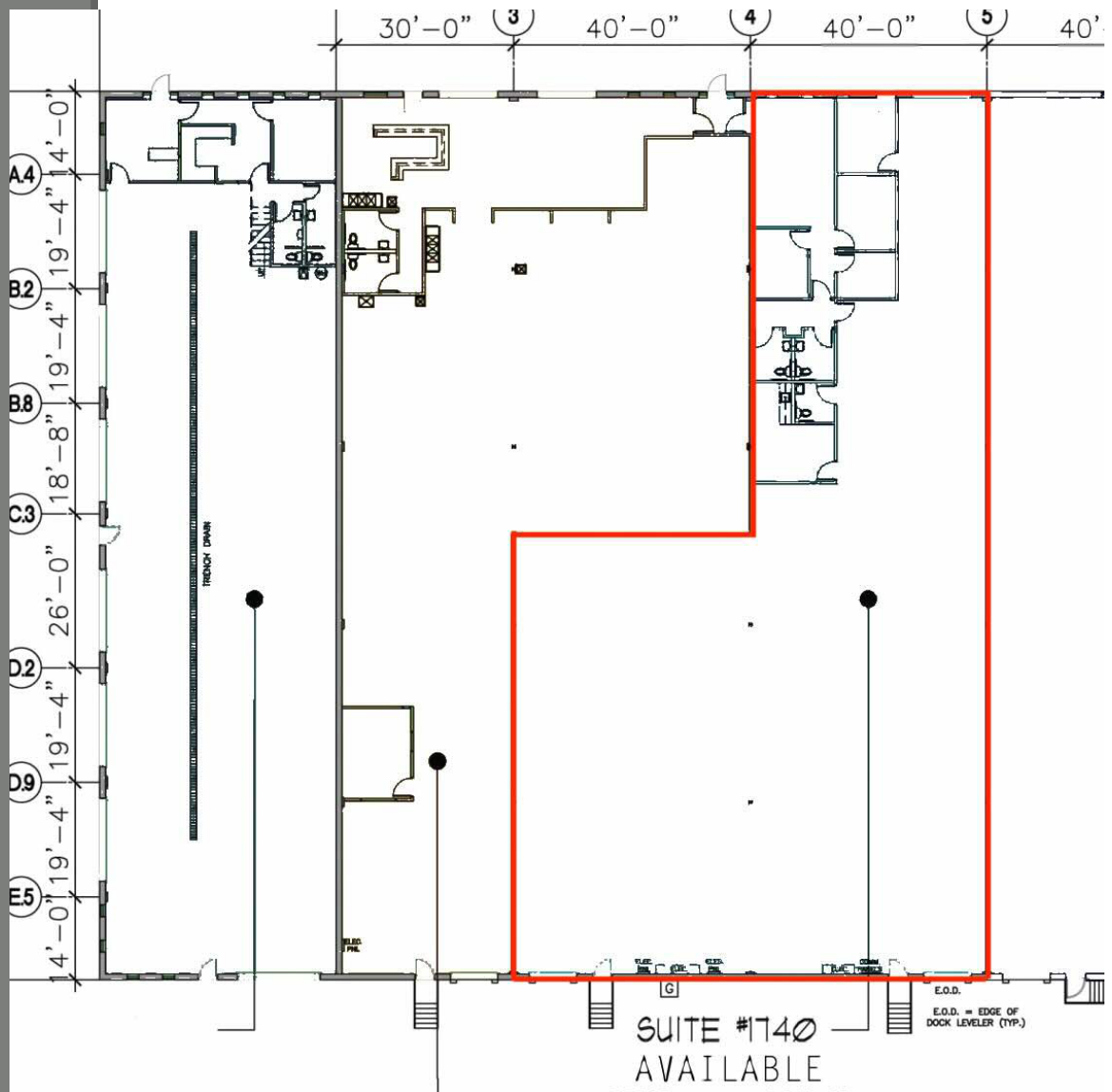
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## FLOOR PLAN

### Suite 1740

- 9,040 SF Total
- 1,211 SF Office
- 2 Docks
- 1 Drive-ins (12'x10')



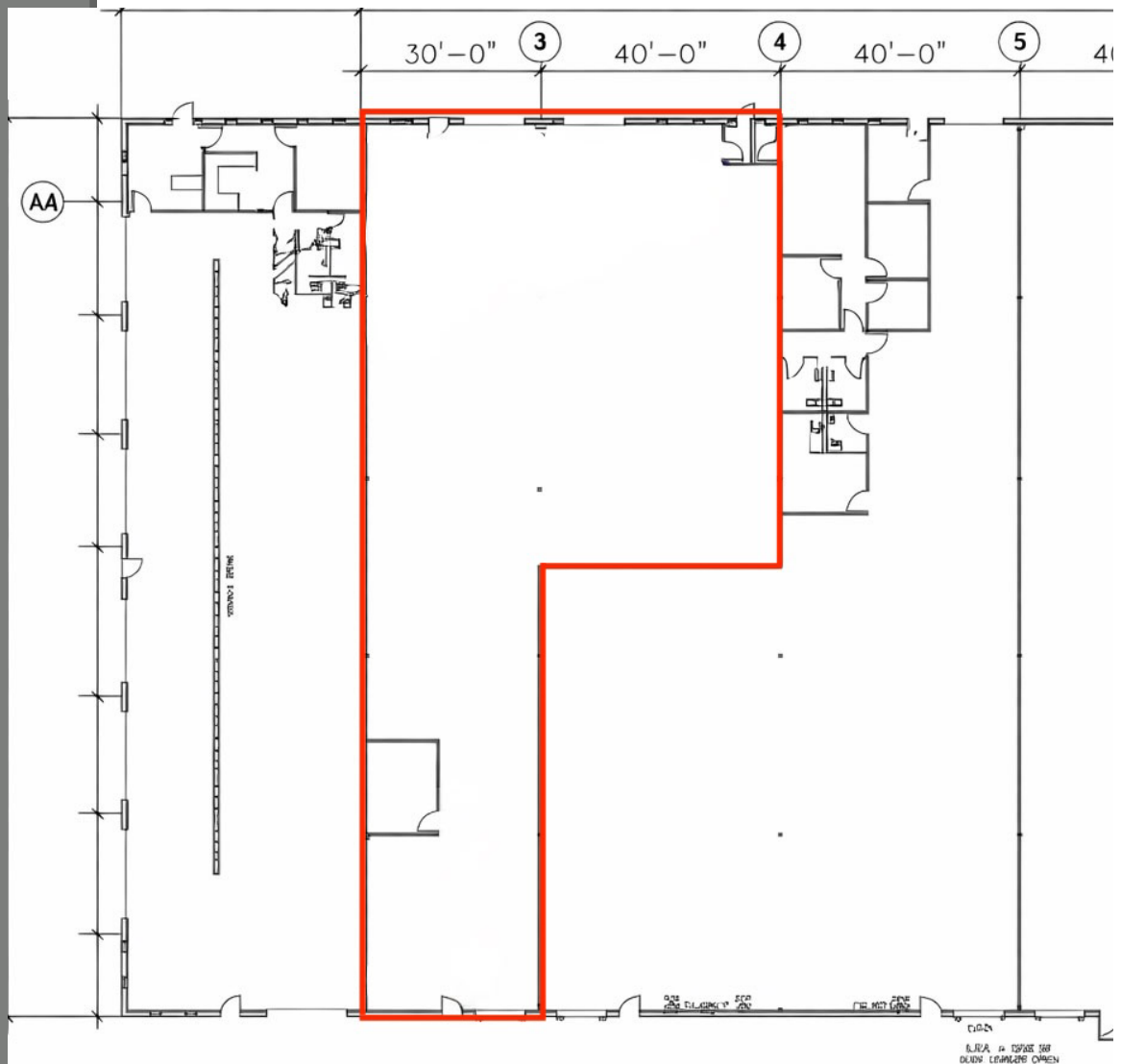
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## FLOOR PLAN

**Suite 1744**

- 7,460 SF Total
- Office Built-to-Suit
- 1 Docks
- 2 Drive-ins (12'x10')





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# PHOTOS

For more info, visit: [1720-1746 Terrace Dr, Roseville](https://www.commercialrealestateminnesota.com/1720-1746-Terrace-Dr-Roseville)

