

FOR LEASE

Owned and Operated by



Rice Creek Business Center I

5910 Rice Creek Parkway, Shoreview, MN 55126

16,948 to 38,961 SF Available



LEASING INFO & CONTACT

Dan Friedner
Jay Chmielecki
Patrick Cullen

(612) 430-9991 / dan.friedner@nmrk.com
(612) 430-9982 / jay.chmielecki@nmrk.com
(612) 430-9995 / patrick.cullen@nmrk.com

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

BUILDING AND SITE HIGHLIGHTS

Available SF:

Suite 100 – Available Now
 5,065 SF – Office
 11,883 SF – Warehouse
16,948 SF – Total
 One (1) Dock Door*
 One (1) Grade Level Drive-In Door
 *Potential to add 2 additional dock doors

Suite 1000 – Available 03/01/2026
 12,734 SF – Office
 26,227 SF – Warehouse
38,961 SF – Total
 Two (2) Dock Doors*
 One (1) Drive-In Door
 *Potential to add 5 additional dock doors

Clear Height: Approx. 21'

Sprinkler System: ESFR

Lease Rates: Negotiable

2025 Est. CAM/Tax: \$2.81 PSF – Tax
 \$2.22 PSF – CAM
 \$5.03 PSF – Total

Property Highlights:

- Easy access to I-35W via County Roads I and J
- Near many retail shops, restaurants, and hotels
- Monument signage available
- Excellent corporate image
- Ample surface parking
- Part of Ramsey County Regional Trail System



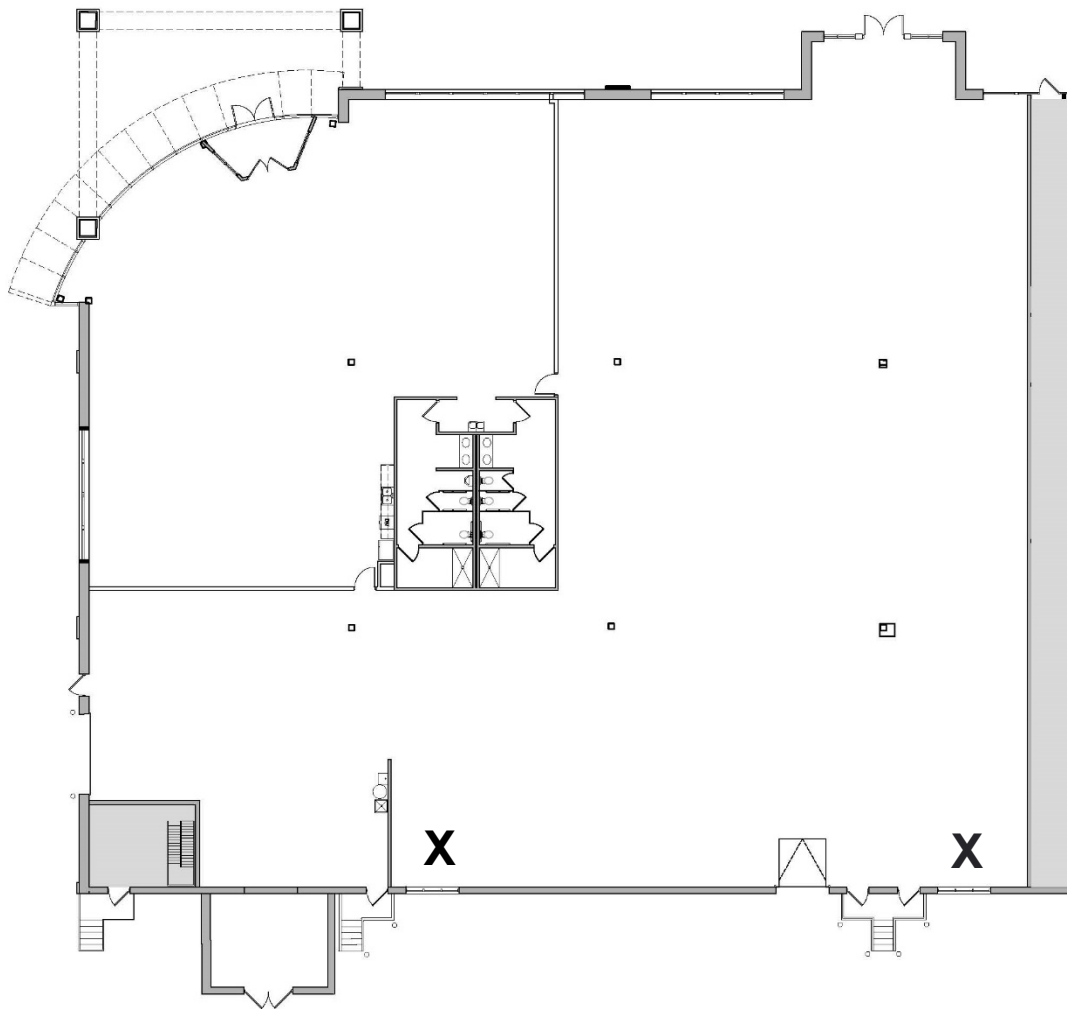
Suite 100 Floor Plan

5,065 SF – Office

11,883 SF - Warehouse**16,948 SF – Total**

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Suite 1000 Floor Plan

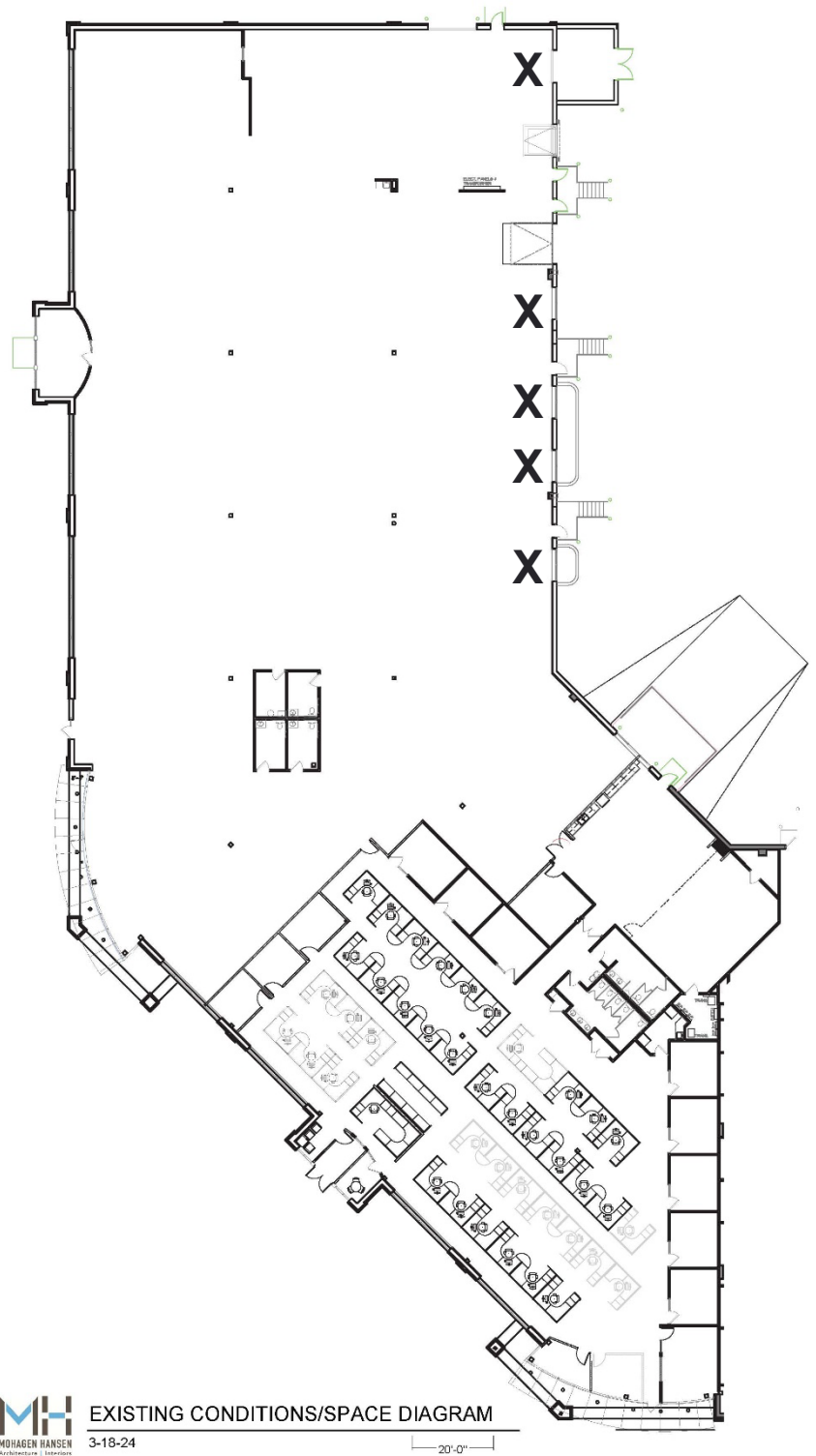
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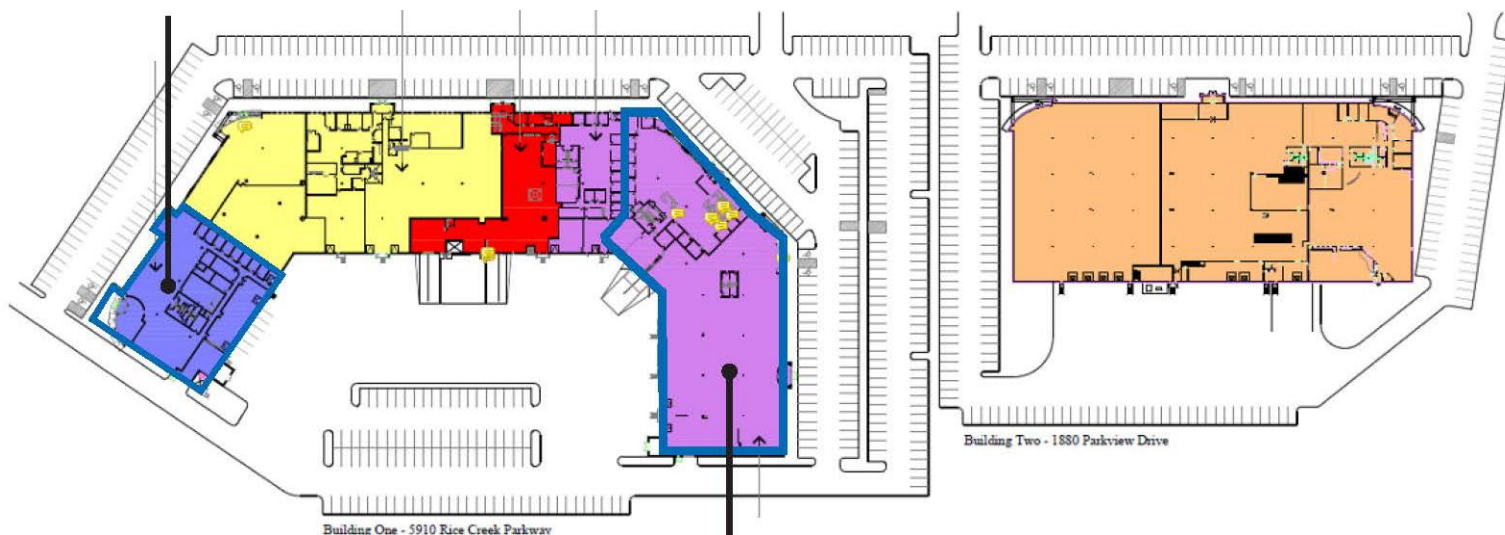
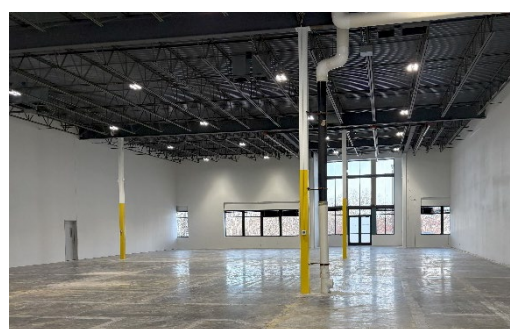
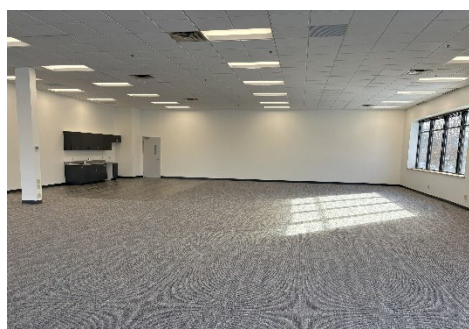
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BUILDING SITE PLAN**SUITE 100****SUITE 1000****LEASING INFO
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