

# RICE CREEK BUSINESS CENTER I

MINNEAPOLIS-ST. PAUL

5910 Rice Creek Parkway  
Shoreview, MN 55126



FOR LEASE

**11,344 SF to 38,961 SF**  
**Available for Lease**



LEASED BY

Cetra Partners

# RICE CREEK BUSINESS CENTER I

MINNEAPOLIS-ST. PAUL

5910 Rice Creek Parkway  
Shoreview, MN 55126

## BUILDING SPECIFICATIONS

Suite 100 16,948 SF Total (5,065 SF Office / 11,883 SF Warehouse)

Suite 100 Loading One (1) Dock Door\*  
One (1) Grade Level Drive-In Door  
\*Potential to add 2 Additional Dock Doors

Suite 500 11,344 SF Total (1,972 SF Office / 9,372 SF Warehouse)

Suite 500 Loading One (1) Dock Door  
Two (2) Drive-In Doors

Suite 1000 38,961 SF Total (12,734 SF Office / 26,227 SF Warehouse)

Suite 1000 Loading Two (2) Dock Doors\*  
One (1) Drive-In Door  
\*Potential to add 5 Additional Dock Doors

Clear Height 21'

Sprinkler System ESFR

Lease Rates & Negotiable Rates

2026 EST. CAM/Tax \$4.96 PSF (\$2.76 PSF Tax / \$2.20 PSF CAM)

- 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

FOR LEASE

11,344 SF to 38,961 SF

Jay Chmielewski

Jay@cetrpartners.com  
(612) 275-3772

MN Lic. 20199875

Dan Friedner

Dan@cetrpartners.com  
(612) 599-7864

MN Lic. 20165449

Patrick Cullen

Patrick@cetrpartners.com  
(651) 308-4271

MN Lic. 41018312



LEASED BY

Cetra Partners

**Aerial Map & Site Plan**  
Rice Creek Business Center I



**SUITE 100**

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 500**

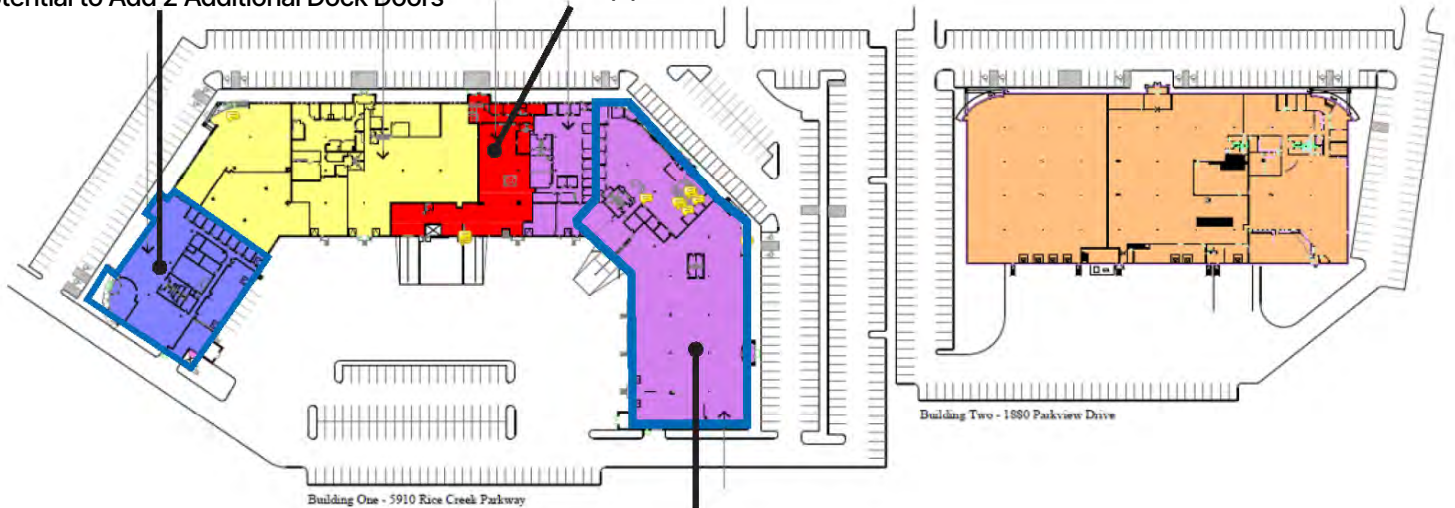
1,972 SF SF - Office

9,372 SF - Warehouse

11,344 SF - Total

One (1) Dock Door

Two (2) Drive-In Doors



**SUITE 1000**

12,734 SF - Office

26,227 SF - Warehouse

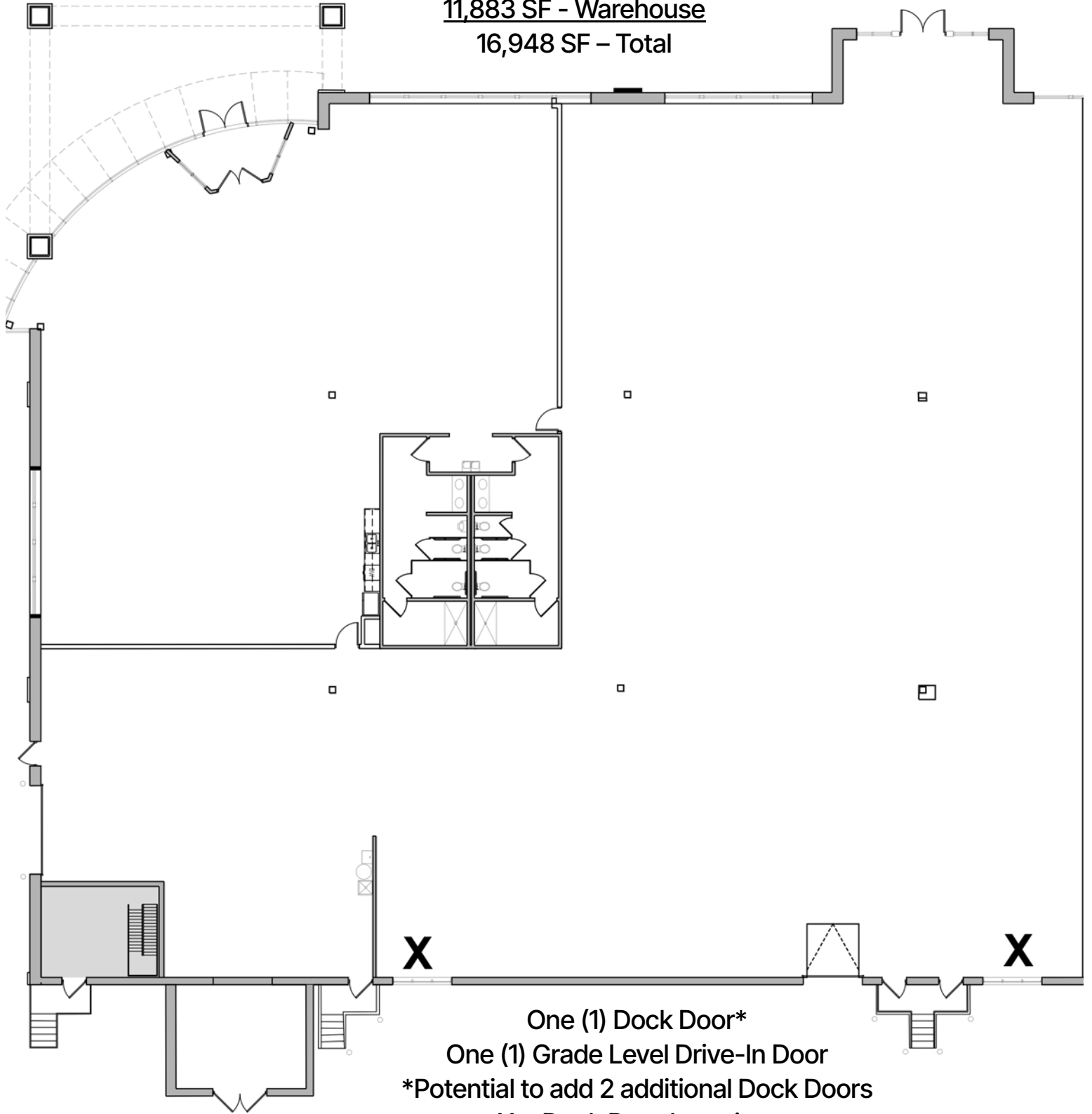
38,961 SF - Total

Two (2) Dock Doors

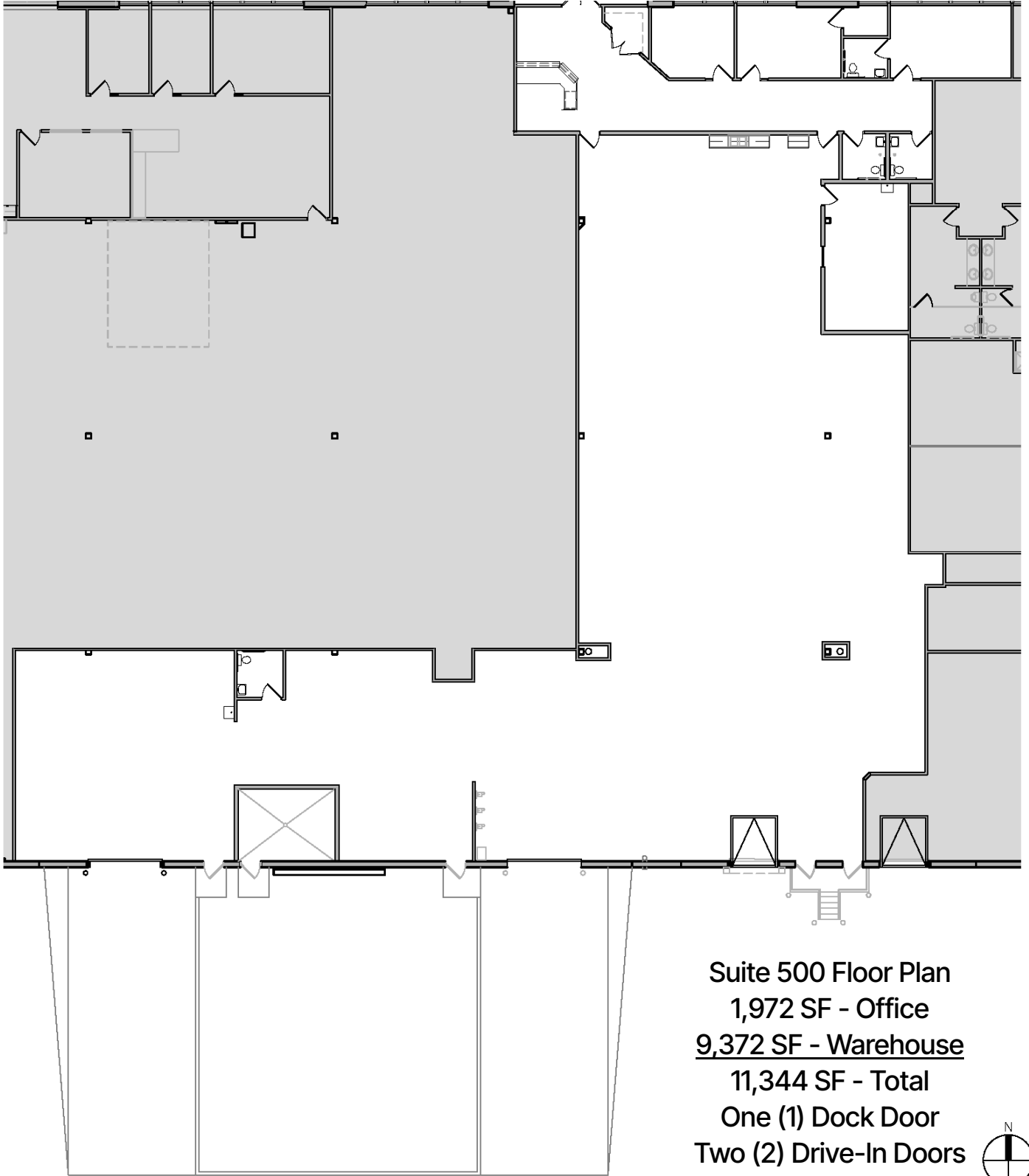
One (1) Drive-In Door

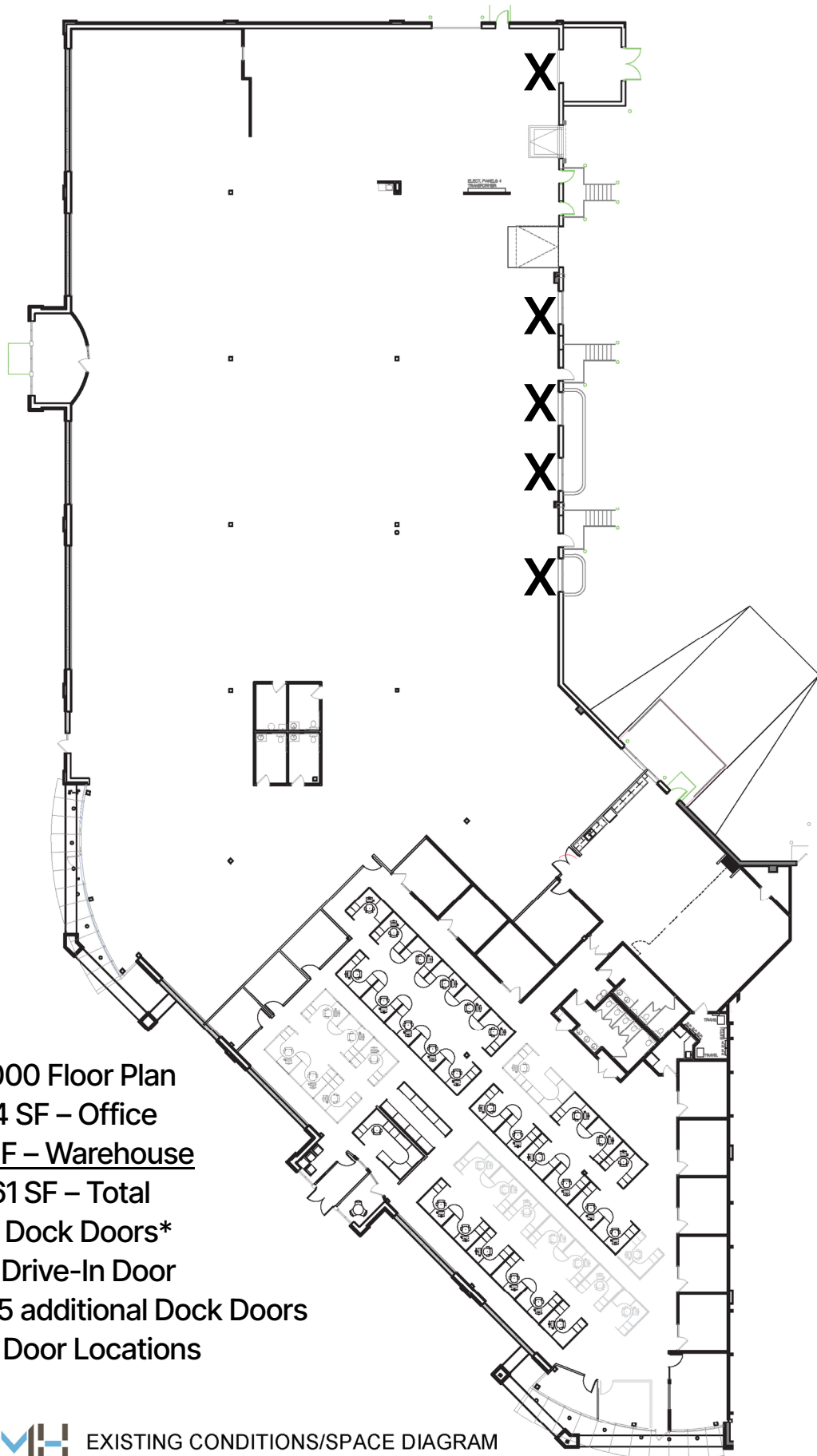
Potential to Add 5 Additional Dock Doors

Suite 100 Floor Plan  
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  
X = Dock Door Locations





Suite 1000 Floor Plan  
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  
X = Dock Door Locations



EXISTING CONDITIONS/SPACE DIAGRAM

3-18-24

20'-0"

# CONTACT INFORMATION

5910 Rice Creek Parkway  
Shoreview, MN 55126

**Jay Chmielecki**

Jay@cetrpartners.com  
(612) 275-3772

MN Lic. 20199875

**Dan Friedner**

Dan@cetrpartners.com  
(612) 599-7864

MN Lic. 20165449

**Patrick Cullen**

Patrick@cetrpartners.com  
(651) 308-4271

MN Lic. 41018312

This document is for informational purposes only and does not constitute an offer or acceptance of a lease. Any lease agreement must be in writing and signed by the landlord. No representations or warranties are made except as expressly stated in a signed lease. Information is provided "as is" and may be subject to errors or change without notice.



LEASED BY

Cetra Partners