

**Up to 39,290 SF  
Available**

# River Parkway Place **Sublease**

1101 W River Pky | Minneapolis, MN





# About River Parkway Place

The four-story, 81,310 square foot building is located next to Mississippi River and Gold Medal Park, and provides immediate access to Highway 35W and ample amenities.



# Property Details

## Sublease

<b>Building Size</b>	81,310 SF
<b>3rd and 4th Floor SF</b>	+/- 39,290 SF
<b>Demisable Components SF (1 or 2 Floors)</b>	18,000 SF / 21,290 SF or 39,290 SF
<b>Year Built</b>	2002
<b>Class</b>	A
<b>Floors</b>	4
<b>Parking Ratio</b>	2.72/1,000 SF
<b>Gross Asking Rate</b>	Negotiable
<b>Lease Term</b>	January 2027
<b>Furniture</b>	Included
<b>Space Features</b>	Meeting Rooms, Private Offices, Open Office Space



# Existing Floor Plans

*Fantastic View of the Mississippi River*

## Floor 3



*Fantastic View of the Mississippi River*

## Floor 4



## Sublease Opportunity

Total Available - 39,290 RSF

Floor 3 - 21,290 RSF

Floor 4 - +/- 18,000 RSF

Meeting Room

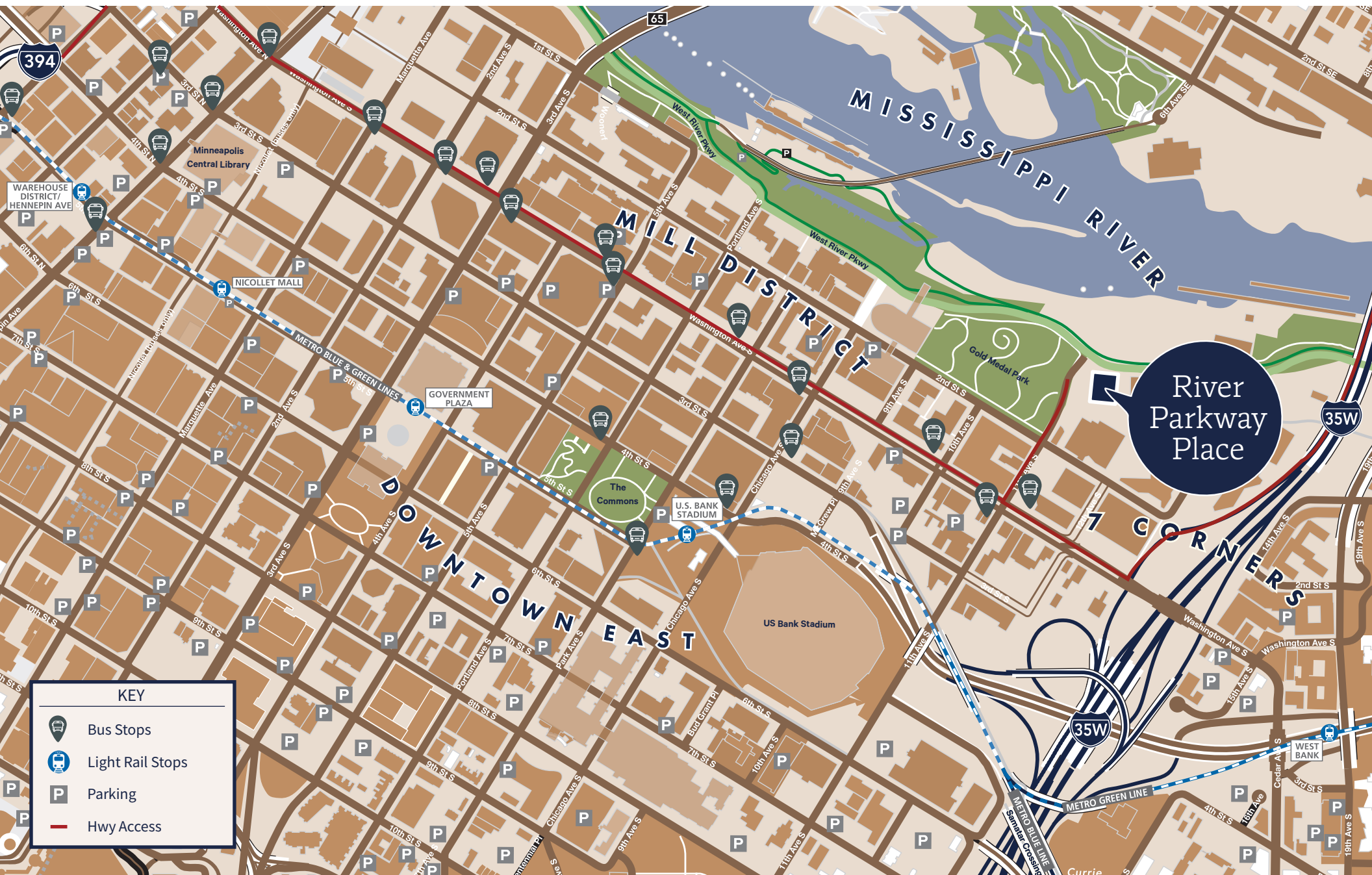
Private Office







# Transportation Map





# Amenity Map





# River Parkway Place

## CONTACT US

### Brandon Megal

Senior Vice President

+1 612 336 4302

[brandon.megal@cbre.com](mailto:brandon.megal@cbre.com)

### Anna Nguyen

Associate

+1 612 336 4308

[anna.nguyen@cbre.com](mailto:anna.nguyen@cbre.com)

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.