

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**

Brian Netz
Jay Chmielecki

(612) 430-9947 / brian.netz@nmrk.com
(612) 275-3772 / jay@cetrpartners.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

2026 Est. CAM/Tax: \$2.76 PSF – Tax
 \$2.20 PSF – CAM
 \$4.96 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

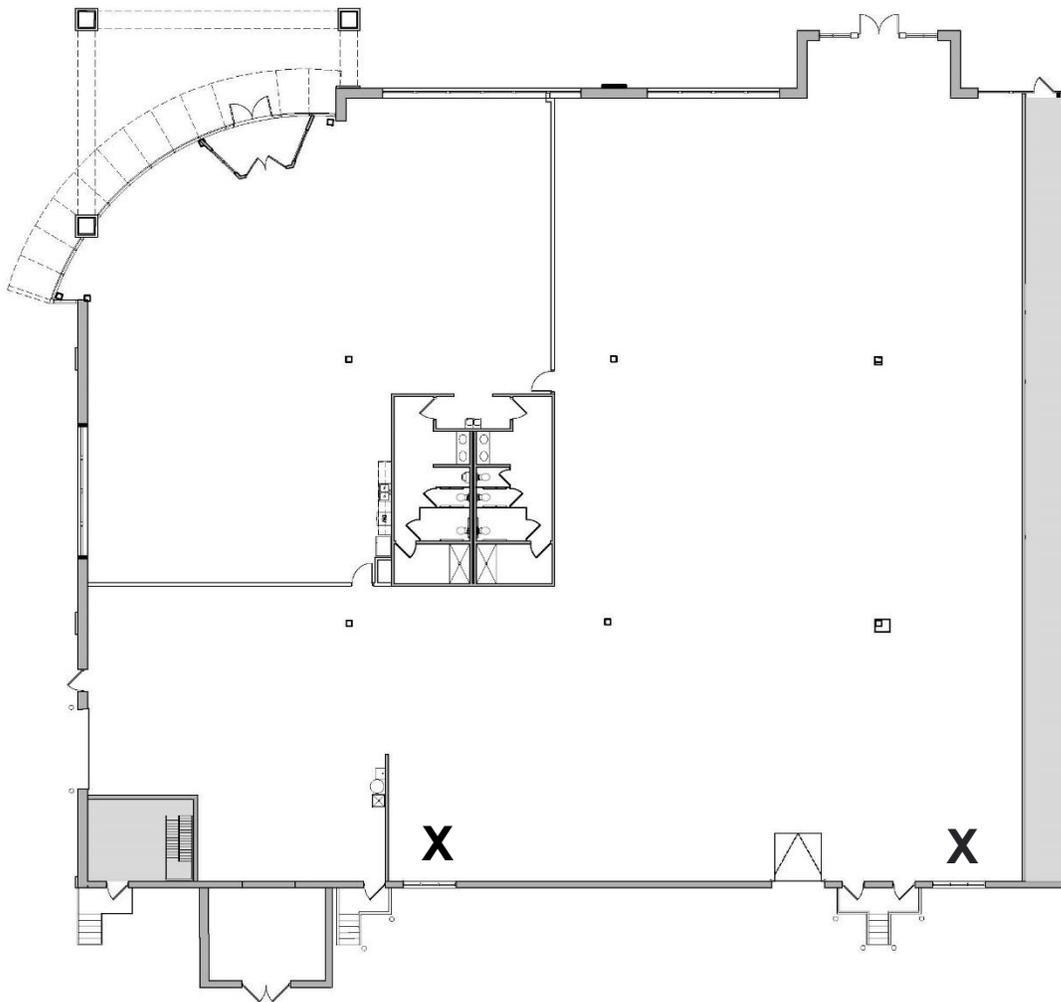
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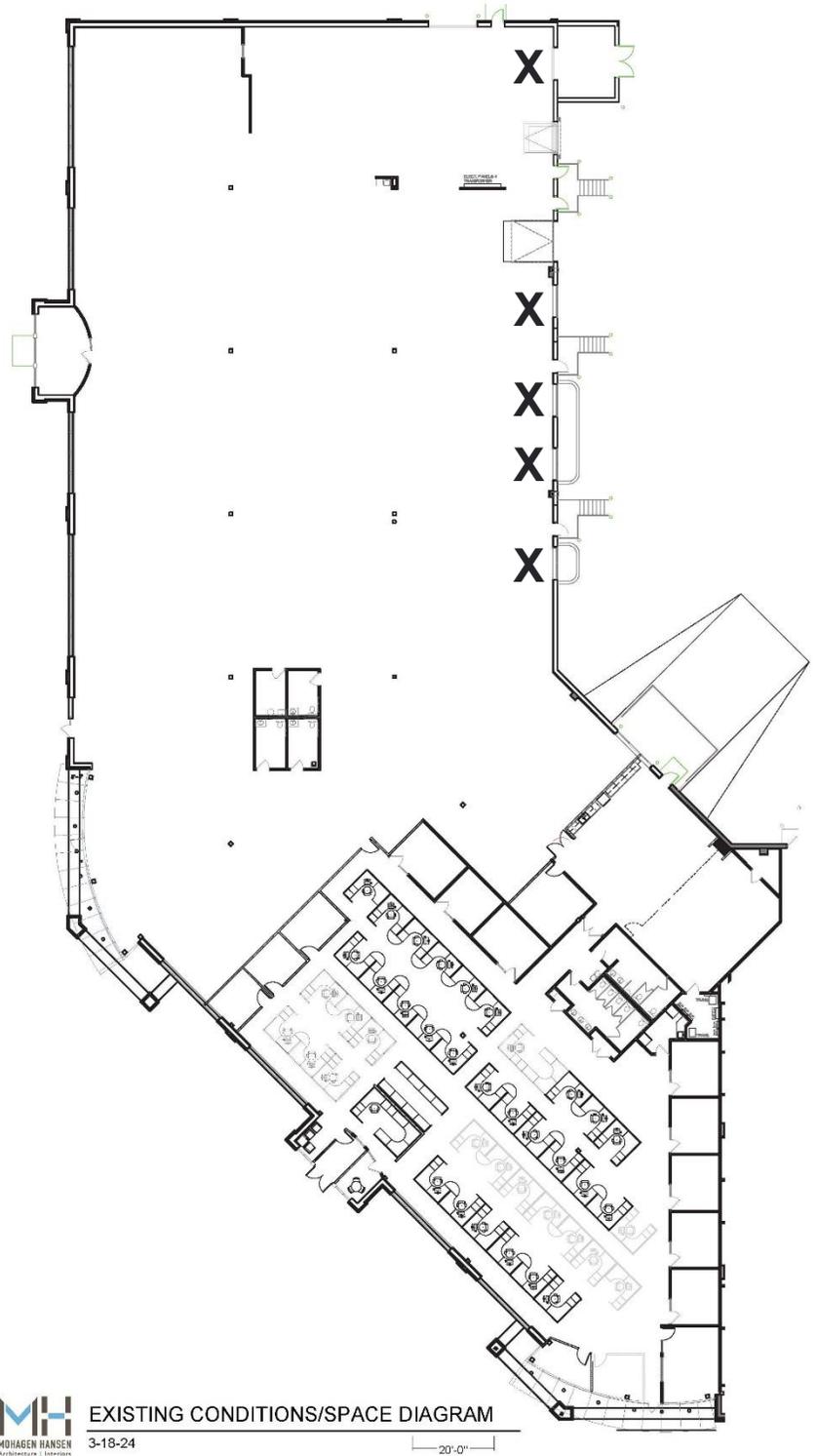
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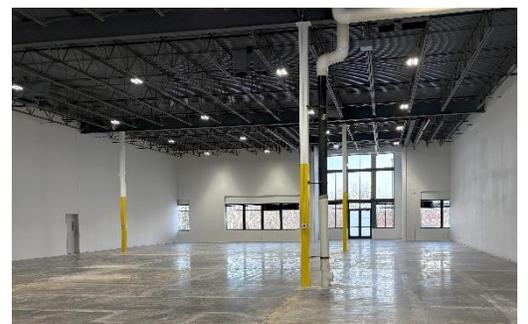
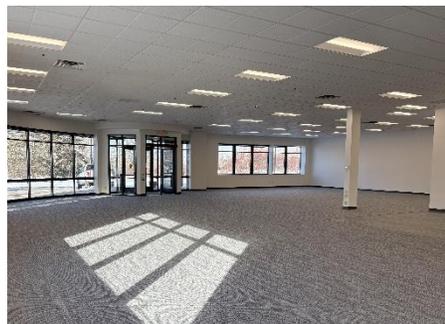
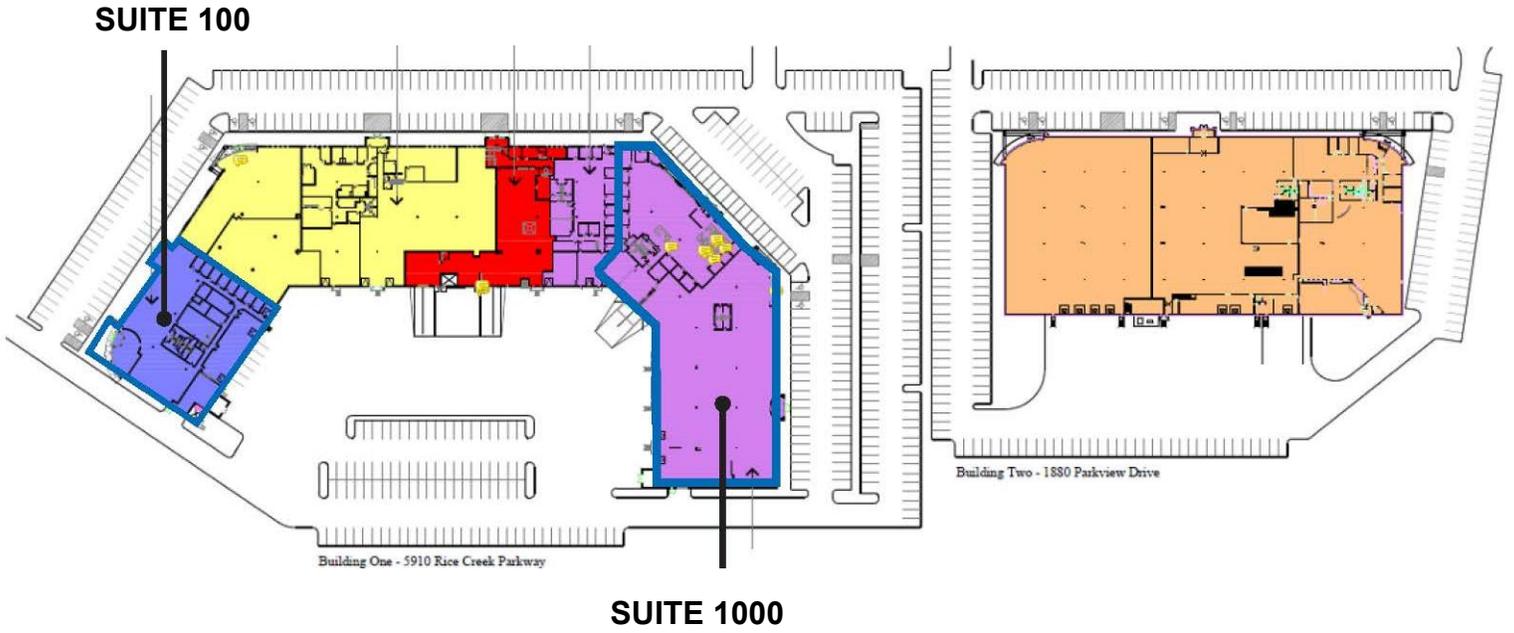
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BUILDING SITE PLAN



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