

**FOR LEASE**

Owned and Operated by



# Rice Creek Business Center I

5910 Rice Creek Parkway, Shoreview, MN 55126

## Office/Warehouse Space for Lease



### LEASING INFO & CONTACT

**Dan Friedner**  
**Jay Chmielecki**  
**Patrick Cullen**

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

**NEWMARK**

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**  
 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**  
 12,734 SF – Office  
 26,227 SF – Warehouse  
**38,961 SF – Total**  
 Four (4) Dock Doors  
 One (1) Drive-In Door

**Lease Rates:** Negotiable

**2024 Est. CAM/Tax:** \$2.99 PSF – Tax  
 \$2.39 PSF – CAM  
 \$5.38 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







**LEASING INFO  
& CONTACT**

**Dan Friedner**  
**Jay Chmielecki**  
**Patrick Cullen**

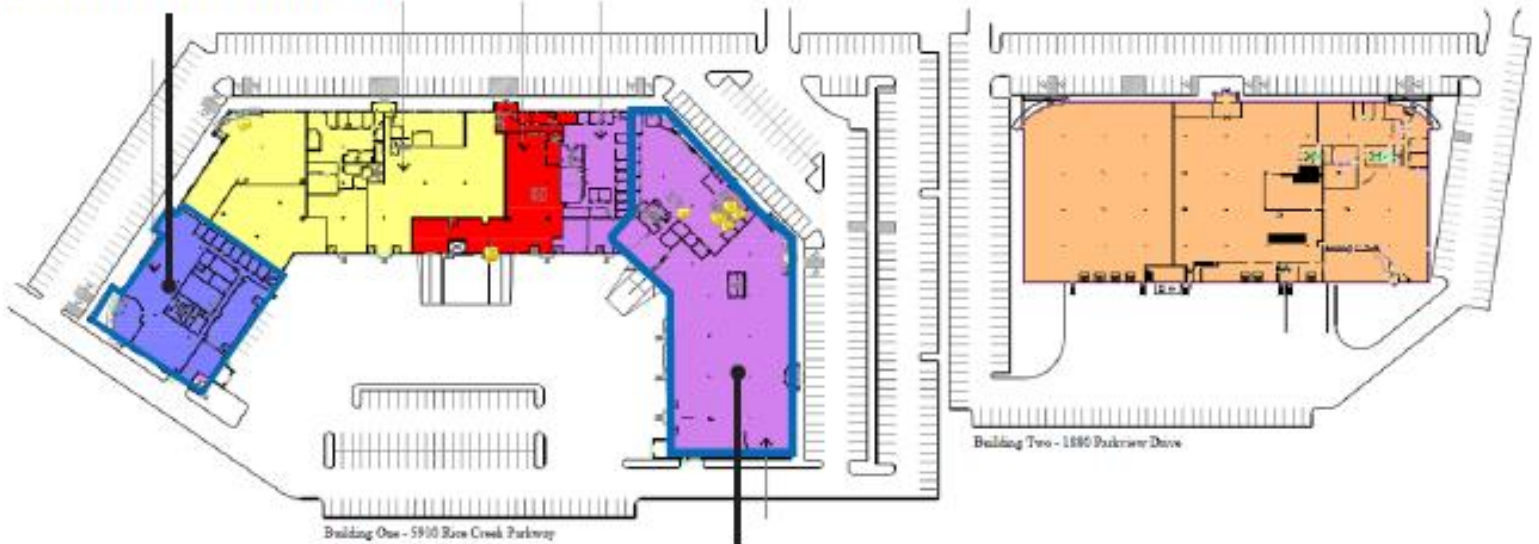
(612) 430-9991 / [dan.friedner@nmrk.com](mailto:dan.friedner@nmrk.com)  
(612) 430-9982 / [jay.chmielecki@nmrk.com](mailto:jay.chmielecki@nmrk.com)  
(612) 430-9995 / [patrick.cullen@nmrk.com](mailto:patrick.cullen@nmrk.com)

**NEWMARK**

**SITE PLAN**

**SUITE 100**

5,065 SF- Office  
11,883 SF- Warehouse  
 16,948 SF- Total  
 One (1) Dock Doors  
 One (1) Grade Level Drive-In Door



**SUITE 1000**

12,734 SF- Office  
26,227 SF- Warehouse  
 38,961 SF- Total  
 Four (4) Dock Doors  
 One (1) Drive-In Door



**LEASING INFO  
 & CONTACT**

**Dan Friedner**  
**Jay Chmielecki**  
**Patrick Cullen**

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

**NEWMARK**