

FOR SUBLEASE

**5901 SUITE 1000**  
**RICE CREEK PKWY.**

**SHOREVIEW, MN**





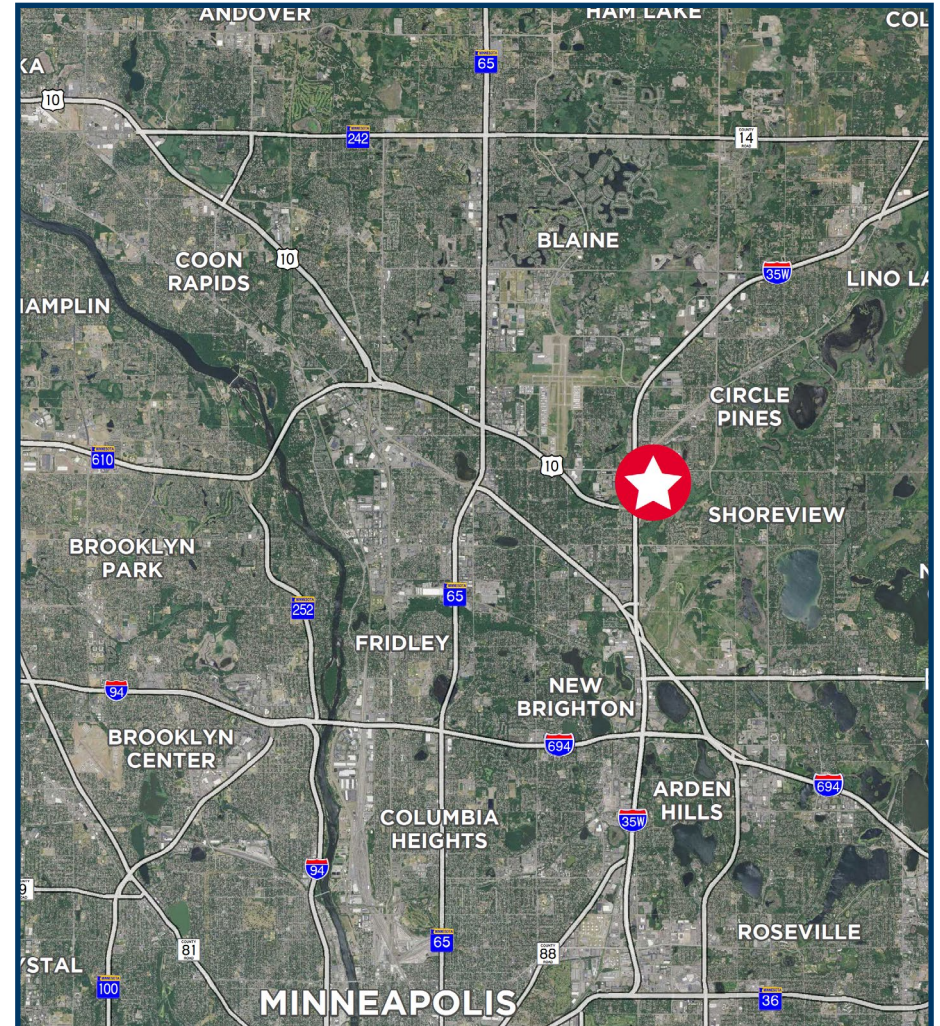
# Property Information



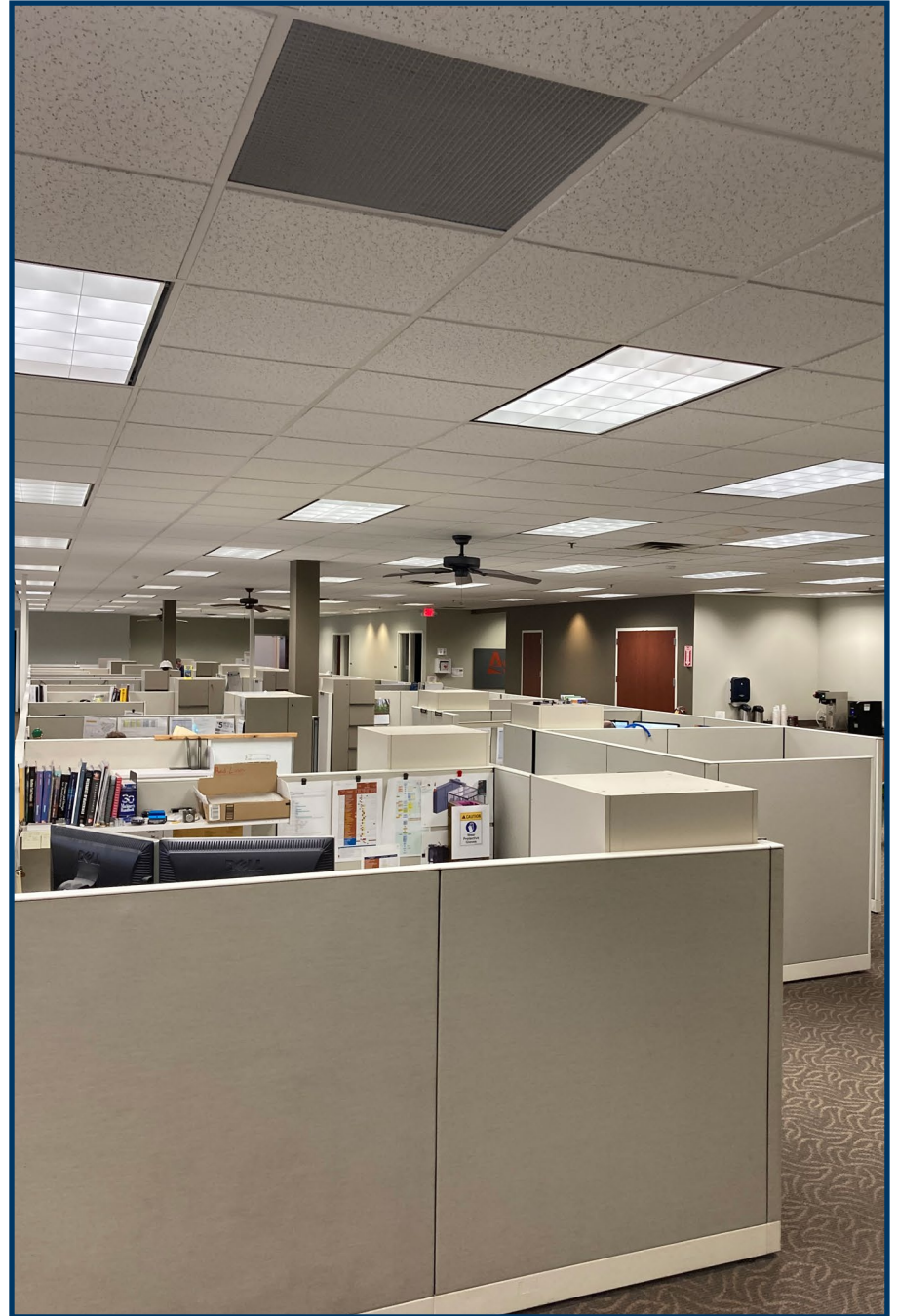
<b>ADDRESS</b>	5901 Rice Creek Parkway, Suite 1000 Shoreview, MN
<b>BUILDING SIZE</b>	12,734 SF Office 26,227 SF Warehouse 38,961 SF Total Space
<b>TOTAL BUILDING SF</b>	114,100 SF
<b>PID</b>	04-30-23-21-0087
<b>LOT</b>	10.4 Acres
<b>LOADING</b>	2 Dock Door   2 Drive-ins
<b>YEAR BUILT</b>	2000
<b>CLEAR HEIGHT</b>	20'
<b>SPRINKLER</b>	Yes
<b>POWER</b>	800 Amp / 480-277 / 3 Phase
<b>PARKING</b>	6 per 1,000
<b>ZONING</b>	PUD- Planned Unit Development
<b>RATE</b>	Negotiable
<b>LEASE EXPIRATION</b>	December 31, 2025
<b>2023 TAXES</b>	\$3.57 PSF
<b>2023 OPEX</b>	\$1.85 PSF



# Property Aerial











# Floor Plan



- DEMO PLAN KEY NOTES: (D)**
- CONTRACTOR TO REMOVE THE EXISTING WALL, CONSTRUCTION DOORS AND FRAMES AS SHOWN, PATCH ADJACENT WALL CONSTRUCTION AS NEEDED.
  - AT WALLS BEING REMOVED IN THE NEW WAREHOUSE AREA, CONTRACTOR TO REMOVE THE EXISTING WALLS, VOICEDATA CONNECTIONS AND LIGHT SWITCHES, BUT RETAIN VOICEDATA CONNECTIONS IN PLACE TO BE REUSED FOR TENANT'S FUTURE USE. REMOVE ALL DRY WIRE BACK TO THEIR ORIGINAL SOURCE. NO SHAVED DRY WIRE ARE TO REMAIN IN THE WAREHOUSE AT THE WALLS TO BE REMOVED IN THE REPROCESSED OFFICE AREA. CONTRACTOR TO RETAIN THE VOICEDATA CABLES, HOLE CABLES AND TO ABOVE THE JOISTS AS NEEDED FOR TENANT'S FUTURE USE. ALL VOICEDATA CABLES AND LIGHT SWITCHES TO BE REMOVED BACK TO THEIR ORIGINAL LOCATION.
  - THROUGHOUT SHAVED AREA OF PLAN, CONTRACTOR TO REMOVE EXISTING CARPET AND WALL BASE. PREPARE FLOOR AS NEEDED TO RECEIVE NEW FLOORING. ALT - REMOVE CEILING TILES, GRID AND LIGHT FIXTURES, RETAIN CEILING TILES FOR REPLACING DAMAGED CEILING TILES THROUGHOUT BALANCE OF FLOOR.
  - CONTRACTOR TO REMOVE EXISTING HOLDING WALL, PARTITION AND HARDWARE, SAVE FOR RELOCATION.
  - CONTRACTOR TO REMOVE EXISTING BURN-OVERHEAD DOOR AND EXPAND OPENING FOR NEW 7'-0" W 8'-0" OVERHEAD DOOR STRUCTURAL BY OTHERS.
  - EXISTING LOCKERS TO BE REMOVED AND DISPOSED OF.
  - CONTRACTOR TO REMOVE EXISTING WINDOW SECTION FOR NEW FRONT ENTRY.
  - EXISTING WINDOWS TO BE SAVED FOR REUSE.
  - CONTRACTOR TO REMOVE EXISTING CARBONK AND SAVE FOR RELOCATION.
  - AT EXISTING WALLS TO BE REMOVED NEAR JANITOR ROOM, CONTRACTOR TO RELOCATE EXISTING VOICEDATA CONNECTIONS TO APPROXIMATELY 7' FROM EXISTING WALLS TO BE REMOVED TO BE REUSED IN NEARBY BUILDING COLUMN LEAVING ALL CABLE AND POWER CONNECTIONS IN PLACE.
  - AT WAREHOUSE RESTROOMS TO BE REMOVED, CONTRACTOR TO REMOVE ALL PLUMBING AND WATER LINES ABOVE AND CAP IN STRUCTURE ABOVE. ALL MANTARY SEWER CONNECTIONS TO BE CONVERTED TO FLOOR DRAIN.

- FLOOR PLAN KEY NOTES: (C)**
- CONTRACTOR TO VERIFY THE EXISTING BLINDS ARE IN GOOD WORKING ORDER. REMOVE BLINDS AND HAVE CLEANED AND RE-INSTALLED REPAIR / REPLACE / SUPPLY NEW BLINDS AS NEEDED, MATCH EXISTING.
  - HVAC DUCTWORK REMAINING ROOMS TO BE RAISED AS HIGH AS POSSIBLE.
  - AT WAREHOUSE AREA, HVAC DUCTWORK AND LONGER REMAINING OFFICE LOCATIONS TO BE TERMINATED TO 1'-0" BELOW DECK SLAB UP TO TIGHT EXISTING DUCTWORK, COVERING FROM HVAC TERMINATION.
  - CONTRACTOR TO GRIND DOWN AND RESEAL CONCRETE FLOORS THROUGHOUT NEW WAREHOUSE / PRODUCTION AREA.
  - CONTRACTOR TO HOOPY EDGE OF REMOVED CARBONK TO ALLOW FOR EXPANDED END.
  - AT REMAINING CEILING GRID IN APPROPRIATE AREA OF FORMER RECEPTION, CONTRACTOR TO PROVIDE AND RELOCATE EXISTING VOICEDATA CONNECTIONS TO BE TIED OFF TO TRUNK OF (2) SHAW JOISTS. ALT - IF CEILING GRID TO BE REMOVED, CONTRACTOR TO RAISE SPEAKER HEADS AND ADD 2x4 HIGH BAY LIGHT FIXTURES FOR OFFICE LEVEL LIGHTING.
  - CONTRACTOR TO PROVIDE NEW PAINT THROUGHOUT, APPLY ONE COAT OF PRIMER AND TWO COATS OF ENGBELL FROM LATE PAINT TO ALL NEW AND EXISTING OTS. ENGBELL WALLS NOTED OTHERWISE, PROVIDE A PRICE FOR (3) COLOR SELECTIONS, COLORS TO BE SELECTED BY TENANT.
  - CONTRACTOR TO CLEAN EXISTING CARPETING THROUGHOUT OFFICE AREA. ALT - CONTRACTOR TO PROVIDE NEW CARPET AND BASE THROUGHOUT OFFICE AREA. WASH BRANCOLORE CARPET WITH VACUUM 4" BOUND EDGE CARPET. BASE MATERIAL COST OF \$3.00 PER YARD TO DELIVER FOR FLOOR AND BASE MATERIAL COST FOR THE HOLDINGS TO BE INCLUDED. SEPARATE OF MATERIAL, COST - TAX PRESENT. (2) MATERIALS OF BASE FINISH AND LABOR FOR FLOOR AND BASE INSTALLATION, COLOR/TILE SELECTION BY TENANT.
  - NOTE DELETED 08-26-2008.
  - SWA POWER DROP - VERIFY LOCATION WITH TENANT. (1) TOTAL.
  - SWA POWER DROP - VERIFY LOCATION WITH TENANT. (2) TOTAL.
  - NOTE DELETED 08-26-2008.
  - CONTRACTOR TO RELOCATE EXISTING OFFICE CUBICLE FURNITURE PER FIT-UP OFFICE FLOOR PLAN. REMOVE EXISTING SWY PRIMER (2x4) LINES AND RESEAL TO MATCH RELOCATION AS WELL AS NEW ENCLOSED OFFICES AND CONFERENCE ROOMS. PROVIDE LIGHTS, OUTLETS AND HVAC CONNECTIONS PER LOCAL BUILDING CODES FOR NEW ENCLOSED OFFICES AND CONFERENCE ROOMS.



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REVISION NUMBER	DATE
FIT PLAN	02-05-2008
FIT PLAN REVISIONS	02-05-2008
FIT PLAN REVISIONS	02-19-2008
DEMO KEYNOTE 2 REVISION	07-28-2008

REVISION NUMBER	DATE
PLAN REVISIONS	08-20-2008

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Square Footage:	
Office	= 12,734 s.f.
Warehouse	= 26,227 s.f.
Total	= 38,961 s.f.

PROJECT:  
 Aspect Automation  
 Rice Creek Business Center I  
 5910 Rice Creek Parkway, Suite 1000  
 Shoreview, MN 55126

SHEET TITLE:  
 OPTION C

JOB NO. 2008.01  
 DRAWN BY: JG  
 CHECKED BY: JG  
 SHEET NO. A-1





**WE MAKE REAL EXPERIENCE COUNT**

## Contact

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