

LEASE | OFFICE WAREHOUSE
Riverview Business Center
State Street & Fillmore Avenue East, St. Paul, MN



Riverview Business Center is a two-building complex located south of the Mississippi River in the West Side Flats neighborhood of Saint Paul, Minnesota. Currently, there is anywhere from 5,000 square feet to 35,000 square feet available for lease.

Property Features

- Possible 2nd generation gym space with showers - 5,000 SF
- 5,000 - 35,000 SF with dock and drive-in doors
- AC in 20,000 SF of the warehouse area
- Located directly off Highway 52 and near Interstate 94, just south of downtown Saint Paul
- Glass, operable drive-in door with views of downtown Saint Paul skyline
- 14' clear height
- 40' x 31' column spacing



Tax & CAM \$5.08 SF (2026) - Fillmore building
Tax & CAM \$3.63 SF (2026) - State Street Building



Coax available (Comcast)

Contact Us

ERIC DUEHOLM

Partner

651.621.2550

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BEN BRUNO

Brokerage Services

651.621.2563

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TONY ROSSATO

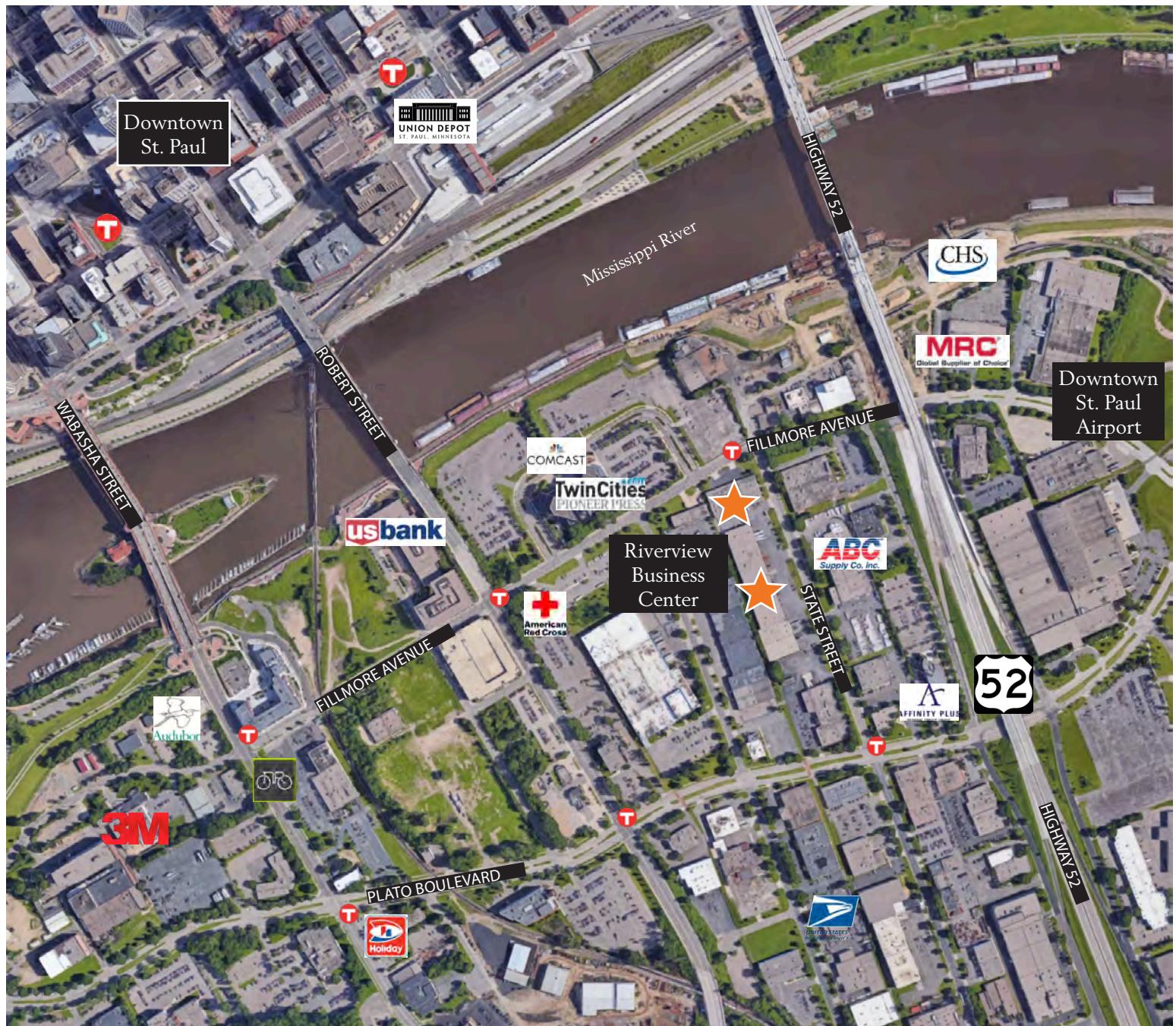
Brokerage Services

651.621.2507

ben@terracegroupllc.com

Full Property Information at:
riverviewlease.com

Area Map



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Fillmore Avenue Building



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State Street Building



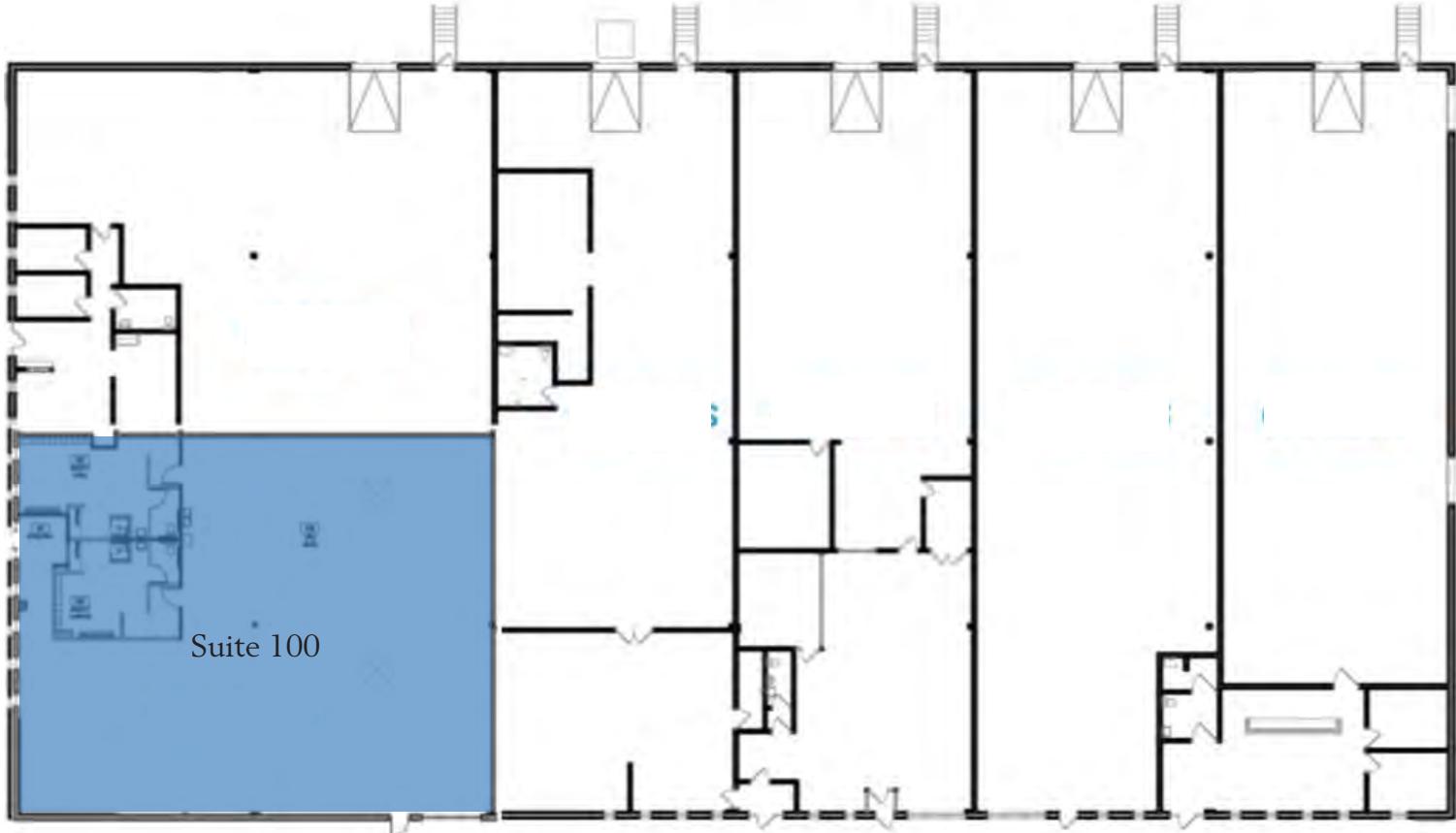
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Available Suite - Fillmore Avenue



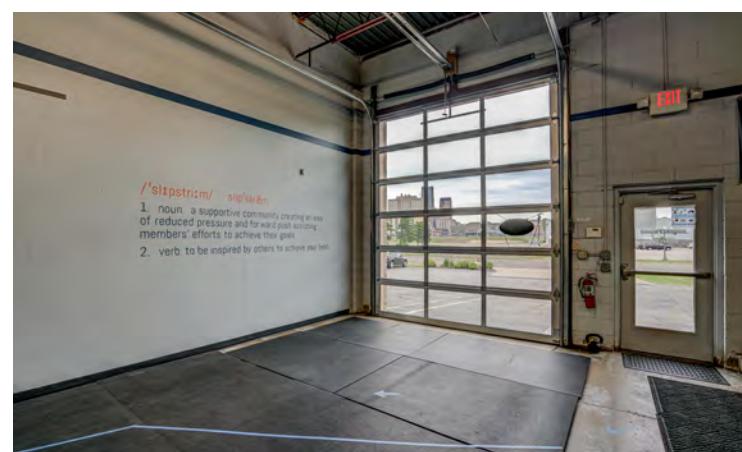
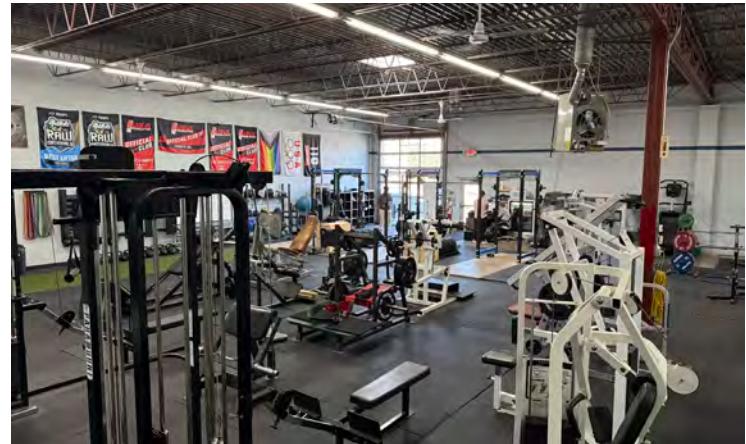
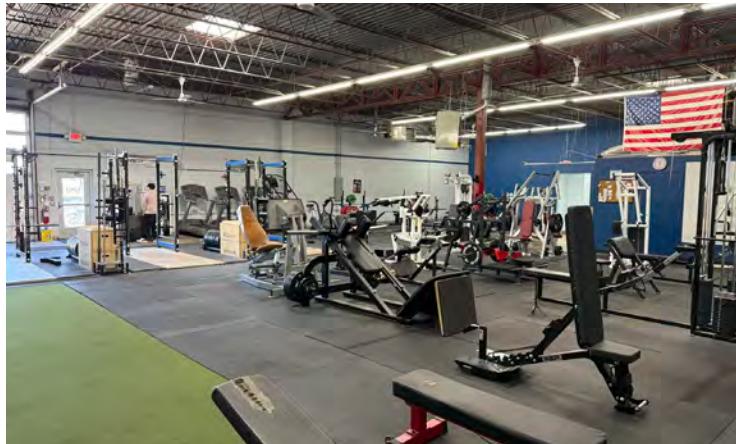
Suite 100

- 5,000 SF
- 2nd generation gym space
- Showers
- Operable glass garage door with downtown Saint Paul skyline views
- Estimated monthly gross rent \$5,033

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Suite 100 Fillmore - 5,000 SF



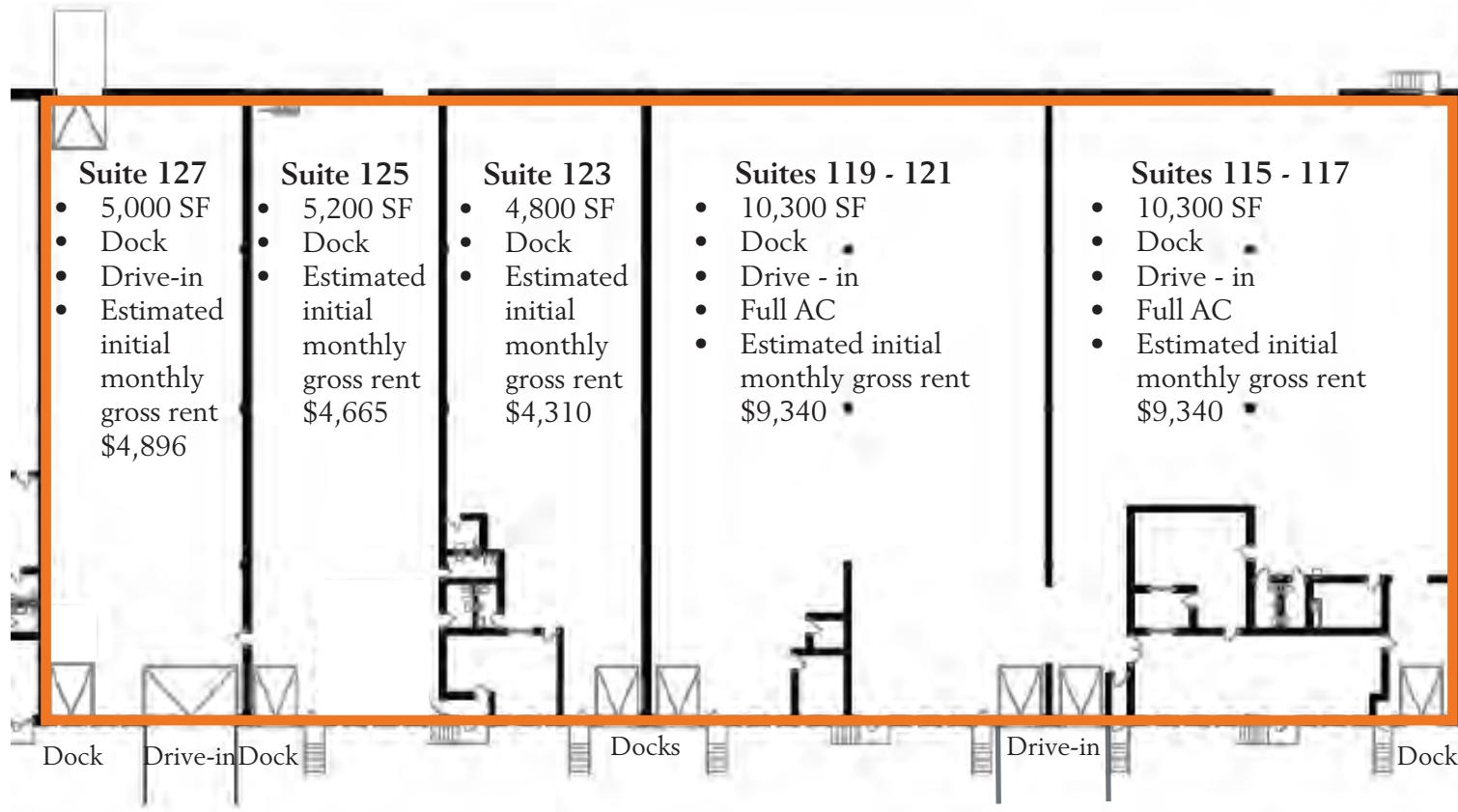
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Available Suites - State Street



- 35,300 SF Total
- Estimated initial monthly gross rent \$31,853

Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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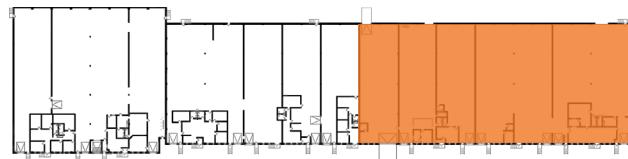
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