

# 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



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**BEN BRUNO**  
Brokerage Services



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**TONY ROSSATO**  
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Full Property Information at:  
[riverviewlease.com](http://riverviewlease.com)



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## Area Map



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## Fillmore Avenue Building



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## State Street Building



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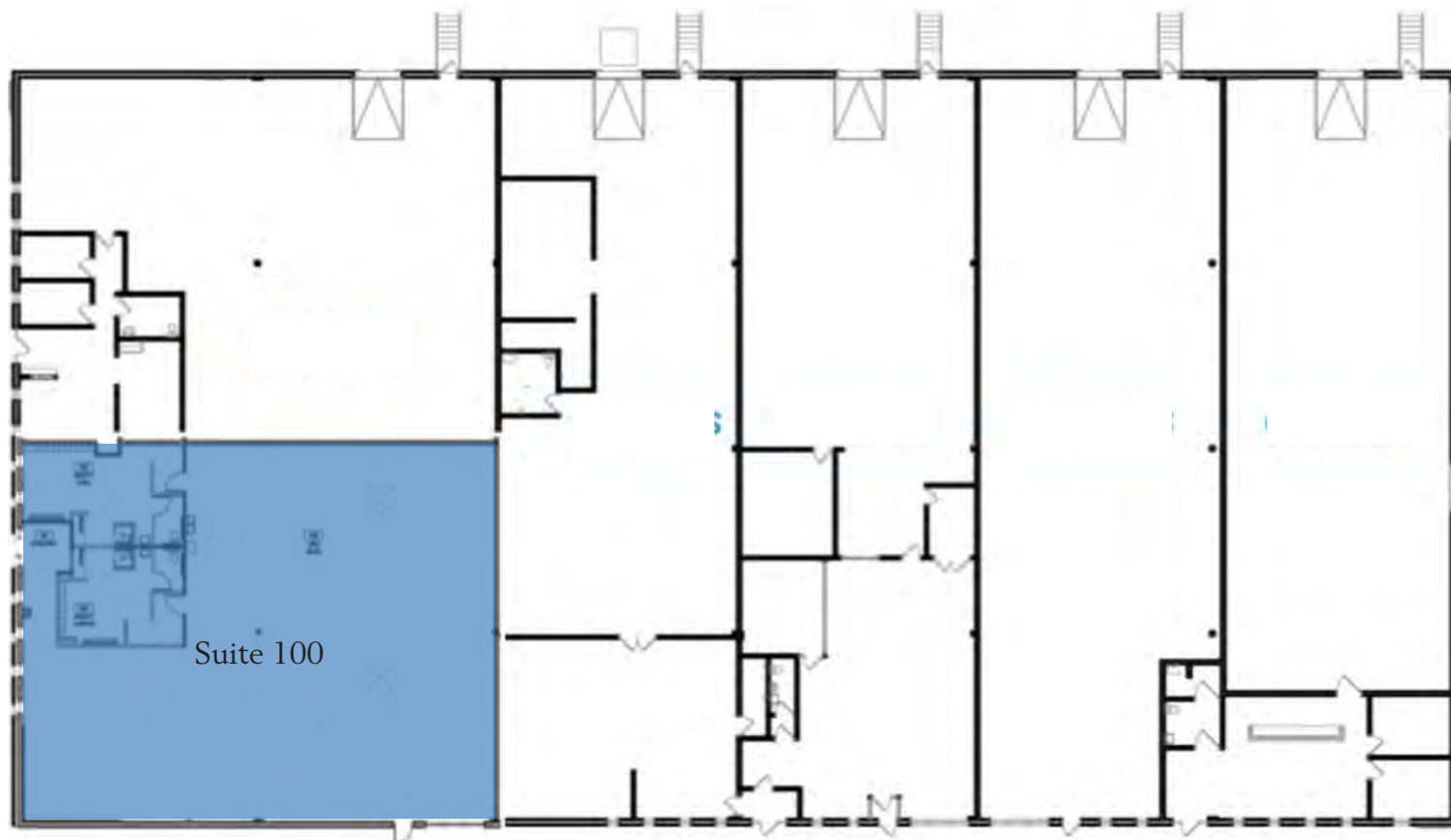
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## Available Suite - Fillmore Avenue



### 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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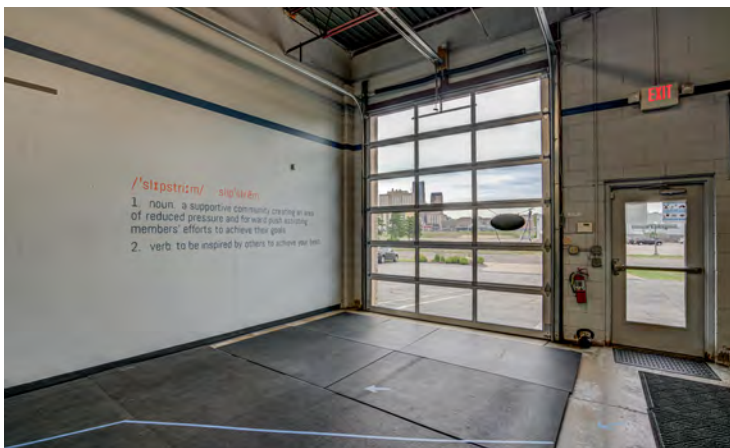
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## Suite 100 Fillmore - 5,000 SF



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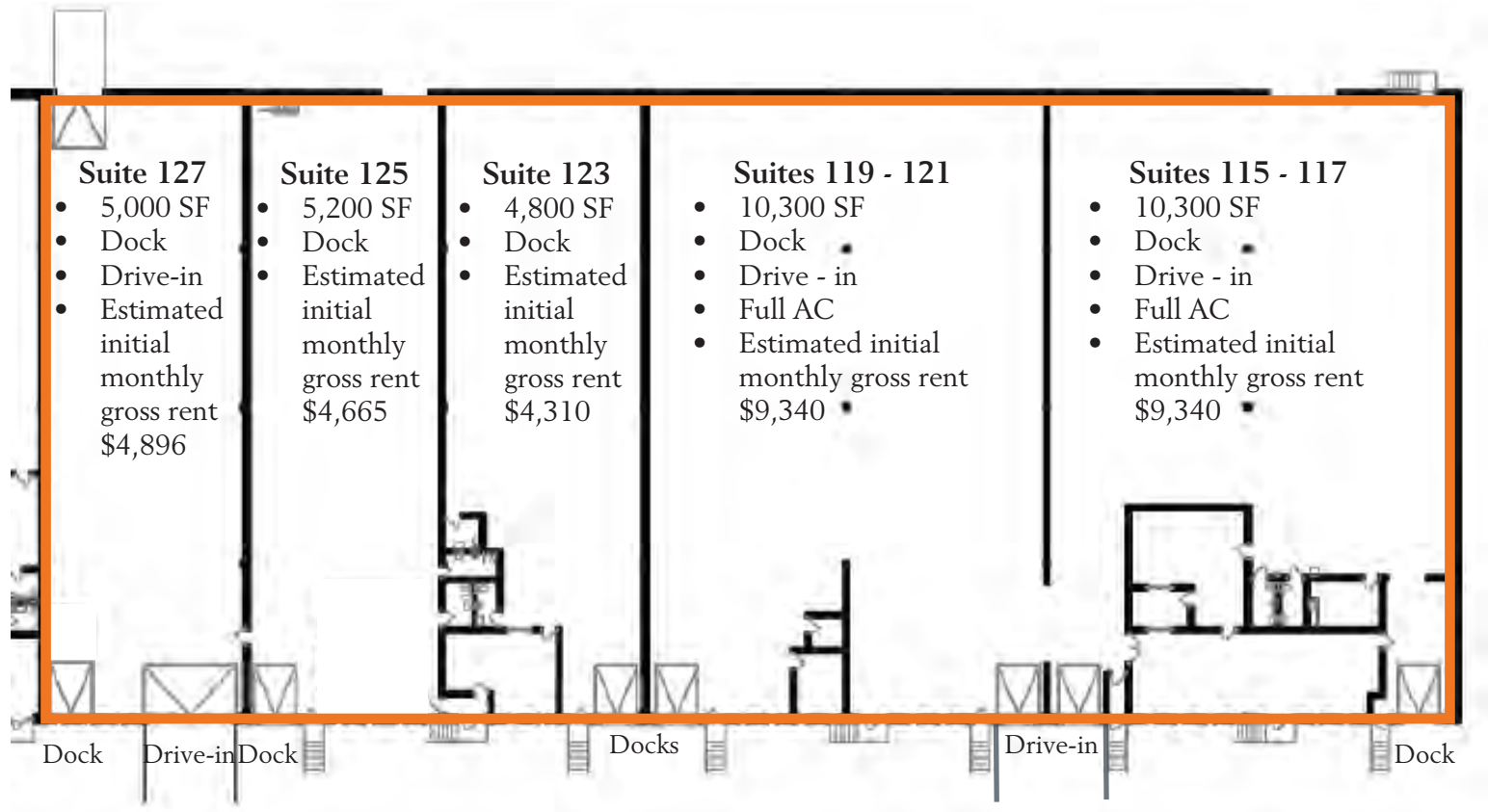
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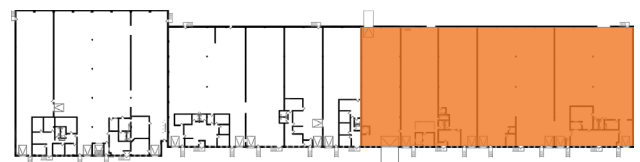


## Available Suites - State Street



- 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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