

5985 Rice Creek Parkway, Shoreview, Minnesota



The Rice Creek Professional Building is located on the south east quadrant of I-35W and County Road J/85th Street in northern Shoreview with excellent exposure and interstate access. Conveniently located adjacent to a hotel, restaurants, and gas station with convenience store. The building was built in 2006 and offers professional and attractive common areas, build-to-suit office suites with abundant windows, ample, surface parking, and on-site storage.

FOR LEASE 5985 Rice Creek Parkway, Shoreview, Minnesota 55126

Usage Type: Office/Professional

Available:

Floor	Suite	Available RSF	Minimum Divisible RSF	Net Lease Rate/RSF	2015 Estimated CAM + Tax/RSF
First (Build-to-Suit)	105	1,295	1,295	\$12.00- \$16.00	\$5.09 + \$4.24
Second	203	3,640	3,640	\$12.00 -\$16.00	\$5.09 + \$4.24

Entire 3rd Floor—Storage Only—Availability varies

Parking: Ample, free, surface parking

Building

Highlights:

- ◆ Exposure & Access from I-35W
- ◆ Newer Construction
- ◆ Abundant Windows & 9' Ceilings
- ◆ Adjacent to Restaurants, hotel, Gas
- ◆ Monument Signage Available

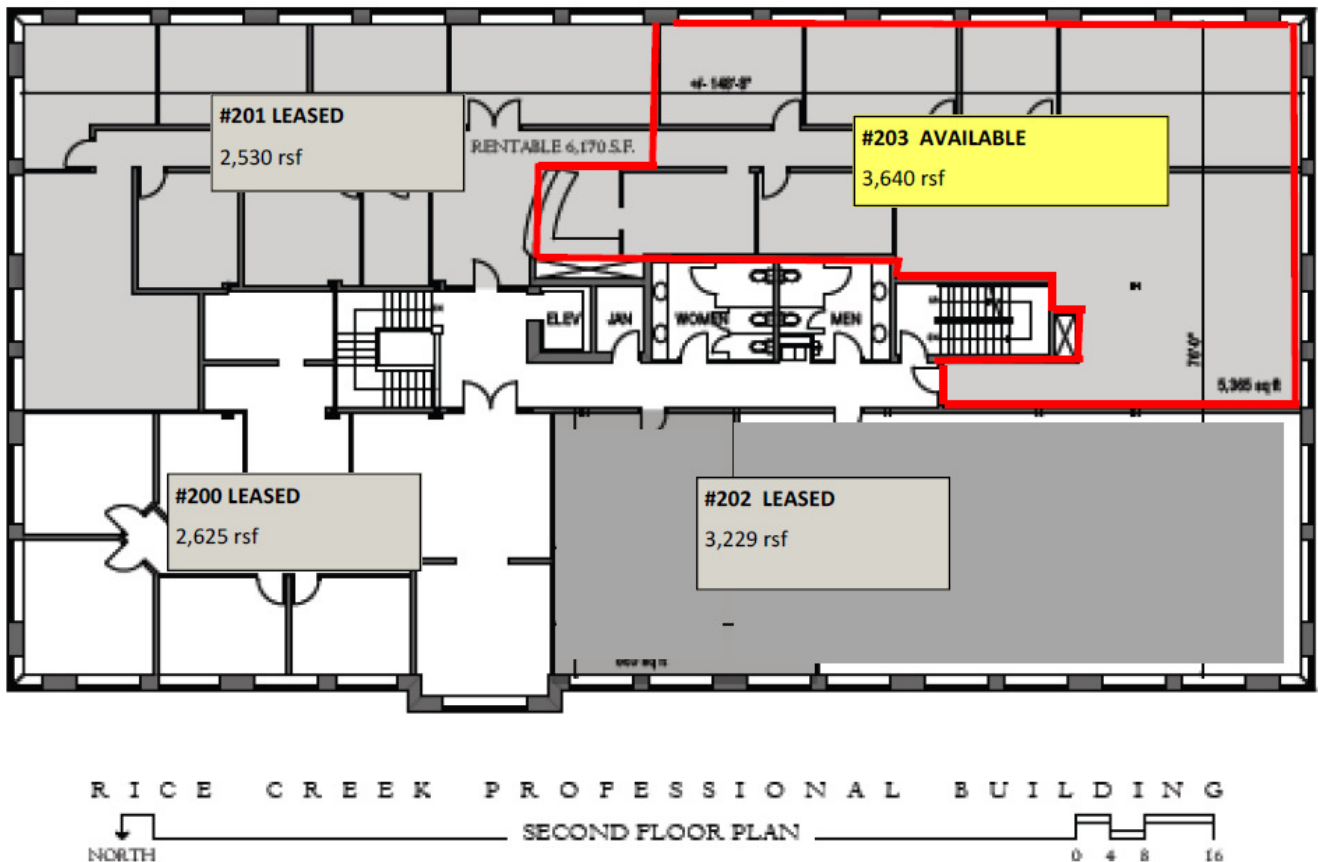
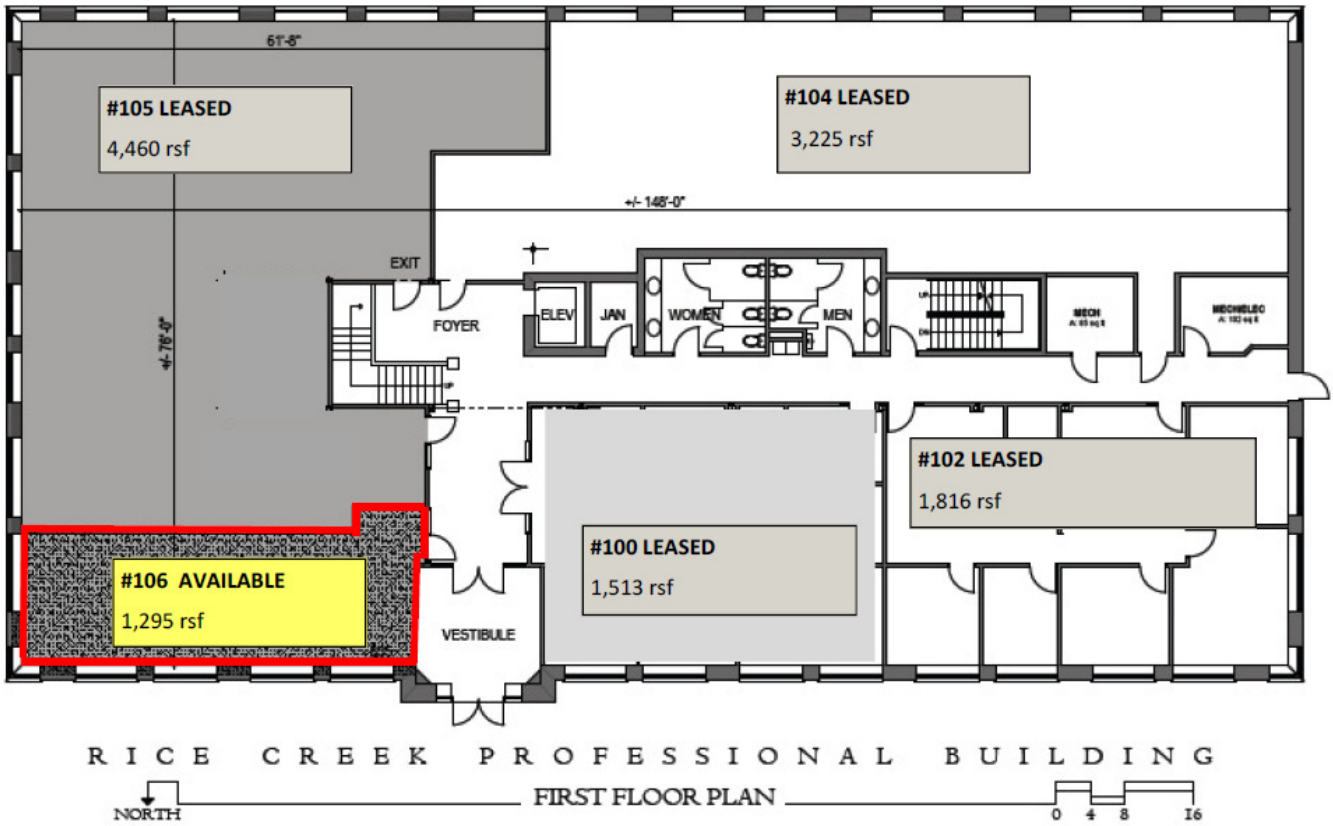
CONTACT INFO



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Third Floor is Secure, Sprinklered, Elevator Serviced Storage Units

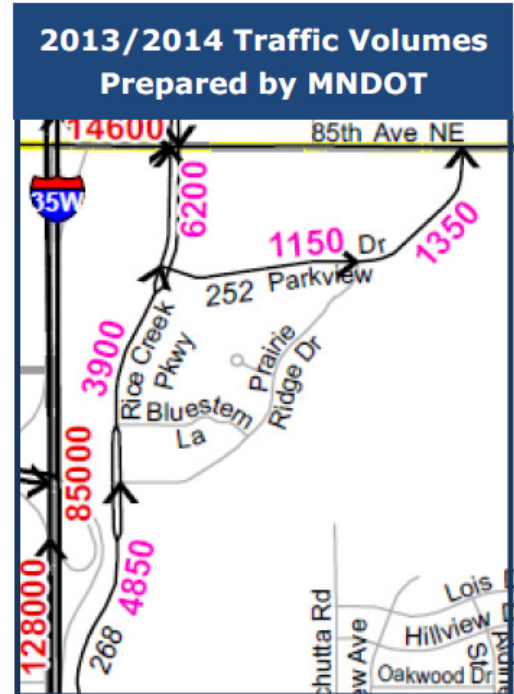
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2008 Demographics			
	1 Mile	3 Miles	5 Miles
Population	6,663	46,023	141,869
Average HH Income	\$73,449	\$78,755	\$83,702
Median HH Income	\$64,957	\$70,551	\$73,750



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: Ramsey County (January 3, 2010), The Lawrence Group (January 3, 2011 for County parcel and property records data; January 2011 for commercial and residential data; April 2009 for color aerial images); All



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