



## RICE CREEK PROFESSIONAL BUILDING

5985 RICE CREEK PARKWAY, SHOREVIEW, MN 55126

- 1,762 SF - 6,884 SF AVAILABLE
- UP TO 4,354 SF CONTIGUOUS
- GREAT CORNER SPACES
- TWO STORY OFFICE BUILDING WITH ABUNDANT WINDOWS AND 9' CEILING
- JUST EAST OF MEDTRONIC OFFICE PARK
- MONUMENT SIGNAGE AVAILABLE
- EASY ACCESS TO I-35W, CTY. 96, US 10, AND I-694
- AREA AMENITIES INCLUDE RESTAURANTS, HOTEL GAS STATION, AND MORE
- OFFICE NET RENT: \$13.00 SF
- 2025 EST. OPERATING EXP.: \$12.36

**CONTACT:**

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# RICE CREEK BUSINESS MAP

5985 Rice Creek Parkway, Shoreview, MN 55126



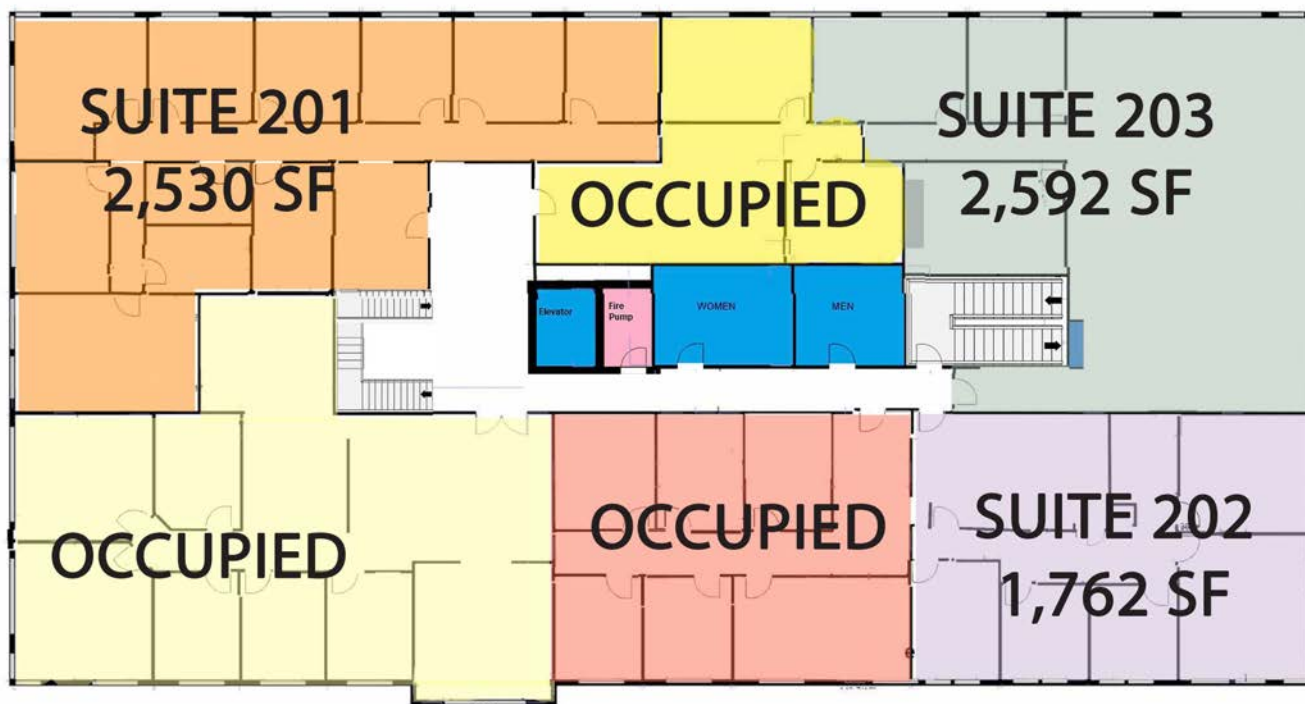
# RICE CREEK FLOOR PLAN

5985 Rice Creek Parkway, Shoreview, MN 55126

THE ESTIMATED MONTHLY COST FOR SUITE 201 IS \$5,347.00

THE ESTIMATED MONTHLY COST FOR SUITE 202 IS \$3,724.00

THE ESTIMATED MONTHLY COST FOR SUITE 203 IS \$5,478.00



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ESSENCE  
REAL ESTATE  
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COMMERCIAL REAL ESTATE SINCE 1990

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