

# FOR LEASE



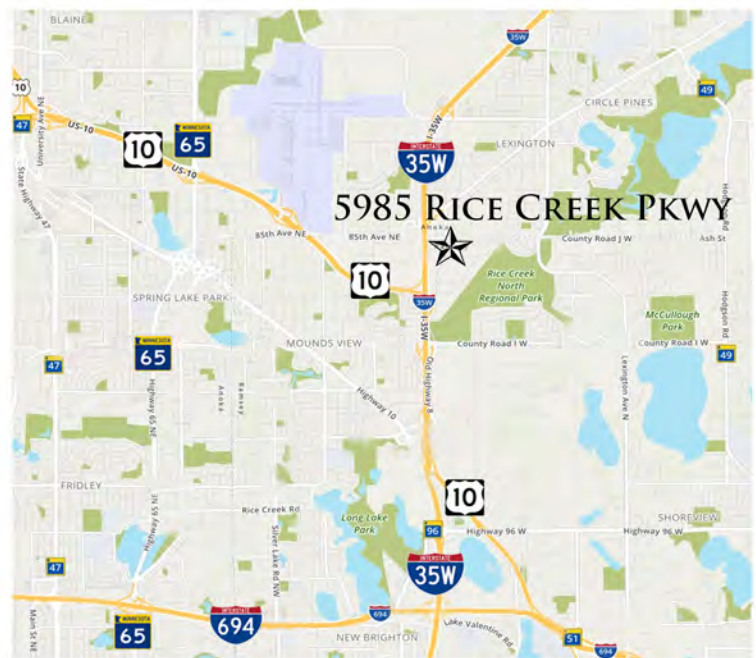
## RICE CREEK PROFESSIONAL BUILDING

5985 RICE CREEK PARKWAY, SHOREVIEW, MN 55126

### LEASE RATES:

OFFICE NET RENT      \$12.50 SF  
2021 EST. OP. EXP.    \$11.00 SF

- 902 SF - 1,281 SF AVAILABLE
- TWO STORY OFFICE BUILDING WITH ABUNDANT WINDOWS & 9' CEILINGS
- JUST EAST OF MEDTRONIC BUILDING
- MONUMENT SIGNAGE AVAILABLE
- EASY ACCESS TO I-35W, CTY 96, US 10, AND I-694
- AREA AMENITIES INCLUDE: RESTAURANTS, HOTEL, GAS STATION AND MORE



## EXCEPTIONAL FOR OFFICE OR PROFESSIONAL

# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

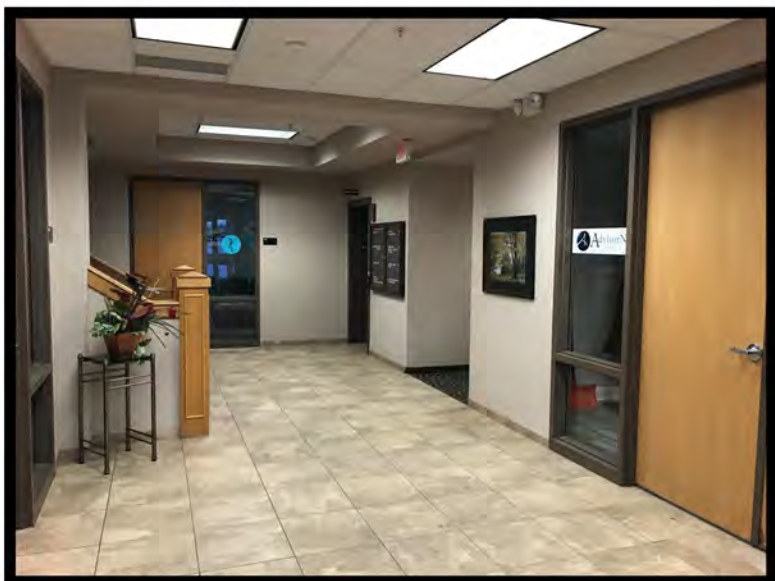
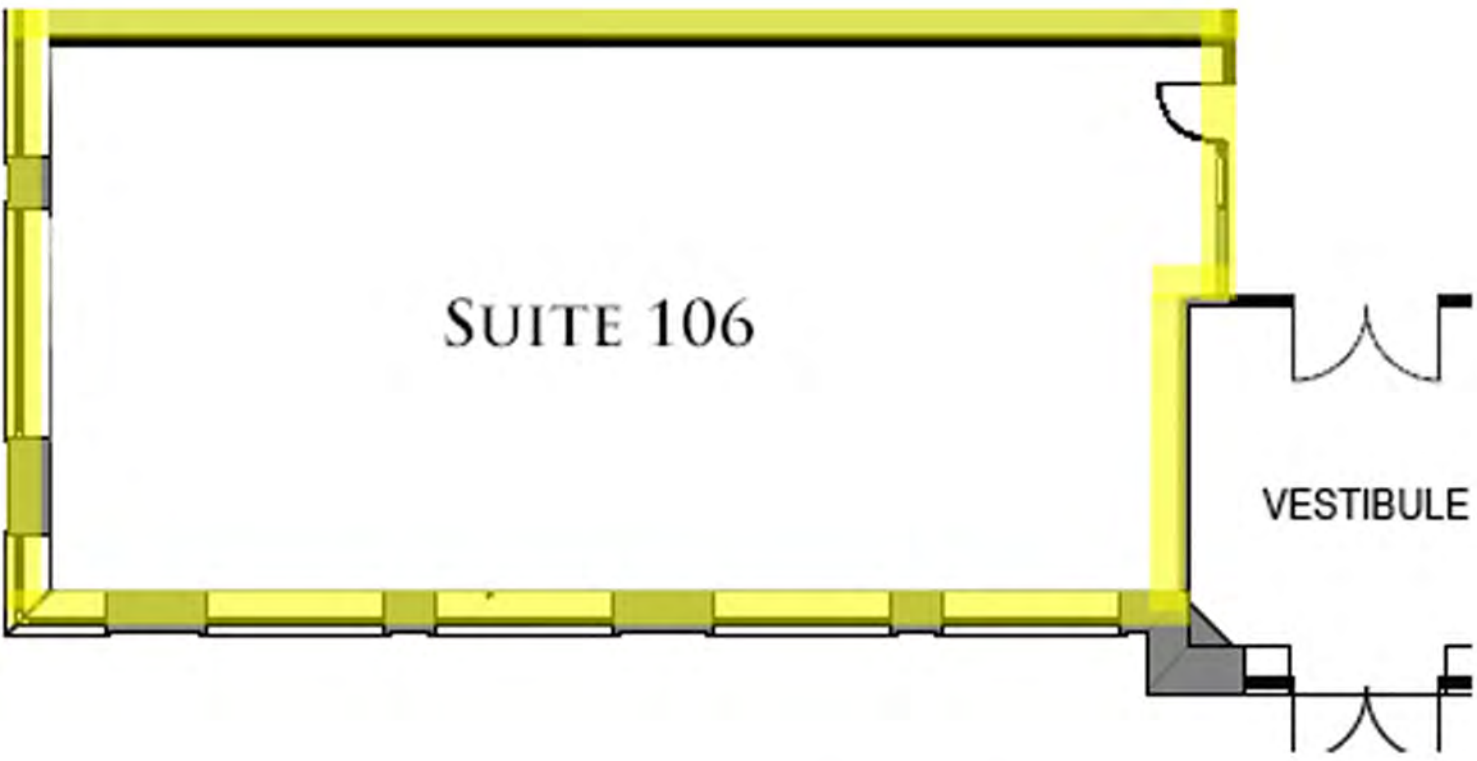
JEFF NORDNESS  
651-341-5044  
jeff@essencerealestate.com

OFFICE: 651-482-1871



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5985 RICE CREEK PARKWAY, SHOREVIEW, MN 55126



SUITE 106 - 1,281 SF



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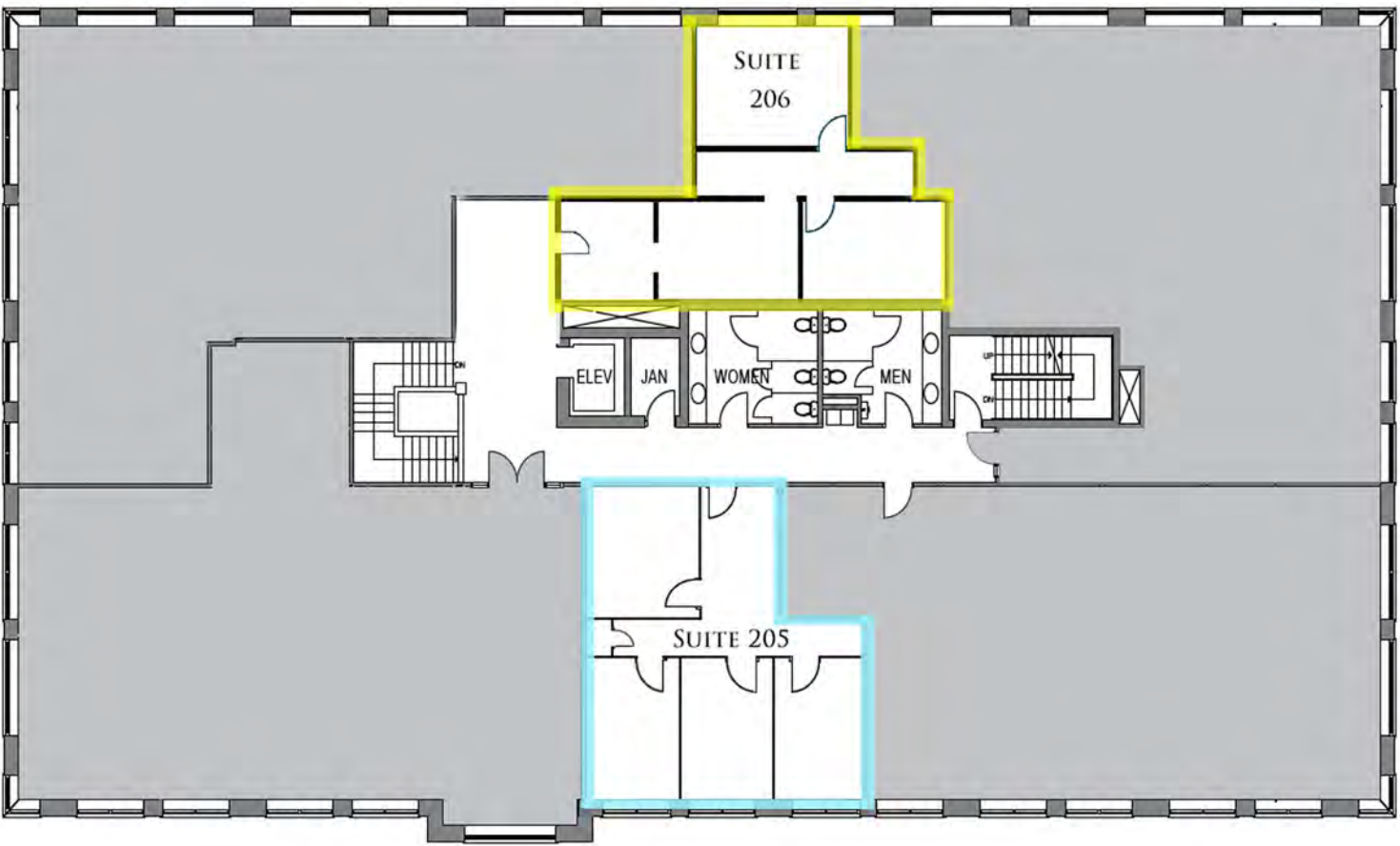
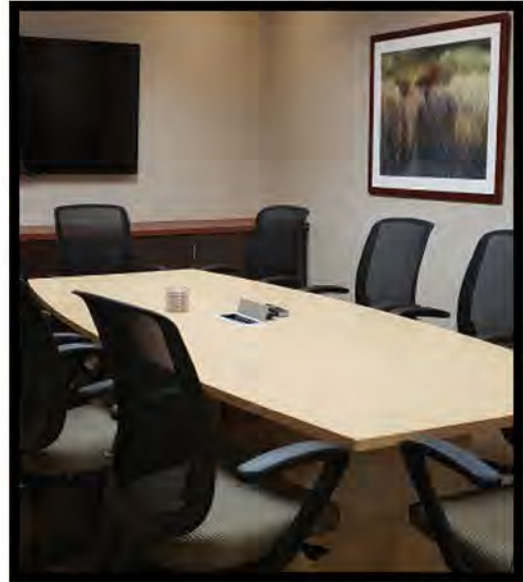
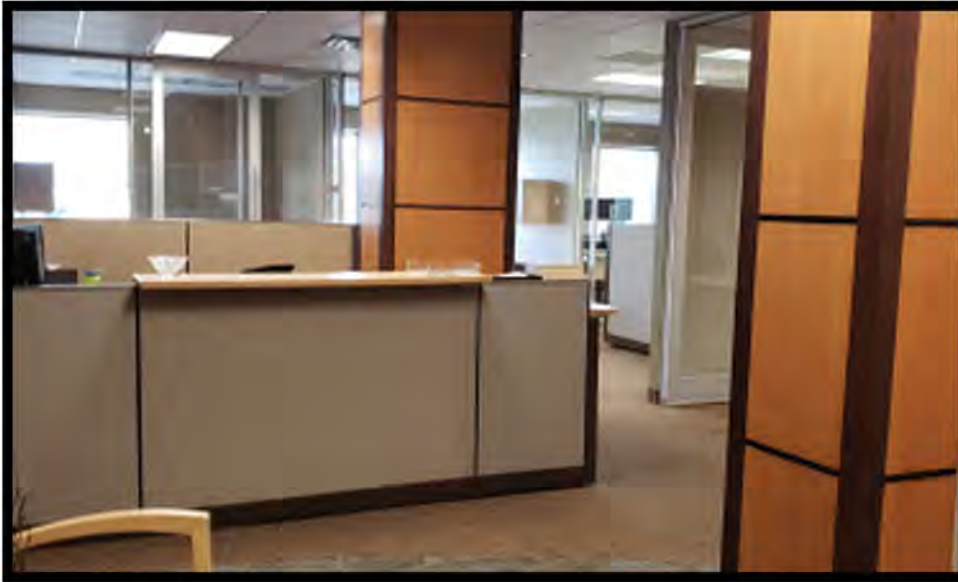
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# RICE CREEK PROFESSIONAL BUILDING

5985 RICE CREEK PARKWAY, SHOREVIEW, MN 55126



SUITE 205 - 989 SF • SUITE 206 - 902 SF



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