

# OFFICE FOR LEASE

5985 RICE CREEK PARKWAY, SHOREVIEW, MN 55126  
902 SF

# ERSI

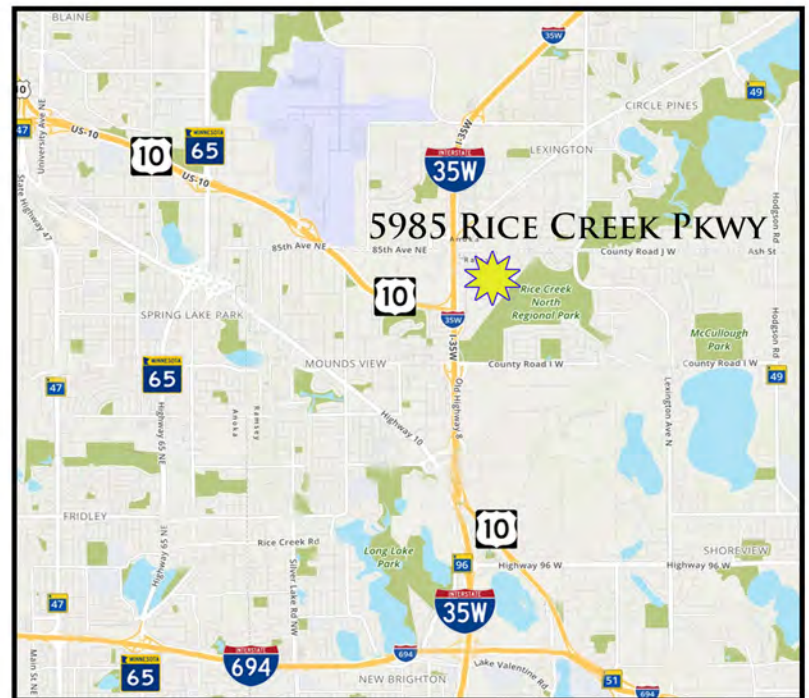
ESSENCE REAL ESTATE  
SERVICES, INC.



## PROPERTY HIGHLIGHTS:

- 902 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 & I-694
- AREA AMENITIES INCLUDE: RESTAURANTS, HOTEL, GAS STATION AND MORE

OFFICE NET RENT      \$12.50 SF  
2022 EST. OP. EXP.    \$ 11.15 SF



## CONTACT:

WWW.ESSENCEREALSTATE.COM

JEFF NORDNESS

[jeff@essencerealestate.com](mailto:jeff@essencerealestate.com)

651-341-5044

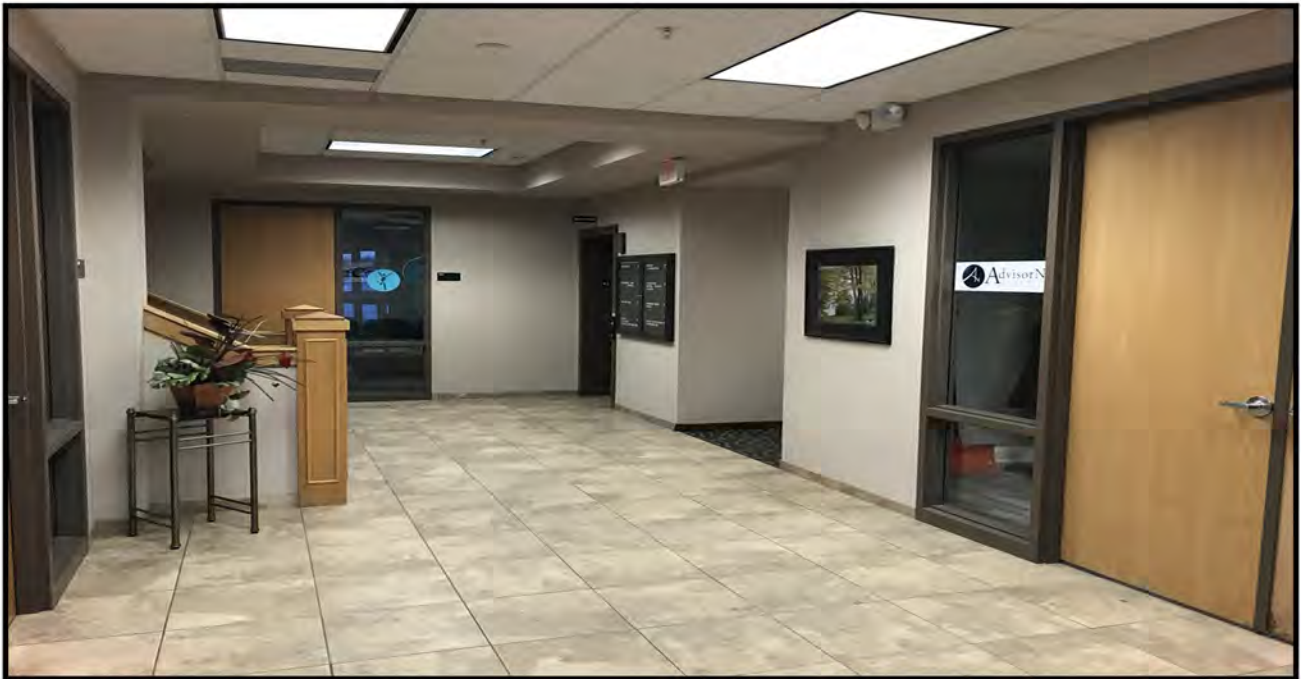
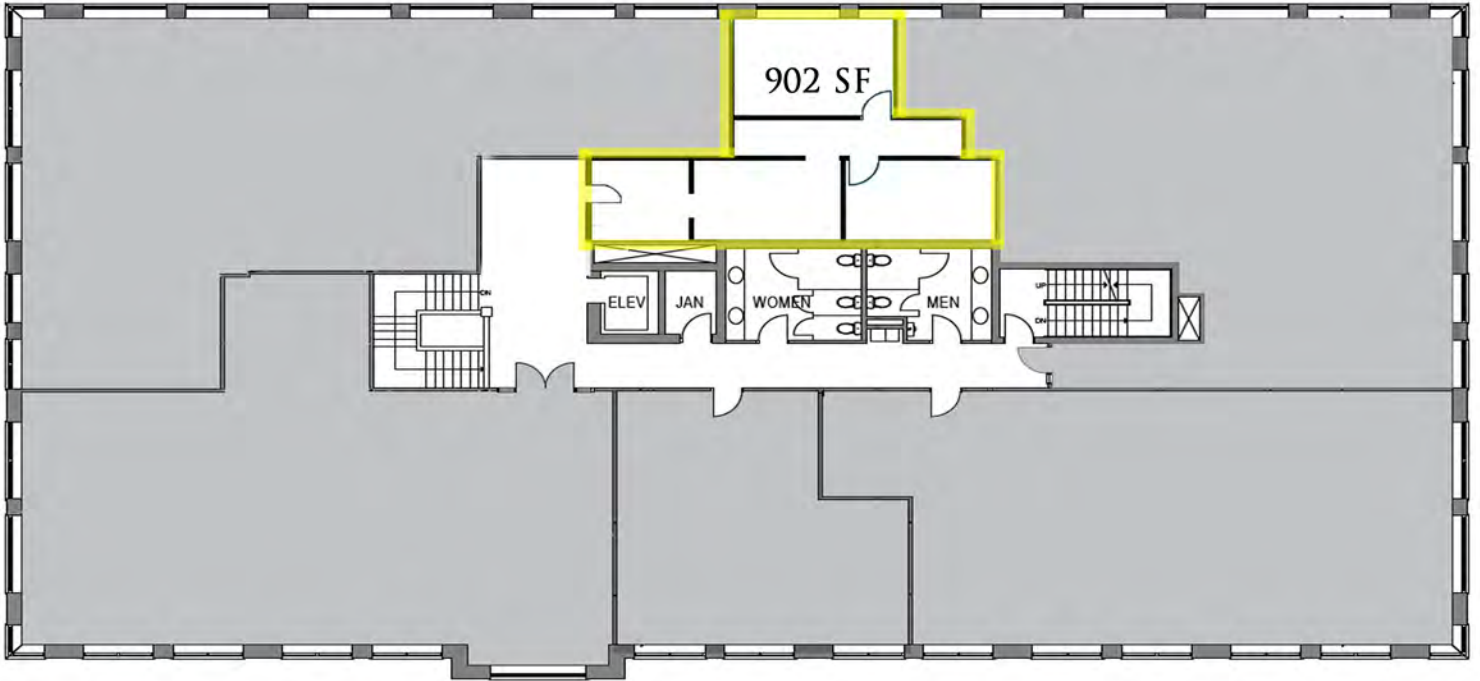
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## 2ND FLOOR (SUITE 206)



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