

FOR LEASE | OFFICE WAREHOUSE

River Tech Workplace

5155 - 5301 East River Road, Fridley, MN 55421



River Tech Workplace is a four-building, multi-tenant office and warehouse portfolio totaling approximately 270,022 square feet in Fridley, Minnesota. Strategically located along East River Road in the North Central submarket, the property offers convenient access to major transportation routes (Interstate 694, Highway 252 and Interstate 94) providing efficient connectivity for tenants and their employees.

Property Features

- Currently 4,900 to 11,500 SF available
- Clear Height 16'
- Ample Parking - 865 spaces (3.20 / 1,000 SF)
- Dock and Drive-in Loading
- Tax & CAM \$5.69 / SF



Comcast Business
CenturyLink



Contact Us

ERIC DUEHOLM

Partner



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BEN BRUNO

Brokerage Services



651.621.2563
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Full Property Information at:
rivertechworkplace.com

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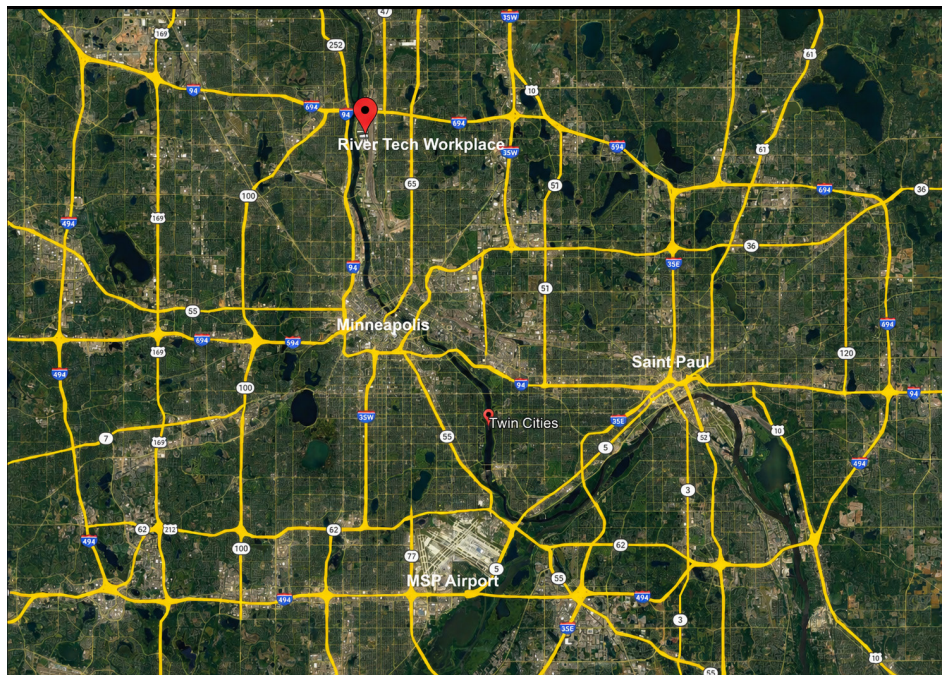


Destinations

Downtown Minneapolis
Downtown St. Paul
MSP International Airport

Drive Time

13 minutes
20 minutes
29 minutes



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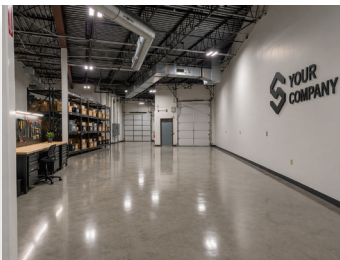
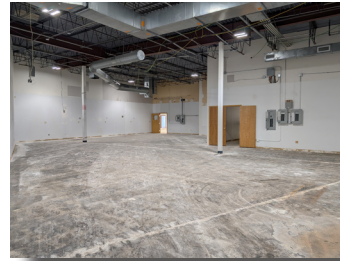
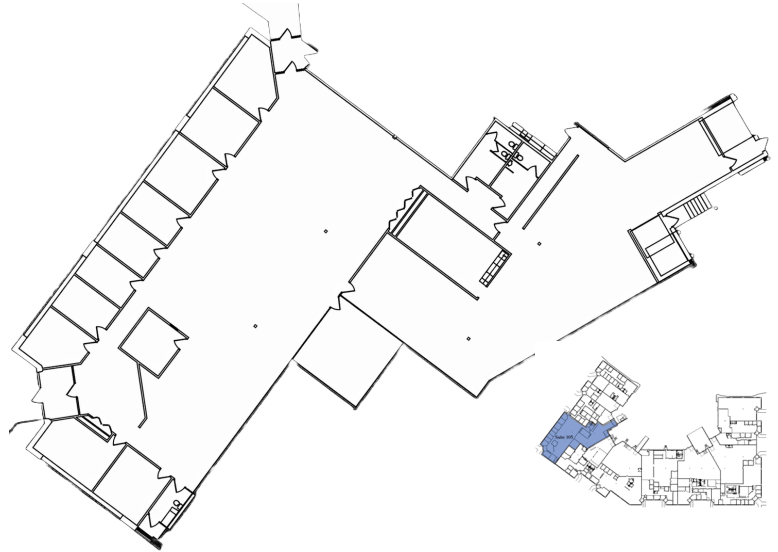
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Building I Suite 105

- 11,497 square feet
 - Office - 7,718 SF
 - Warehouse - 3,779 SF
- Corner unit with great glass line
- 1 dock door
- 1 drive-in door
- Estimated initial monthly gross rent of \$16,660



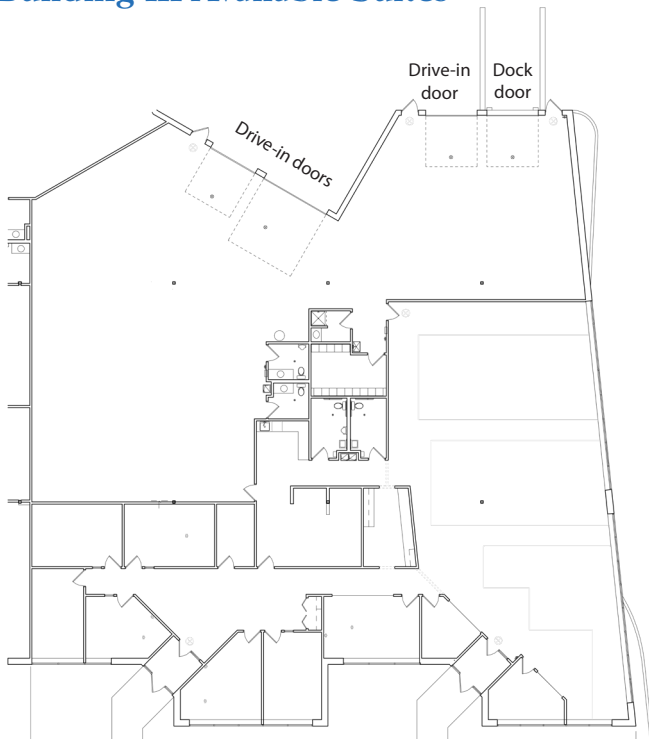
Some images virtually staged for illustrative purposes

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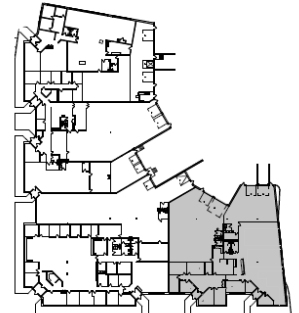
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Building III Available Suites



Suites 313 - 315

- 12,054 square feet
 - Office - 6,570 SF
 - Warehouse - 5,484 SF
- 1 dock door
- 3 drive-in doors (10'x10'; 10'x10'; 14'x14')
- Divisible to 5,914 SF
- Shower Room
- Locker Room
- Great window lines on 2 sides
- Estimated initial monthly gross rent of \$16,580

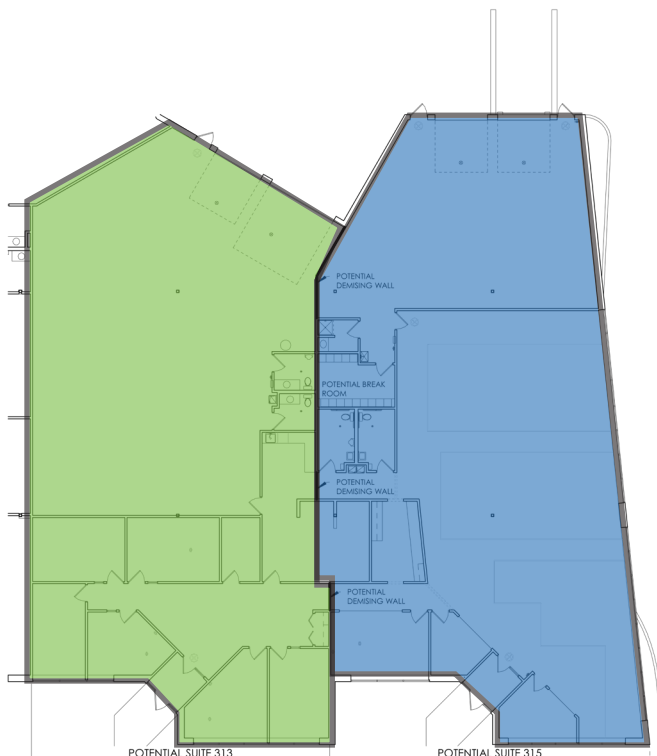


Potential Suites 313

- 5,914 square feet
 - Office - 2,322 SF
 - Warehouse - 3,592 SF
- 2 drive-in doors (10'x10' with floor drain; 14'x14' with floor drain and opener)
- Estimated initial monthly gross rent of \$7,609

Potential Suites 315

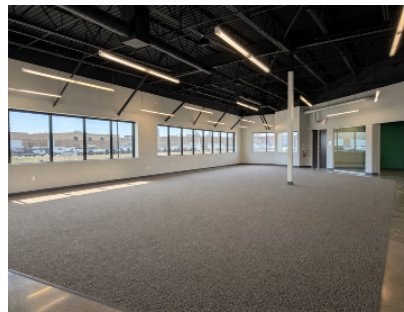
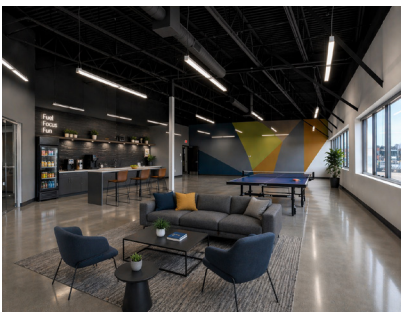
- 6,140 square feet
 - Office - 4,248 SF
 - Warehouse - 1,892 SF
- 1 drive-in door (10'x10' with floor drain and opener)
- 1 dock door (10' x 10')
- Portion of office can be converted to warehouse or production
- Estimated initial monthly gross rent of \$8,971



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Building III Suite 313 - 315



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Building IV Available Suites



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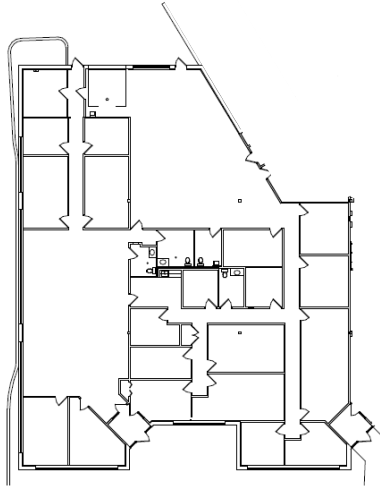
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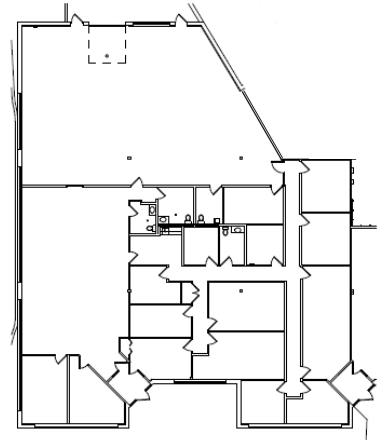


Suites 401-402

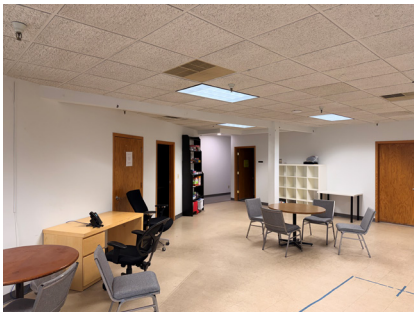
- 8,812 square feet
- 2 drive-in doors
- Currently all office, but office can be scaled back to create warehouse space with 2 drive-in doors
- Great glassline with windows on 3 sides
- Estimated initial monthly gross rent of \$12,990



Current Floorplan



More Warehouse Floorplan

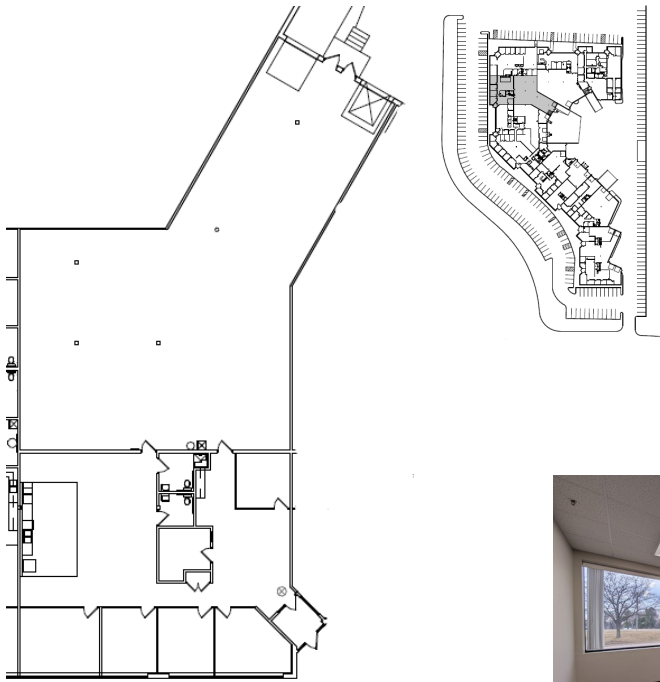


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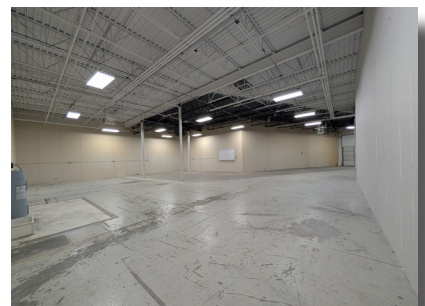
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Suite 406

- 6,865 square feet
- 1 dock door
- 1 half (2' high) dock door - can be converted to full length
- Restrooms with shower
- Kitchenette with dishwasher
- New LED lighting throughout
- Newly painted warehouse
- Estimated initial monthly gross rent of \$9,156



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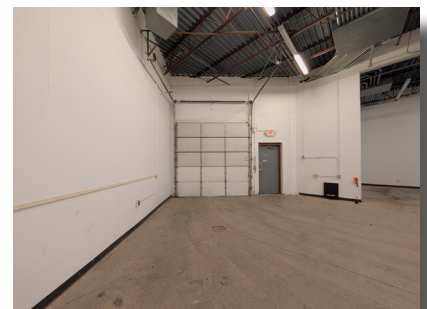
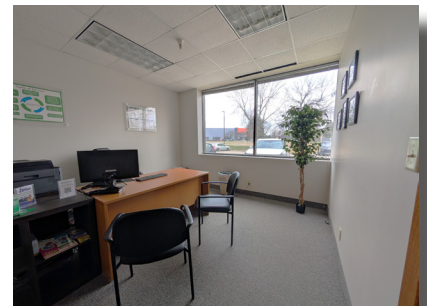
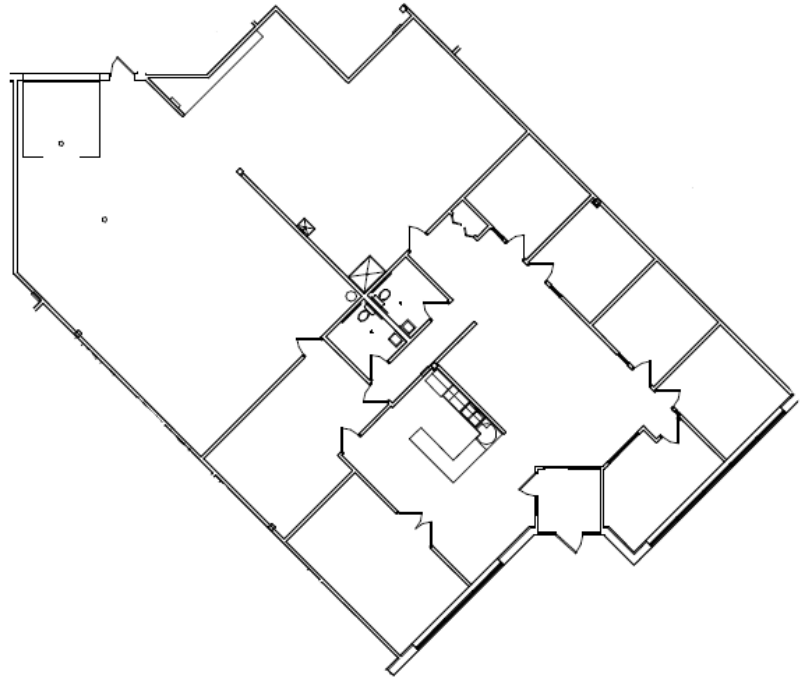
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Suite 411

- 4,921 square feet
 - Office - 2,655 SF
 - Warehouse - 2,266 SF
- 1 drive-in door
- Estimated initial monthly gross rent of \$6,753



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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