

FOR LEASE > OFFICE/TECH SPACE



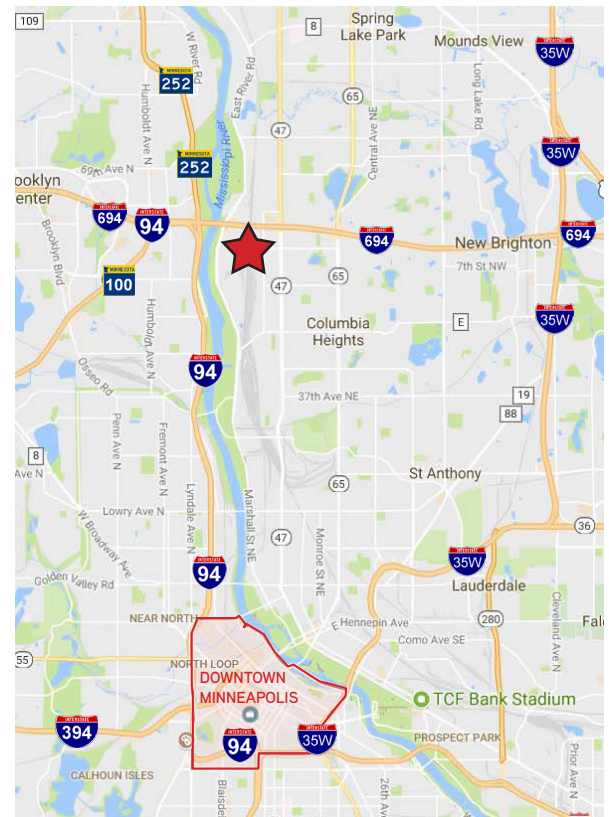
River Road Business Center I-IV

5155 - 5301 EAST RIVER ROAD | FRIDLEY, MN



Building Amenities

- > Quality office/tech located in North Central submarket totalling 270,000 SF
- > Immediate access to Hwy 694 & I-94
- > Flexible dock and drive-in loading
- > 2.5 miles from trendy Nordeast
- > Outstanding in-fill location
- > Professionally maintained
- > Signage opportunities
- > Riverfront Regional Park and bike trails across the street
- > Walking trails along the Mississippi River
- > Interior/Exterior upgrades completed
- > Five minutes to downtown Minneapolis





> Contact Us



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River Road Business Center

5155 - 5301 EAST RIVER ROAD | FRIDLEY, MN

PROPERTY ADDRESS:

5155 - 5301 East River Road
Fridley, MN

BUILDING SQUARE FEET:

270,000 SF

CURRENTLY AVAILABLE:

> Suite 107

3,004 SF Office
2,655 SF Whse
5,659 SF Total
• 1 dock
• \$3.63 PSF Tax/CAM

> Suites 205-206

10,740 SF Office
11,912 SF Whse
22, 948 SF Total
• 3 docks, 2 drive-ins
• \$3.63 PSF Tax/CAM

CLEAR HEIGHT:

14'

ZONING:

I2 - Heavy Industrial

PARKING:

Ample

NET RENTAL RATES:

\$9.50 PSF - Office
\$4.75 PSF - Whse

2017 EST CAM & REAL ESTATE TAX:

\$3.63 PSF (Bldgs I-II)
\$4.21 PSF (Bldgs III-IV)

AMENITIES

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FOR LEASING INFORMATION, CONTACT:

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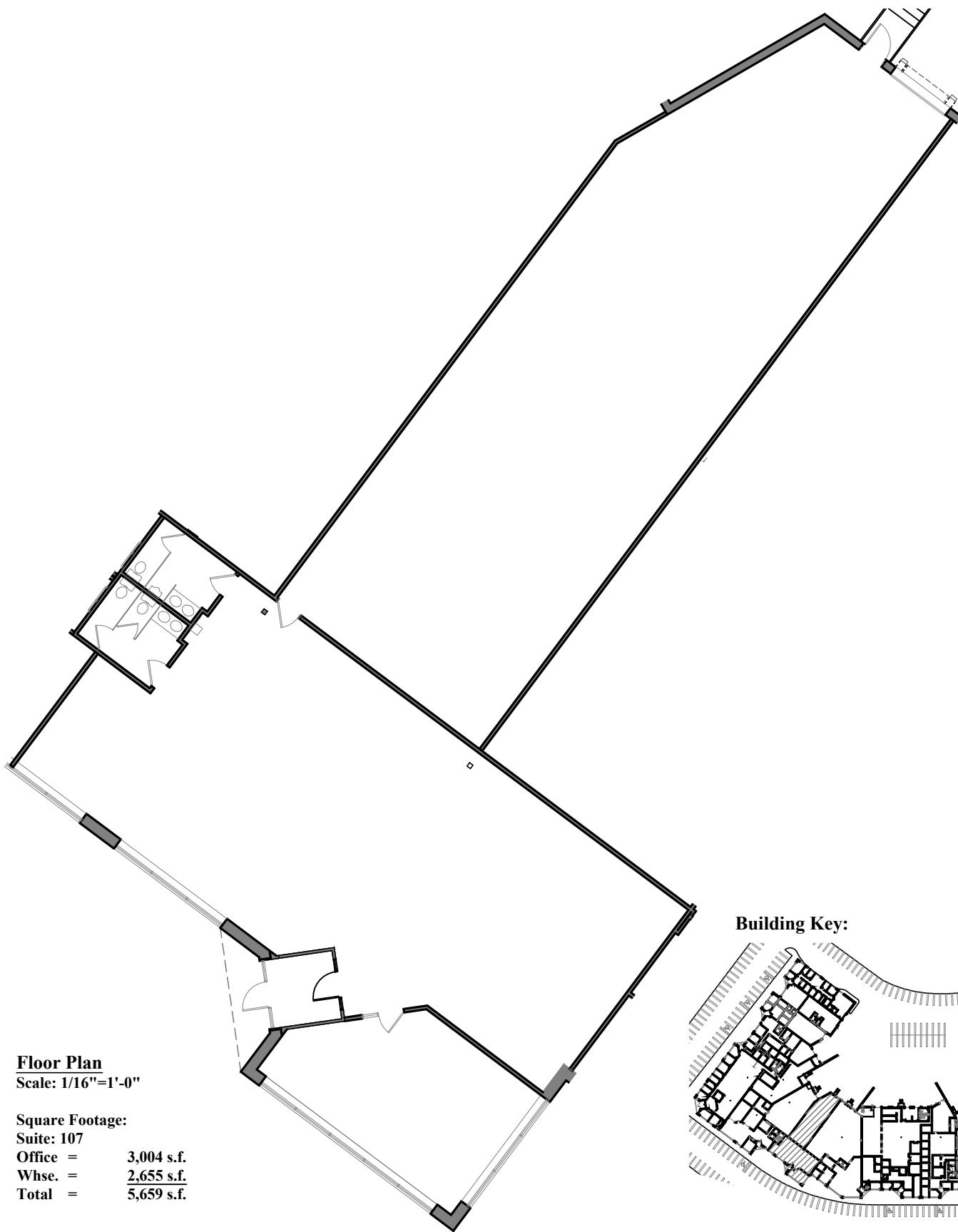
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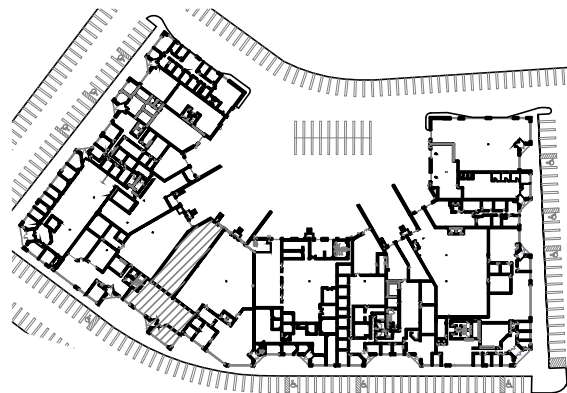
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Floor Plan
Scale: 1/16"=1'-0"

Square Footage:
Suite: 107
Office = 3,004 s.f.
Whse. = 2,655 s.f.
Total = 5,659 s.f.

Building Key:



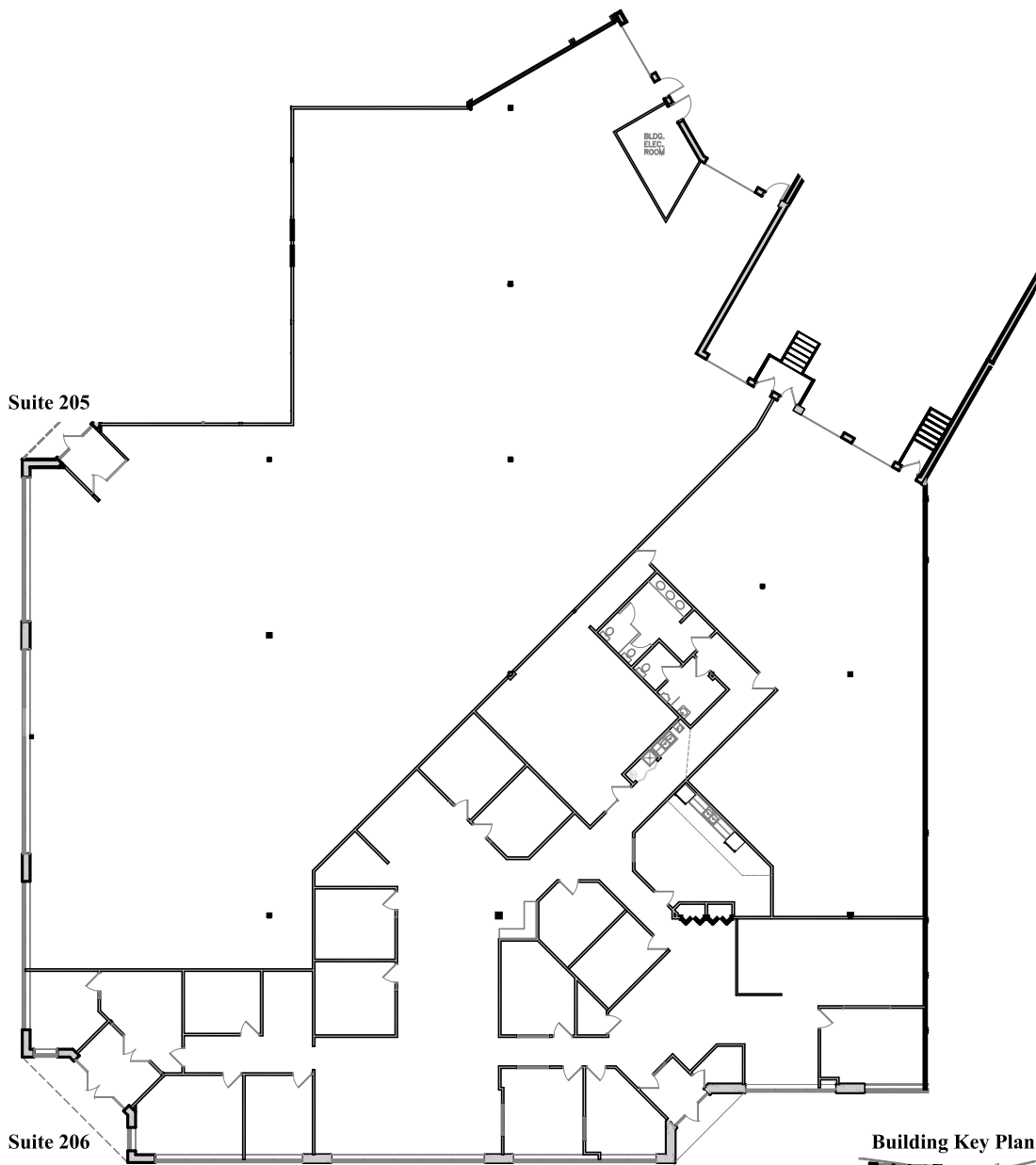
4350 Baker Road, Suite 400
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 952.897.7874 Fax: 952.897.7740

River Road Business Center I

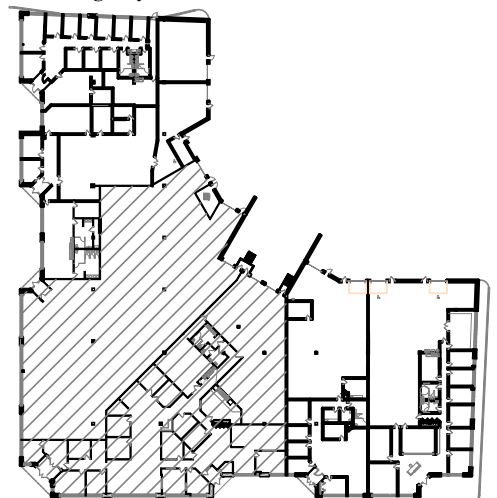
5301 East River Road
 Suite 107
 Fridley, MN 55421



Capital Partners, LLP



Building Key Plan



Floor Plan

Scale: 1"=20'-0"

Square Footage:

Suite 205 11,912 s.f.

Suite 206

Office = 10,740 s.f.

Whse. = 296 s.f.

Total = 11,036 s.f.

Combined Total

22,948 s.f.



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River Road Business Center II Suites 205-206

5255 East River Road
Fridley, MN 55421

