

**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

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Partner



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**BEN BRUNO**

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Full Property Information at:  
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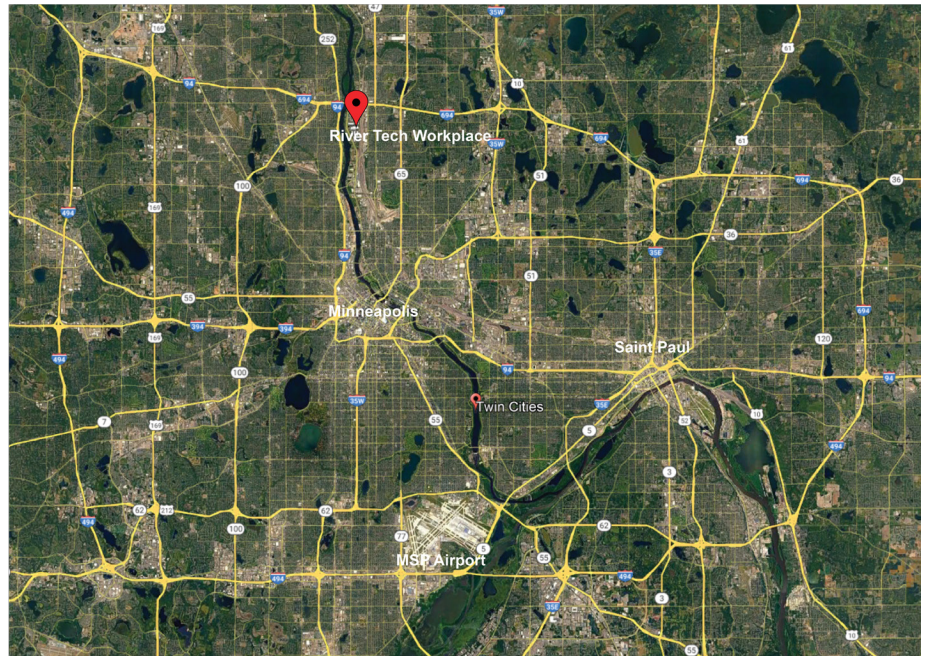


### Destinations

Downtown Minneapolis  
Downtown St. Paul  
MSP International Airport

### Drive Time

13 minutes  
20 minutes  
29 minutes



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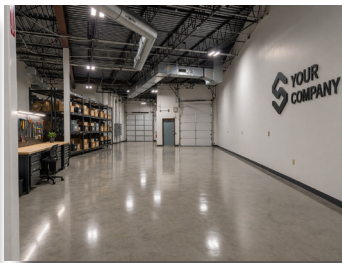
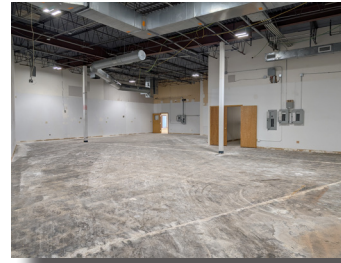
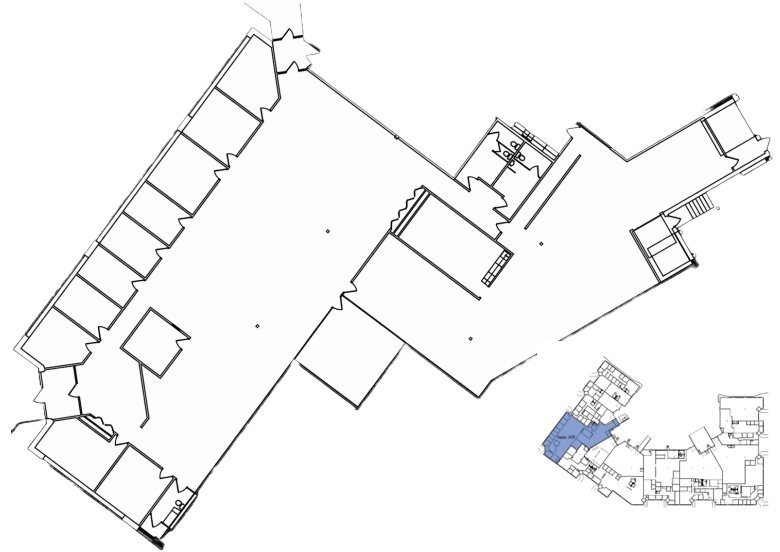
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## Building I Suite 105

- 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



*Some images virtually staged for illustrative purposes*

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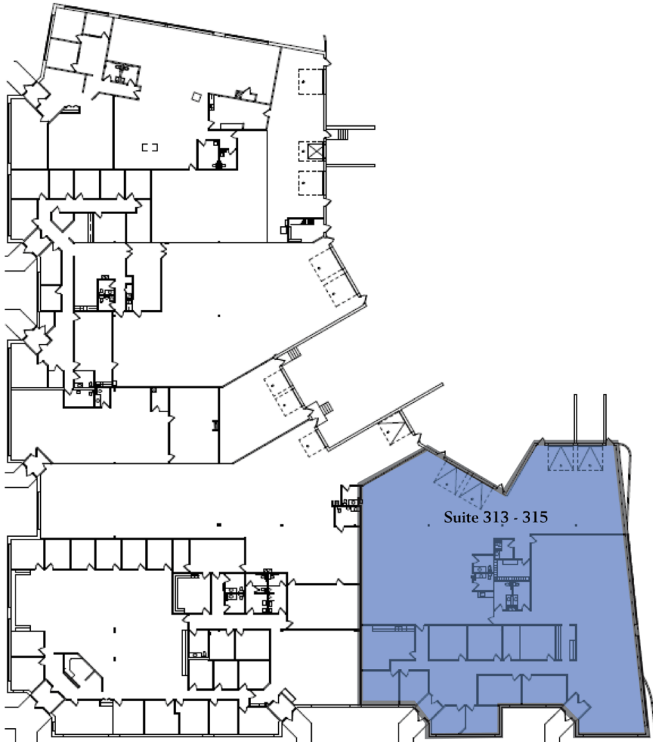
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## Building III Available Suites

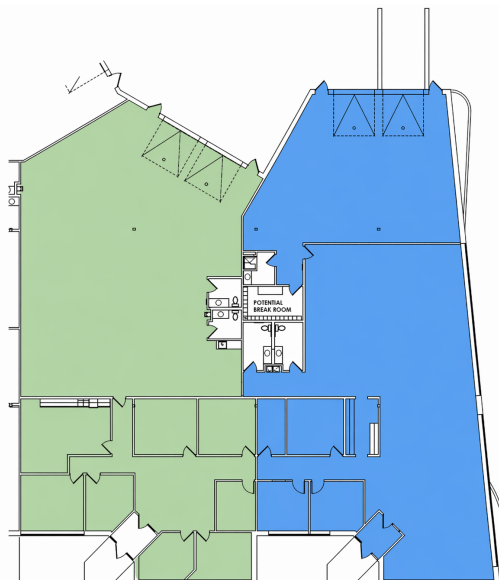


### Suites 313 - 315

- 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

### 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)



### 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

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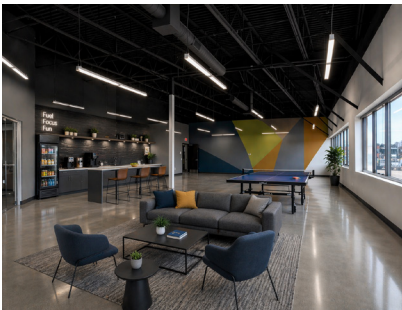
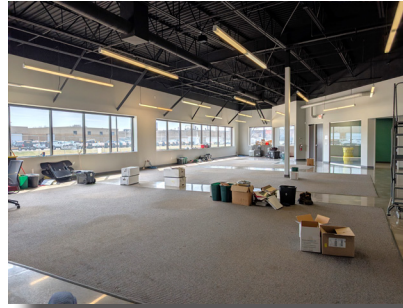
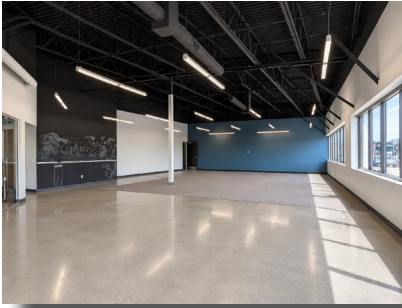
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## Building III Suite 313 - 315



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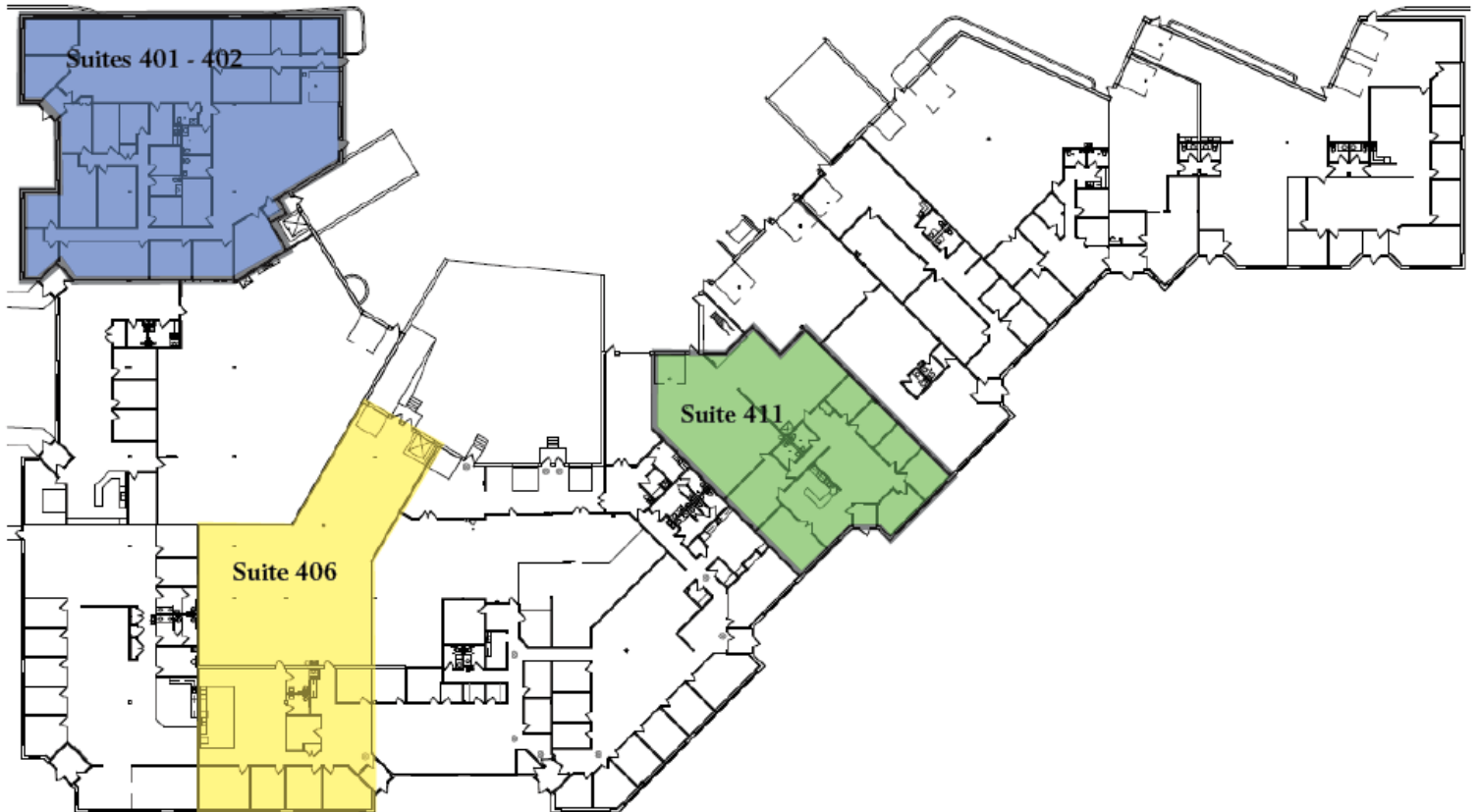
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## Building IV Available Suites



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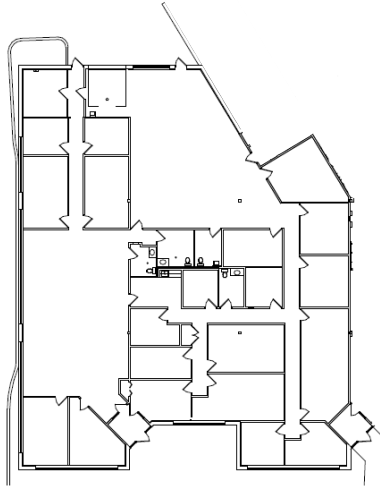
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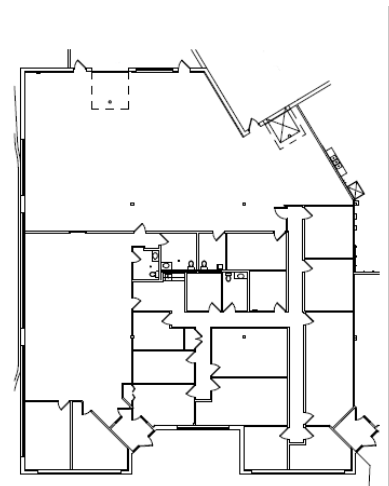
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**Suites 401-402**

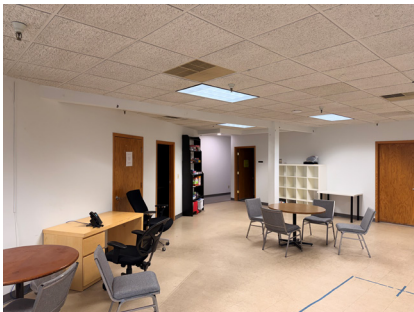
- 8,812 square feet
- 2 drive-in doors
- Currently all office, but office can be scaled back to create warehouse space with 2 drive-in doors
- Great glassline with windows on 3 sides



Current Floorplan



More Warehouse Floorplan



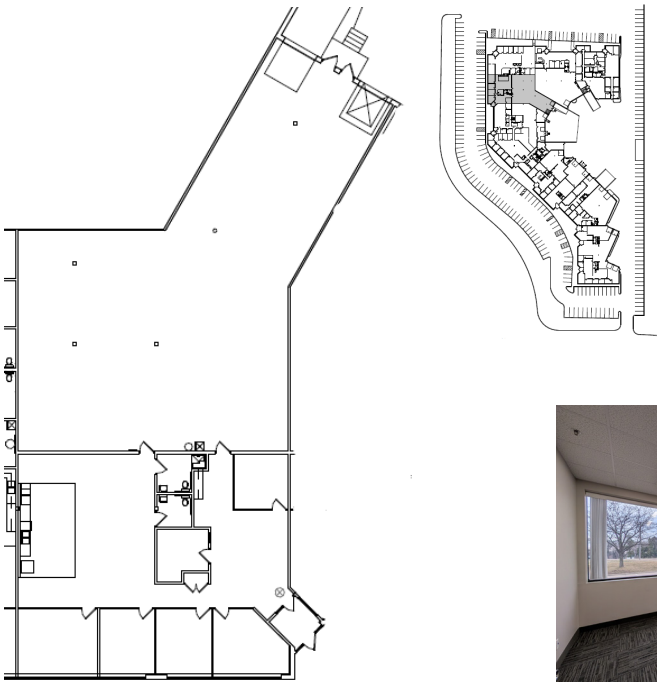
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### Suite 406

- 6,865 square feet
- 1 dock door
- 1 half high (2') dock door



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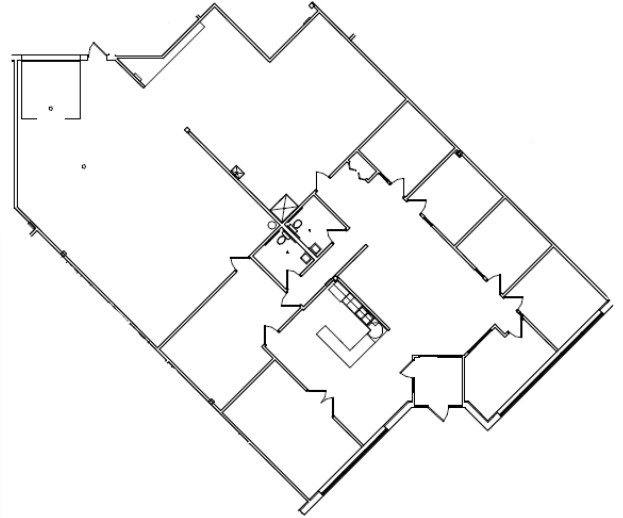
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**Suite 411**

- 4,921 square feet
  - Office - 2,655 SF
  - Warehouse - 2,266 SF
- 1 drive-in door



*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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