

FOR LEASE
RIVER PARKWAY PLACE
1101 W RIVER PARKWAY
MINNEAPOLIS, MN 55415



TRANSWESTERN

REAL ESTATE
SERVICES



HIGHWAY
ACCESS



EXCELLENT
LOCATION



83,612
TOTAL SF



MANY
AREA AMENITIES



CLOSE
TO DOWNTOWN
MINNEAPOLIS

PROPERTY SPECIFICATIONS

Property Summary

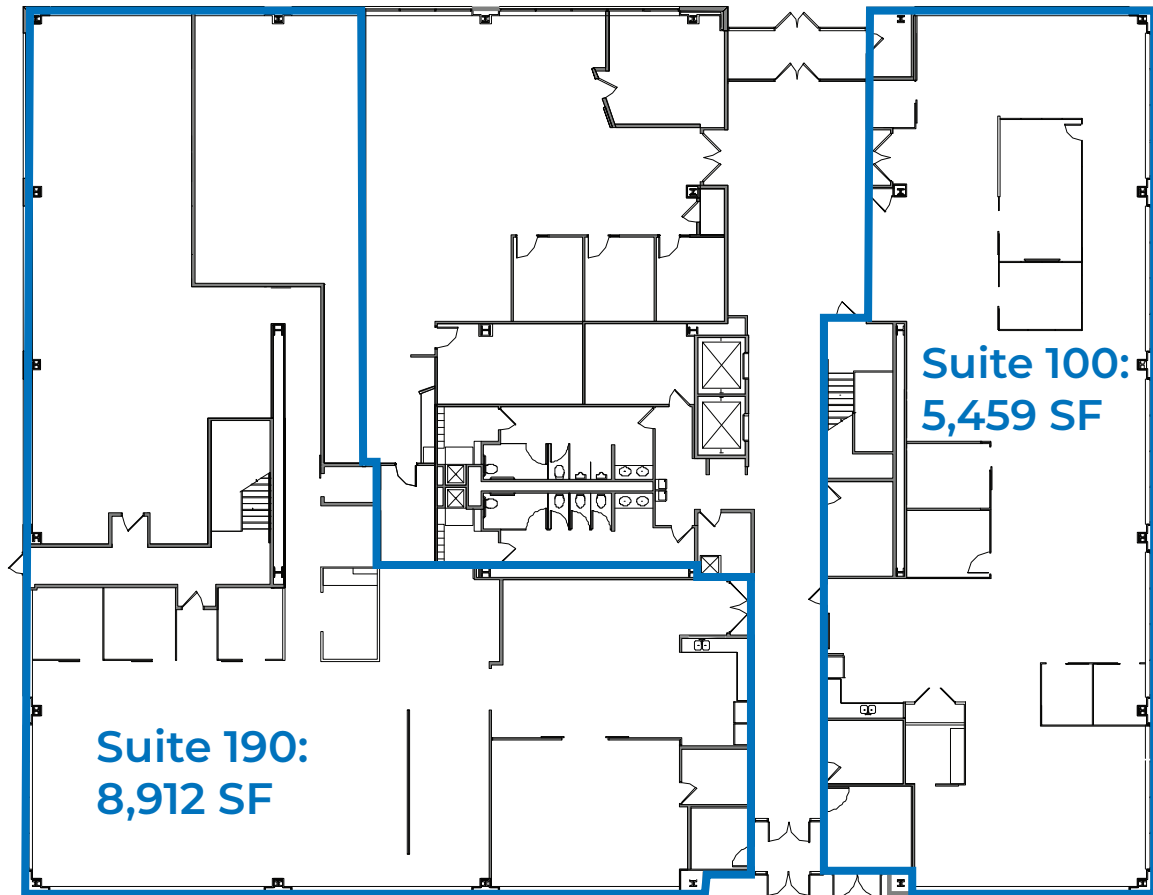
- **Building Size:** 81,310 SF
- **Availability:** 56,707 SF Total
 - Suite 100: 5,459 SF
 - Suite 190: 8,912 SF
 - Suite 300: 21,123 SF
 - Suite 400: 21,213 SF
- **Lease Rate:** Negotiable
- **Operating Expenses:** \$9.68/SF
- **Real Estate Taxes:** \$4.89/SF
- **2025 Estimate:** \$14.57/SF
- **Parking:** On site and in adjacent ramp (2.72/1,000 sf)

Property Amenities

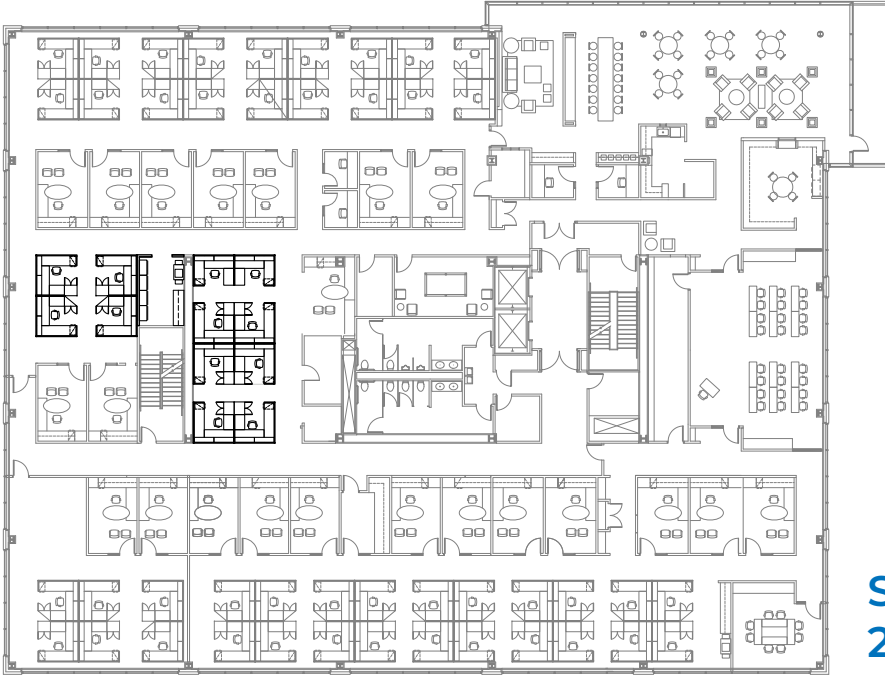
- Easy access to Highways I-35W and I-94
- Close proximity to parks, trails, walking, and bike paths



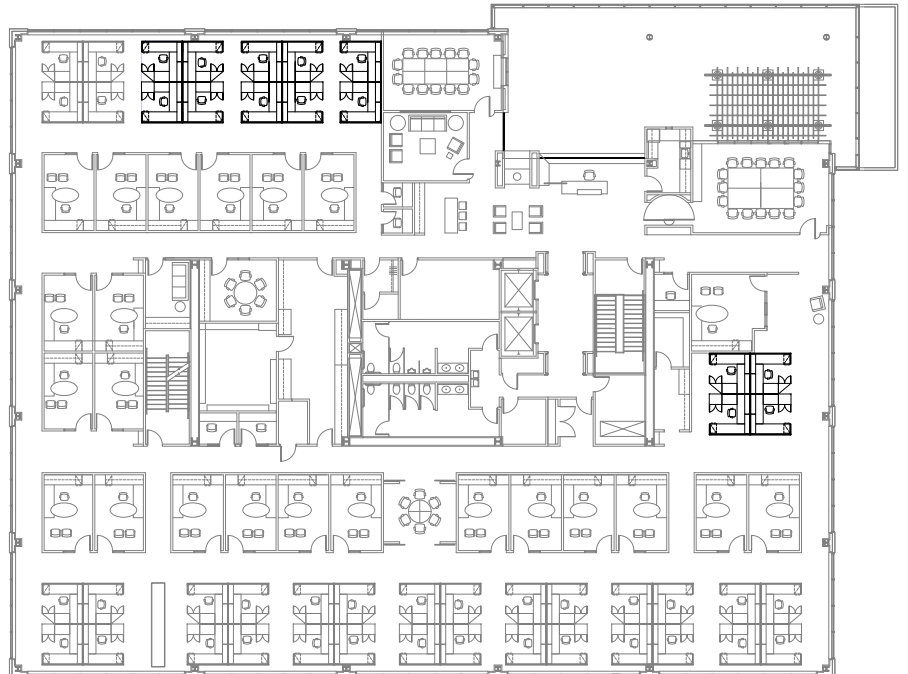
FLOOR PLAN



FLOOR PLAN

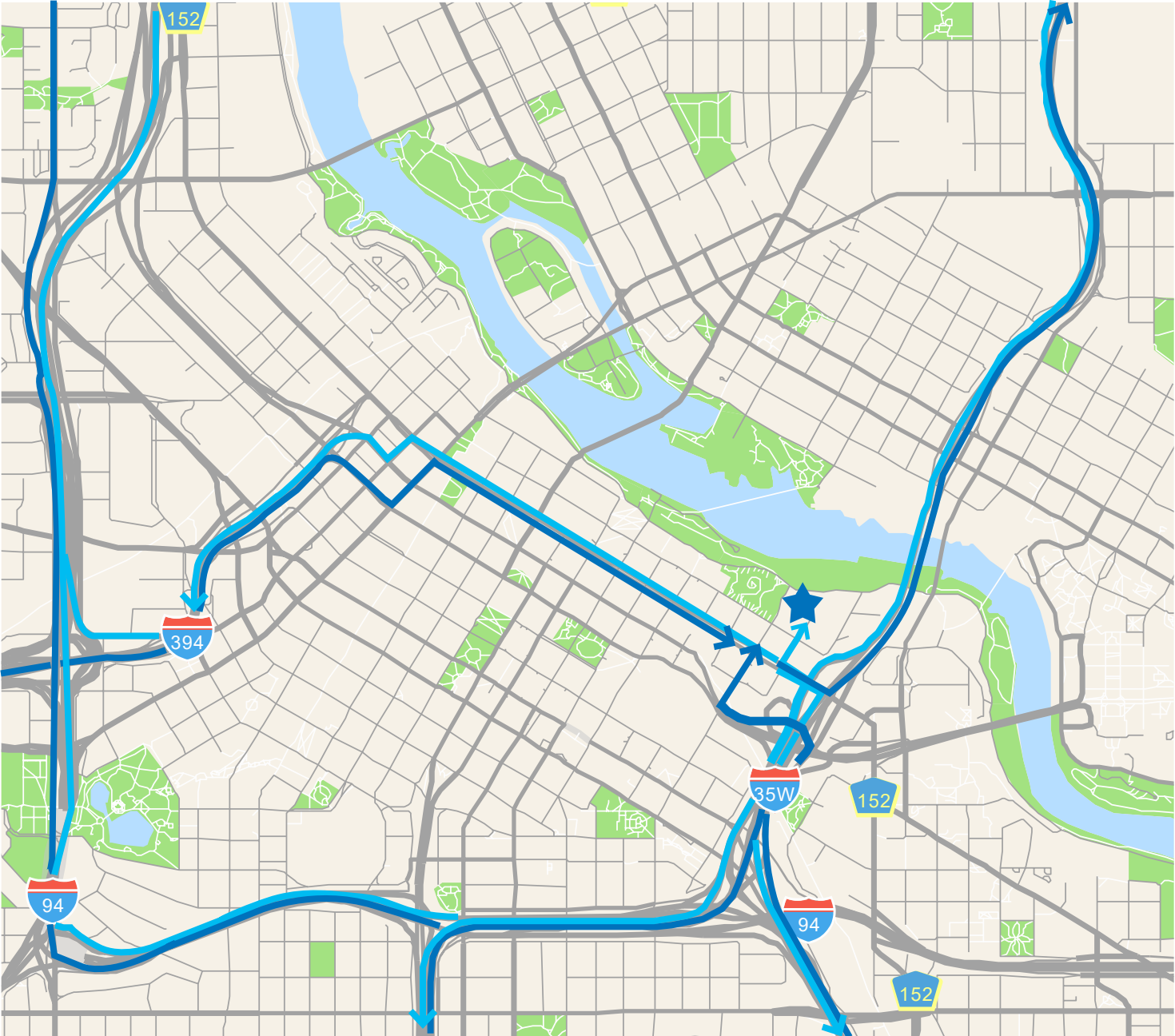


Suite 300:
21,123 SF



Suite 400:
21,213 SF

COMMUTER ACCESS



NEIGHBORHOOD MAP





TRANSWESTERN

REAL ESTATE
SERVICES

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