

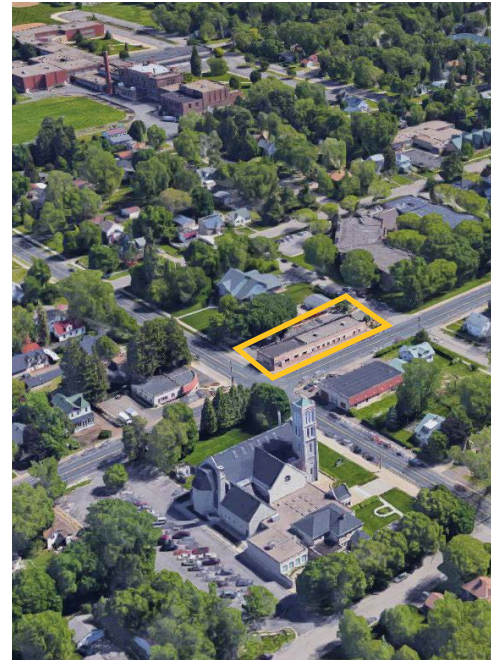
FOR SALE OR LEASE >

# 2025 4th Street

White Bear Lake | Minnesota



Accelerating success.



## FOR SALE OR LEASE

Locate your business at one of the busiest intersections in White Bear Lake!

## BUILDING AMENITIES

- > Thirteen (13) private offices
- > One (1) conference room
- > One (1) kitchen
- > Three (3) ADA bathrooms
- > Efficient florescent lighting
- > Sprinklered
- > Cat 5 wired
- > Fireplace
- > Parking for 20 vehicles, plus street parking
- > Built in 1945, addition in 2006
- > Easy access to Highway 61
- > Located at busy intersection
- > Drip free landscaping

## CONTACT >

Mike Brass  
direct 952 837 3054  
mobile 612 750 4312  
[mike.brass@colliers.com](mailto:mike.brass@colliers.com)



Scan for online brochure

# 2025 4TH STREET > FOR SALE OR LEASE

<b>Address</b>	2025 4th Street, White Bear Lake, MN 55110
<b>Building Size</b>	4,766 square feet total Divisible to 2,064 square feet Plus 1,800 SF Basement
<b>Zoning</b>	Limited Business B-2, inclusive of B-1
<b>HVAC</b>	Two (2) rooftop units Two (2) furnaces Two (2) air conditioning units
<b>Sale Price</b>	\$890,000 (\$195.60 per square foot - based on main floor square feet)
<b>2018 Est Real Estate Tax</b>	\$15,333 (\$2.41 per square foot - based on main floor square feet)
<b>Rental Rates</b>	Suite West- \$14.25 PSF Suite East- \$13.25 PSF Entire Building- \$14.00 PSF
<b>CAM &amp; Tax</b>	\$3.22 per Square foot- Tax \$1.02 per Square foot- CAM \$4.24 total PSF



## AVAILABLE SPACE

Suite	Total SF	Base Rent PSF	Total Base per Month	CAM & Tax PSF	Est. CAM & Tax	Total per Month
West	2,064 (Plus Basement of 1,800 SF)	\$14.25	\$2,451	\$4.24	\$729	\$3,180
East	2,702	\$13.25	\$2,983	\$4.24	\$995	\$3,938
Whole	4,766 (Plus Basement of 1,800 SF)	\$14.00	\$5,560	\$4.24	\$1,684	\$7,244

## CONTACT >

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# SITE AERIAL >

2025 4th Street | White Bear Lake, MN



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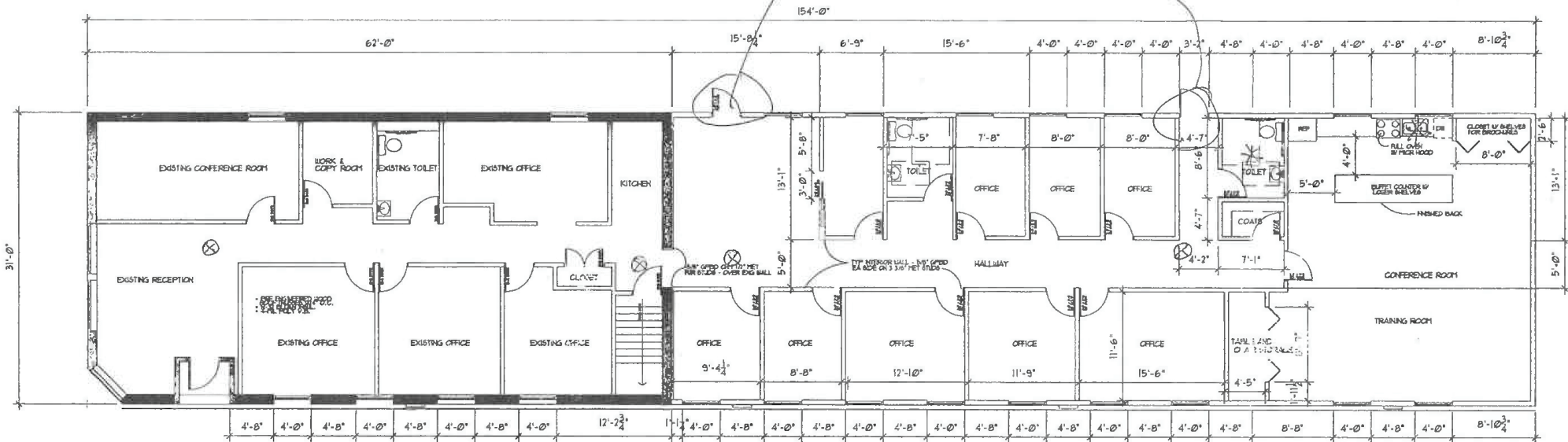
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[colliers.com/msp](https://colliers.com/msp)

APPROVED  
 SUBJECT TO COMPLIANCE  
 WITH CODES & INSPECTIONS  
 WHITE BEAR AREA  
 DEPARTMENT OF INSPECTIONS  
 BY: *[Signature]* DATE: 5-2-06

ONE ENTRY SHALL BE THE ACCESSIBLE ROUTE INTO  
 THE STRUCTURE FROM THE PARKING SURFACE. (NO STEP  
 TO GAIN ENTRY). EXISTING ENTRY AT S.W. CORNER DOES  
 NOT COMPLY WITH FEDERAL ACCESSIBILITY REQUIREMENTS.



1 FLOOR PLAN  
 1/8" = 1'-0"



THIS PLAN CHANGE SHOWS RE-CONFIGURED CONFERENCE ROOM WITH  
 BREAKROOM/KITCHEN EQUIPMENT, AN ADDITIONAL RESTROOM, ENTRY  
 DOOR MOVED, CLOSETS/STORAGE ADJUSTED.

\* ADDITIONAL PLUMBING FIXTURES AND THEIR LOCATIONS MUST BE  
 APPROVED BY THE MINNESOTA DEPT. OF HEALTH, PLUMBING DIVISION.

LINE OF EXG BLDG

PREP BY: [Signature]

# WHITE BEAR LAKE



## CONNECTED COMMUNITY

Minnesota's first resort town, White Bear Lake is just 20 minutes from Minneapolis or St. Paul, and is distinguished for its downtown business community, beautiful lake views and endless recreational activities. The White Bear Lake Community is not only connected through trails and roads but through what citizens call the "White Bear Way." White Bear Lake citizens are connected socially like no other town. Neighborhoods are known to showcase the White Bear in their front yard symbolizing pride for their community. Businesses and groups come together to host events such as Manitou Days, Marketfest, Farmers Market, Bearly Open and Winterfest. White Bear Lake cherishes it's small town charm with the convenience of living in the Twin Cities Metropolitan Area.



**8.7 MILES OF LAKESHORE**



**DOWNTOWN**



**8.6 MILES OF TRAILS**



**20 CITY PARKS**



**SCHOOLS ART CULTURE**





# COMMUNITY DEMOGRAPHICS

White Bear Lake is a wonderful community to raise a family, locate as a working individual, retire, or run a business. White Bear Lake has a good balance of housing cost to income, household size, working age population, jobs, total families, and educated population.

- ✓ **50%** of population between the ages 18-54
- ✓ **32%** of households with one or more children under 18
- ✓ **76%** of the population attended some level of college
- ✓ **33%** of residents have incomes \$100,000+
- ✓ **A higher spending potential** in White Bear Lake than the Twin Cities Metro with 2,700 households making over \$100,000 a year

## COMMUNITY SNAPSHOT

POPULATION

**24,599**

MEDIAN AGE

**41.9**

TOTAL

HOUSEHOLDS

**10,423**

AVERAGE

HOUSEHOLD SIZE

**2.36**

TOTAL FAMILIES

**6,650**

PER CAPITA INCOME

**\$34,345**

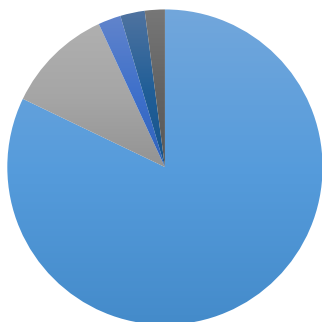
2016 MEDIAN HOUSEHOLD INCOME

**\$65,096**

## TOP 5 BENEFITS FOR RESIDENTS IN WHITE BEAR LAKE

- ✓ **STRONG COMMUNITY** that supports one another and local businesses
- ✓ **THE LAKE** offers views, trails and recreation opportunities that of a resort
- ✓ **BEAUTIFUL** homes with character that hold strong value in the community
- ✓ **SHOPPING** opportunities are endless in White Bear Lake's viable downtown business district
- ✓ **EDUCATION** is highly valued with a strong school district, local college, and an arts district that continues to grow

## Race and Ethnicity



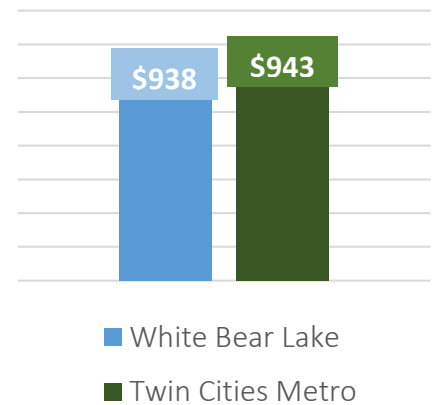
- White Alone
- Black or African American
- Asian or Pacific Islander
- Two or More Races
- Hispanic or Latino total



# LIVING HERE

A range of housing options across White Bear Lake benefits individuals and families of all ages. Viable housing choices in White Bear Lake allow households to find affordable housing in the same community throughout economic or life circumstance change. The Median Home Price and Average Rent is just under the Twin Cities Metro Average making White Bear Lake an affordable community as well.

2016 AVERAGE RENT



A convenient Twin Cities location situated along Interstates 694 & 35E

Minutes from Downtown Minneapolis and St Paul



Highly regarded natural resources and recreational opportunities

Endless Lakeshore

Active Community



Range of housing opportunities and charming neighborhoods

Renowned School District

Connected Community



A Thriving Downtown and endless retail options throughout the community

Local events such as Marketfest, Manitou Days, Farmers Market, Bearly Open and Winterfest.

2016 MEDIAN HOUSEHOLD INCOME

**\$65,096**

2016 MEDIAN HOME VALUE

**\$239,843** (-\$2,157 from Metro Average)

AVERAGE SPENT ON HOUSING/MONTH

**\$1,387**

HOUSEHOLD INCOME



Source: MN Compass, Geographic Profiles, United States. Consumer Expenditure Survey, Bureau of Labor Statistics

PICTURE CREDIT: Downtown Friendliness-Mike Brooks, Downtown White Bear Lake- Craig Lassic



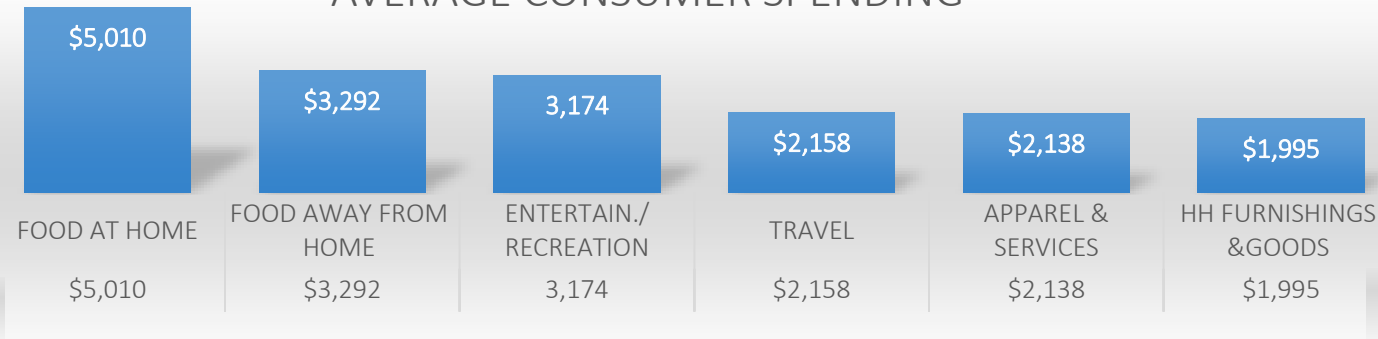
# DOING BUSINESS HERE

## TOP 5 BENEFITS FOR BUSINESS IN WHITE BEAR LAKE

- › **PROXIMITY** to other retailers catering to same markets
- › **ACTIVE** and supportive business community
- › **CLOSE** to major highways and interstates
- › **AFFORDABLE** rent in buildings with character
- › **GROUP** advertising and social media opportunities

White Bear Lake residents make for a great workforce, and the community offers a variety of jobs in all industries that attract residents and tourists to the area.

## AVERAGE CONSUMER SPENDING



## TOP 5 INDUSTRIES OF EMPLOYMENT

Industry	# of Employees
Retail, Accommodation & food services	2,163
Manufacturing & Wholesale	1,782
Health care and social assistance	1,711
Finance, Insurance & Scientific	1498
Educational services	1,219

## TOTAL JOBS

12,106

## TOTAL POPULATION AGES 18-65

14,503

## POPULATION EDUCATIONAL ATTAINMENT

75.6% of the population attended some level of college



# Welcome to Downtown

WHITE BEAR LAKE



## Shopping & Eateries\* Map

Courtesy of the shops and businesses of  
Downtown White Bear Lake  
[www.DowntownWhiteBearLake.com](http://www.DowntownWhiteBearLake.com)

