

FOR LEASE



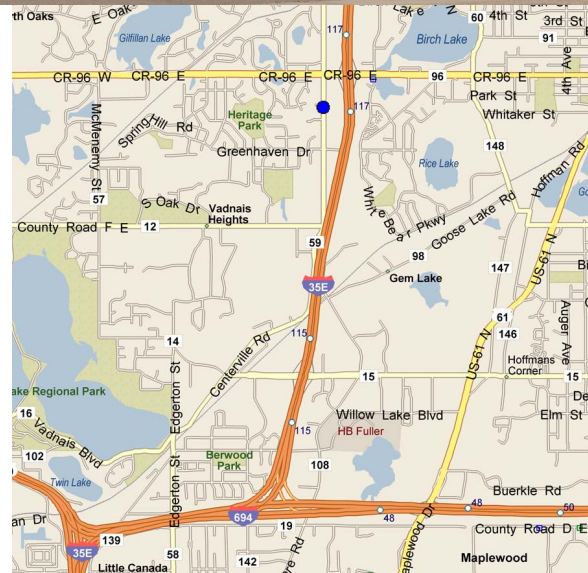
White Bear Business Park

4444 CENTERVILLE ROAD, WHITE BEAR LAKE, MINNESOTA



Building Amenities

- › 132,945 SF multi-tenant, office/warehouse/showroom building
- › Tilt-up construction
- › 22' 10" clear height
- › Drive-in and dock loading
- › Sprinklered
- › 312 parking stalls
- › Freeway visibility
- › Convenient access to I-35E via Highway 96 and Centerville Road
- › Power: Each bay has 200 amp, 120/208 volt, 3-phase panel
The building also has six 200 amp, 480 volt, 3-phase panels available (bays 160 and 170 are currently using two of these six panels)



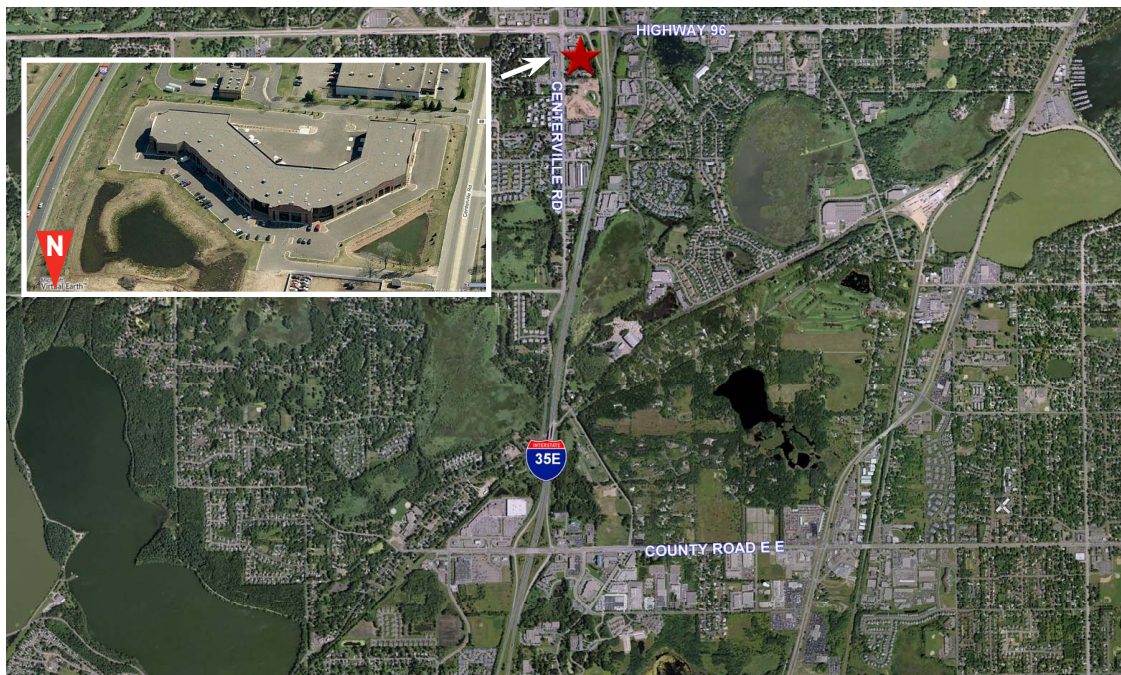
Scan for more information

COLLIERS INTERNATIONAL
5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126

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MIKE BRASS
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Aerial View



Building Images



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White Bear Business Park

BUILDING SIZE:

132,945 square feet

CURRENTLY AVAILABLE:

Suite 115:

3,633 total square feet all office
\$12.50 per square foot

Suite 130/135:

13,432 total square feet
10,419 sf of office (598 of which is common area)
3,013 sf of warehouse

Suite 245:

4,375 total square feet - all office
\$12.50 per square foot

Suite 255:

1,359 total square feet - all office
\$12.50 per square foot

Expansion Space:

17,000 total square feet
Build to Suit
Dock and drive-in loading
Available Fall 2017
Leasing rates to be determined

LEASING RATES:

\$4.75 per square foot - warehouse
\$9.50 - 10.50 per square foot - office
\$12.50 per square foot - 2nd floor office

2017 EST. CAM & REAL ESTATE TAX (MAIN LEVEL):

\$1.30 per square foot CAM
\$2.34 per square foot Tax
\$3.64 total per square foot



| Suite | Total SF | Office SF | Whse SF | CAM | Base Office | Base Whse | Total Base/Mo. | Est. CAM/Tax Mo. | Total/Mo. |
|---------|----------|-----------|---------|--------|-------------|-----------|----------------|------------------|-----------|
| 115 | 3,633 | 3,633 | 0 | \$3.64 | \$12.50 | | \$3,784 | \$1,102 | \$4,886 |
| 130/135 | 13,432 | 10,419 | 3,013 | \$3.64 | \$9.50 | \$4.75 | \$9,441 | \$4,074 | \$13,515 |
| 245 | 4,375 | 4,375 | 0 | \$3.64 | \$12.50 | | \$4,557 | \$1,327 | \$5,884 |
| 255 | 1,359 | 1,359 | 0 | \$3.64 | \$12.50 | | \$1,416 | \$412 | \$1,828 |
| 245/255 | 5,734 | 5,734 | 0 | \$3.64 | \$12.50 | | \$5,973 | \$1,739 | \$7,712 |

For Leasing Information, Contact:

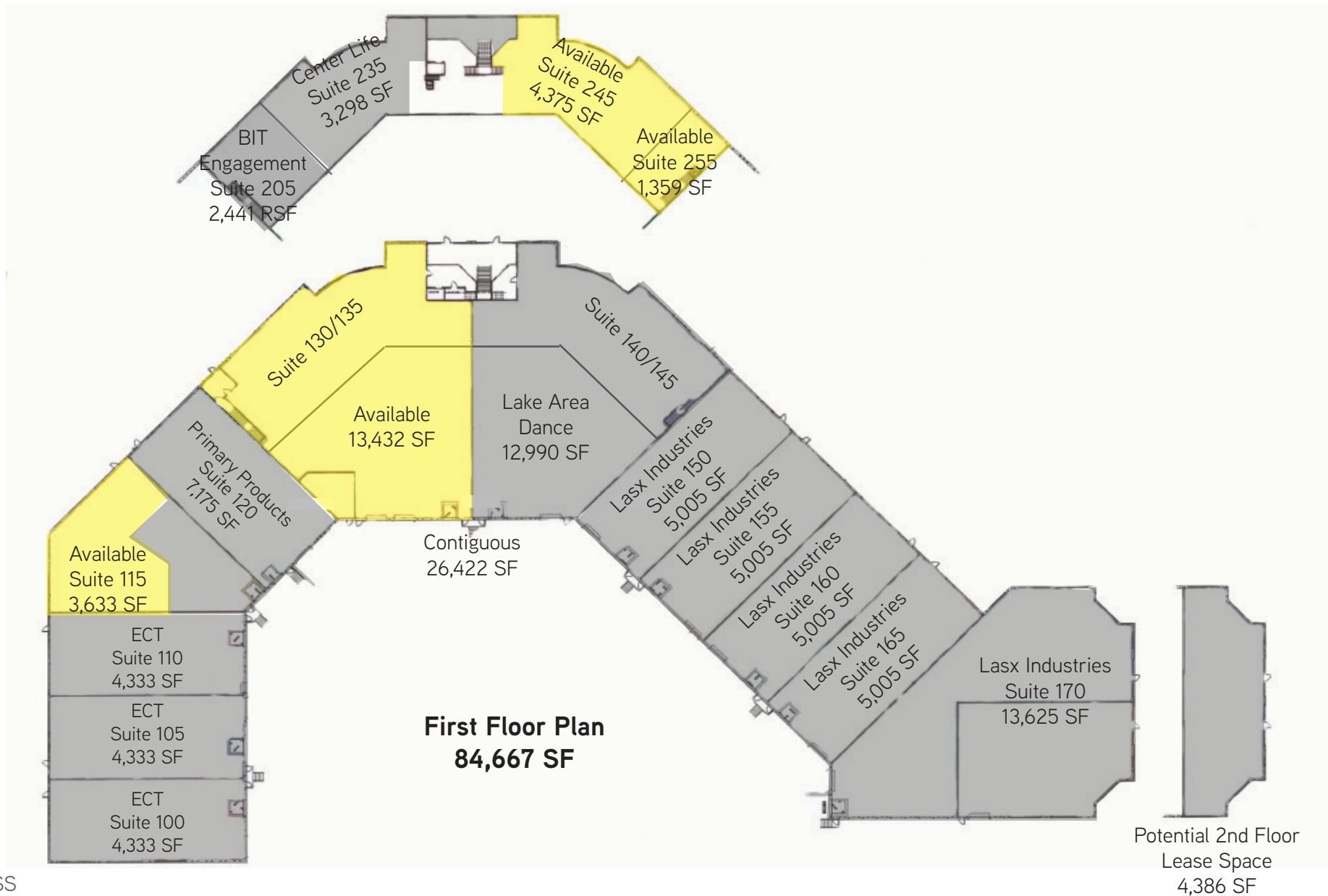
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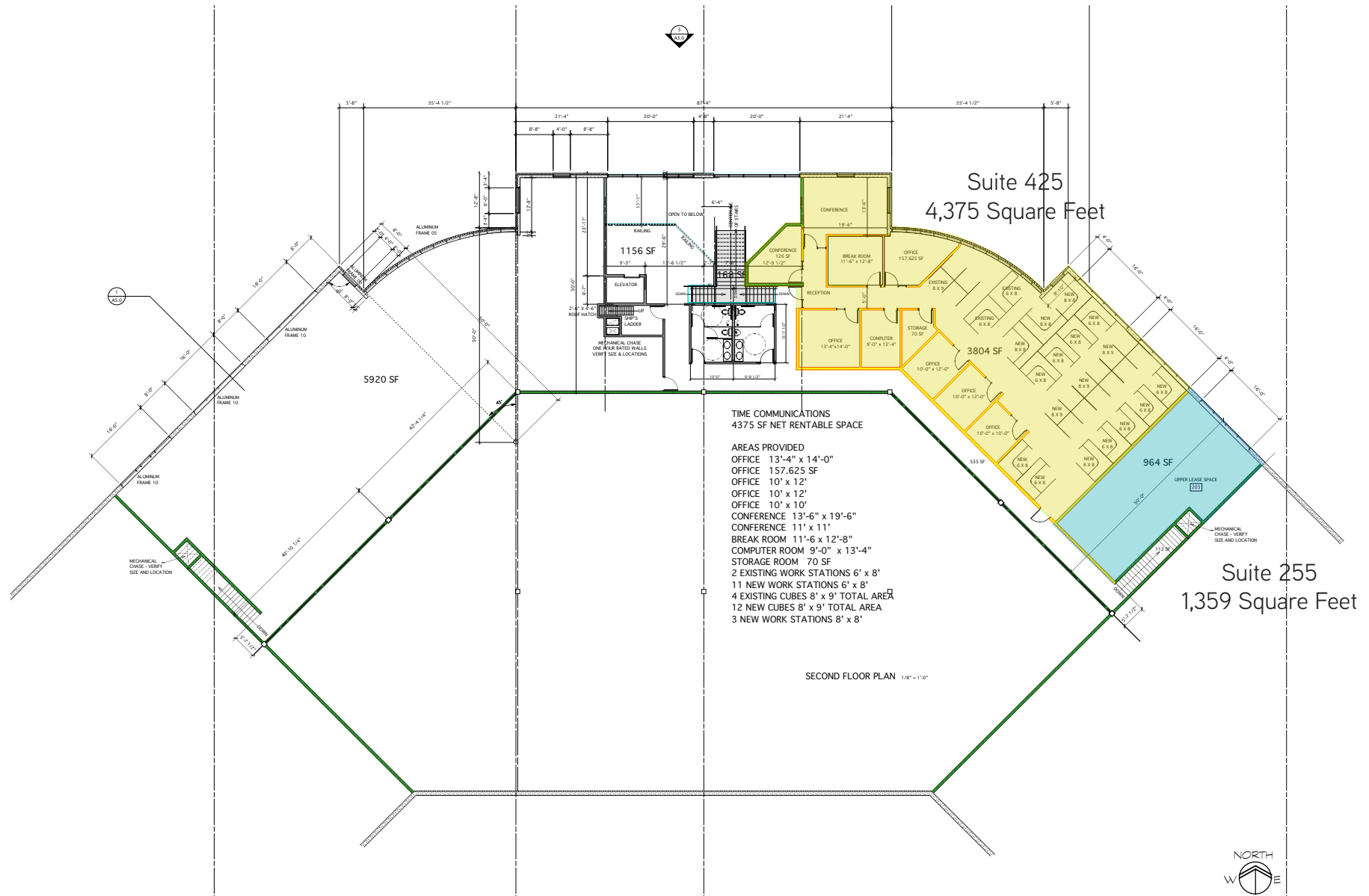
White Bear Business Park

WHITE BEAR LAKE, MN



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WHITE BEAR LAKE, MN



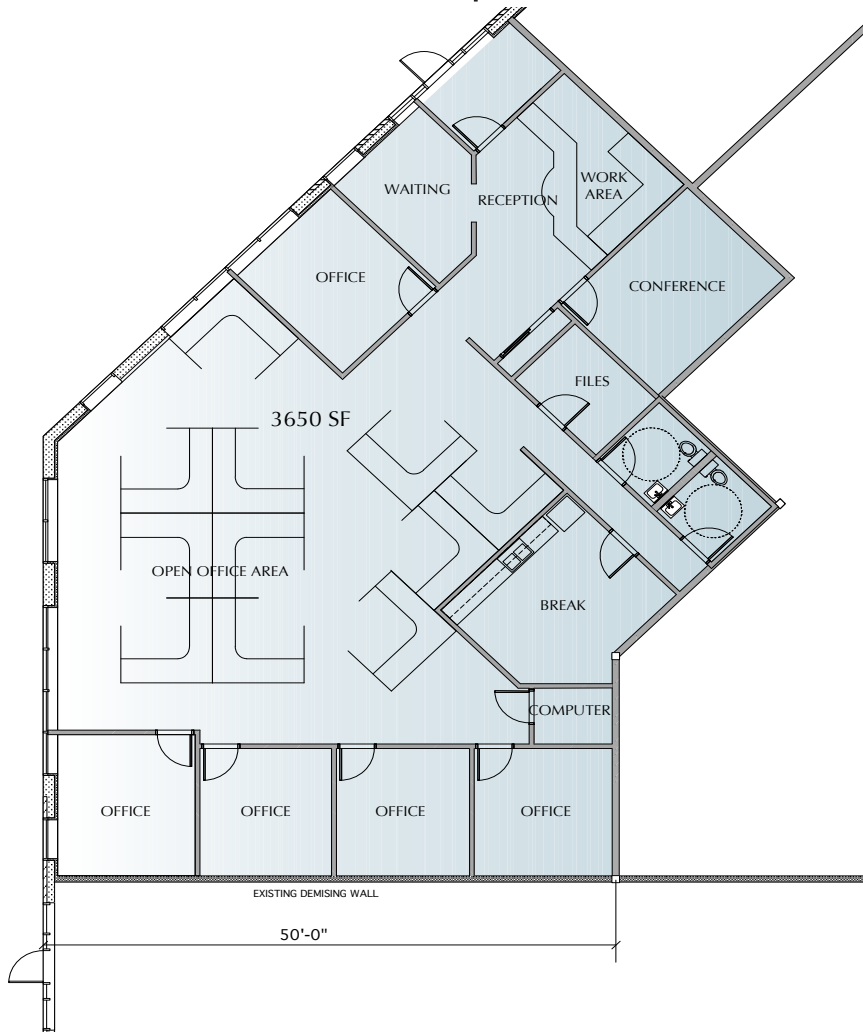
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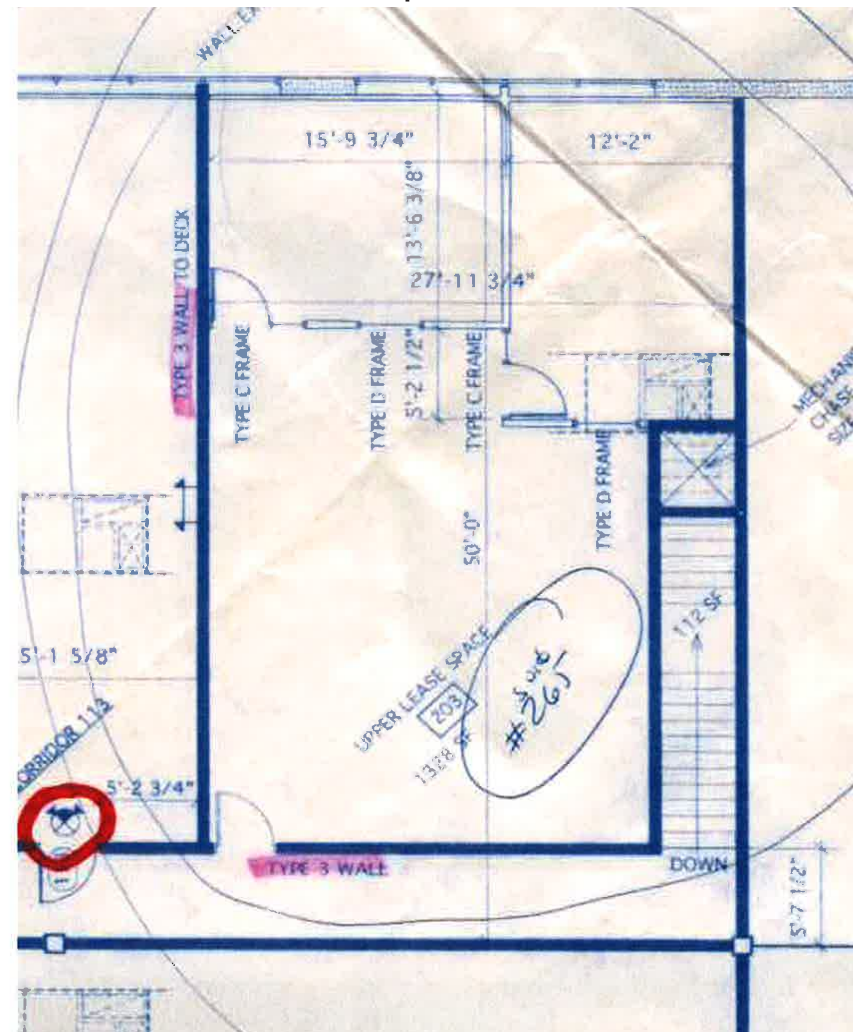
WHITE BEAR LAKE, MN



Suite 115
3,633 square feet



Suite 255
1,359 square feet



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White Bear Business Park > Site Plan



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