



For Lease

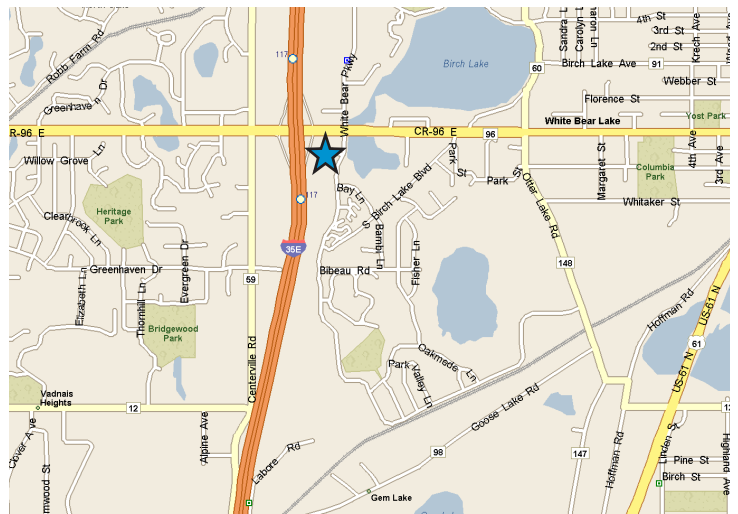
4505 White Bear Pkwy

White Bear Lake, MN

MIKE BRASS
 952 837 3054 direct
 612 750 4312 mobile
mike.brass@colliers.com



COLLIERS INTERNATIONAL
 5985 Rice Creek Parkway, Suite 105
 Shoreview, MN 55126
www.colliers.com/msp



FOR SALE OR LEASE > OFFICE

Address:	4505 White Bear Parkway White Bear Lake, MN 55110
Building Size:	16,460 square foot multi-tenant office building
Description:	<ul style="list-style-type: none">• Abundant parking• 12 minutes to St. Paul and 20 minutes to Minneapolis• Access to I-35E via Highway 96• Close proximity to restaurants

AVAILABLE FOR LEASE IMMEDIATELY:

Suite 1150: 478 rentable sq ft

AVAILABLE FOR LEASE 12-1-2019:

Suite 1400: 1569 rentable sq ft

Suite 1600: 1,644 rentable sq ft

Suite 1700: 1,062 rentable sq ft

Suite 1800: 1,199 rentable sq ft

Largest Contiguous: 2,631 rentable sq ft

RENTAL RATES:

\$10.00 per square foot

2018 TAX & OPERATING EXPENSES:

\$6.31 per square foot - operating expenses

\$3.61 per square foot - taxes

\$9.92 per square foot - total

Suite	Total SF	Base Office/Tax & Cam	Total/Month
1150	478	\$19.92	\$794
1400	1,569	\$19.92	\$2,605
1600	1,644	\$19.92	\$2,730
1700	1,062	\$19.92	\$1,763
1800	1,199	\$19.92	\$1,990
Contiguous space 1400,1700	2,631	\$19.92	\$4,367



CONTACT US

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Scan for online
brochure

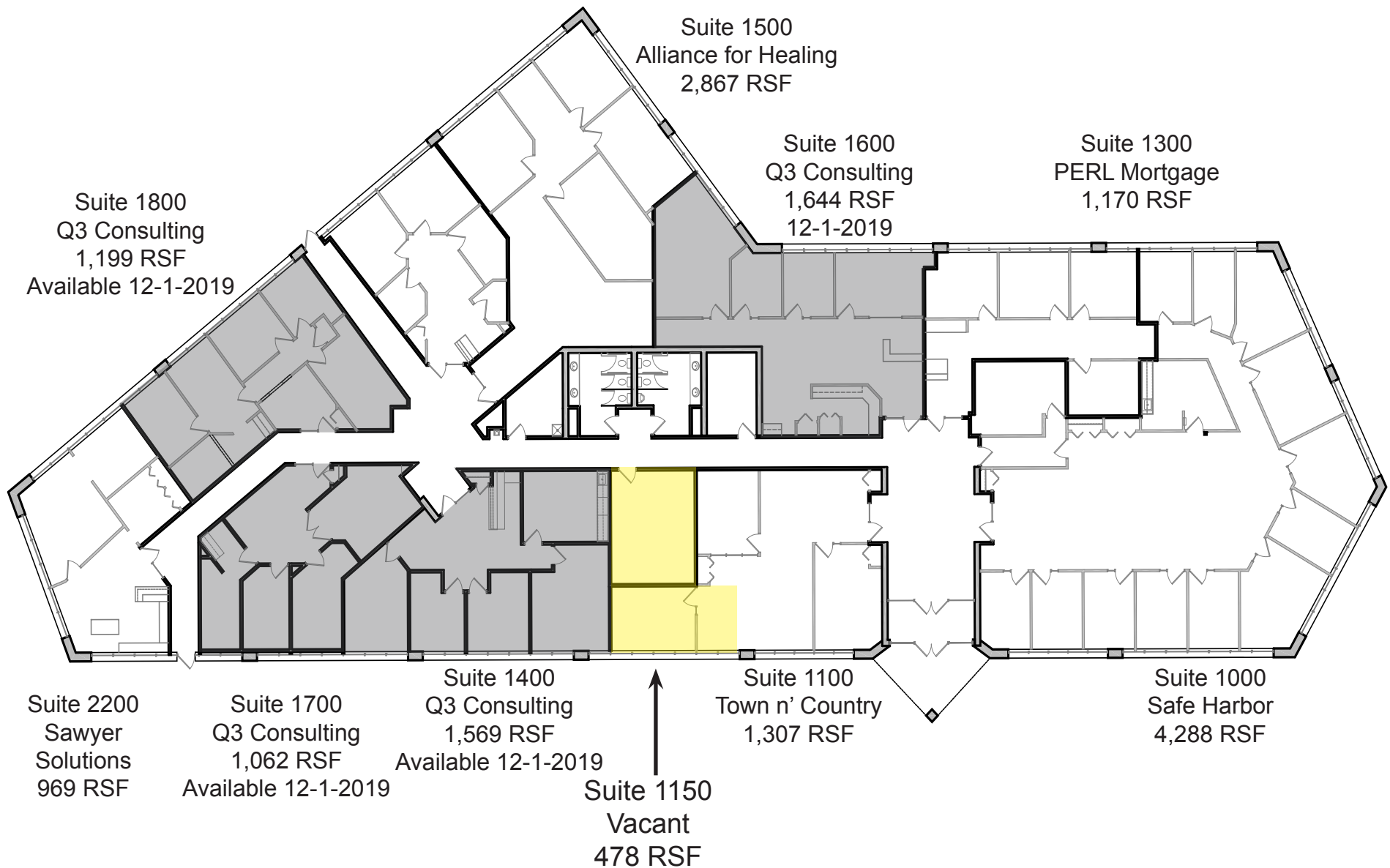
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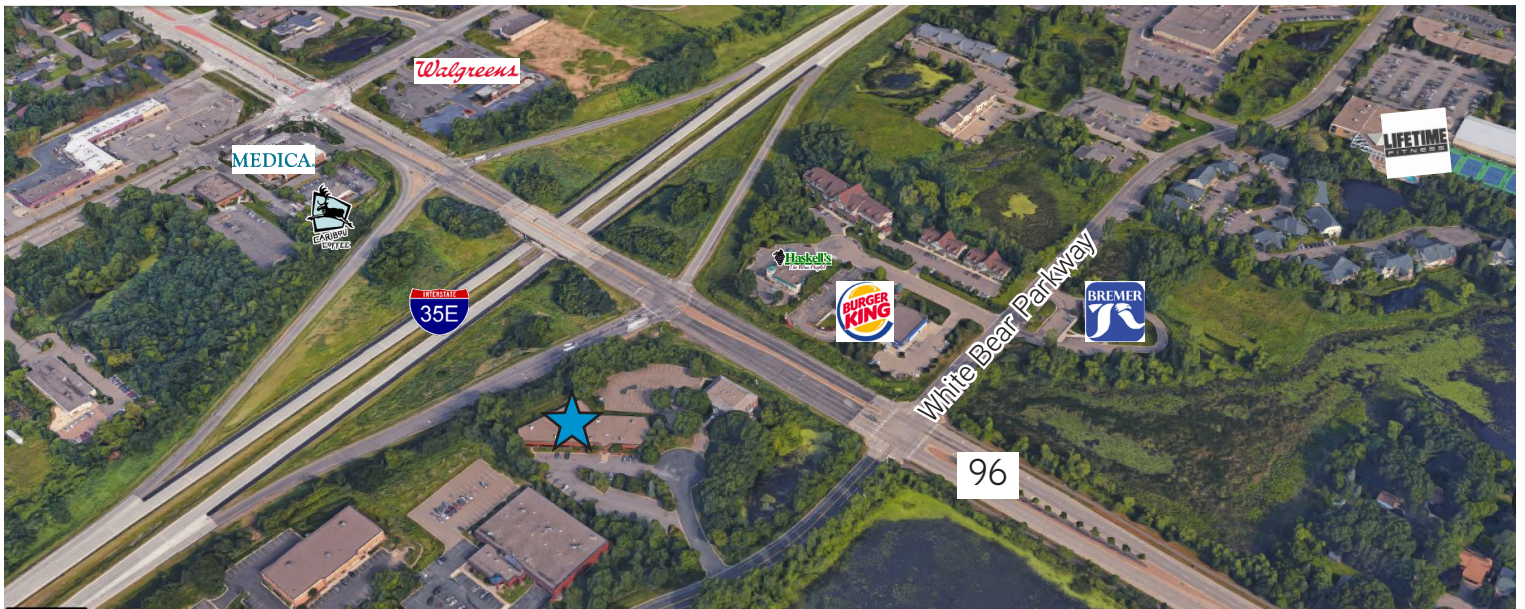
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Parkway Office Building

WHITE BEAR LAKE, MN



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