

FOR LEASE



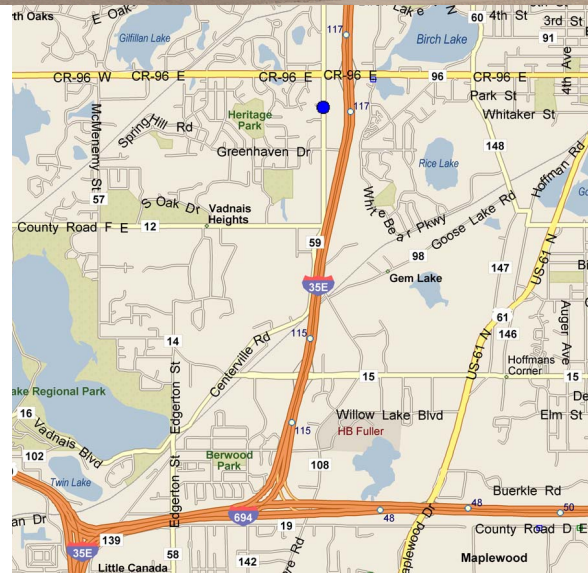
White Bear Business Park

4444 CENTERVILLE ROAD, WHITE BEAR LAKE, MINNESOTA



Building Amenities

- › 95,969 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)



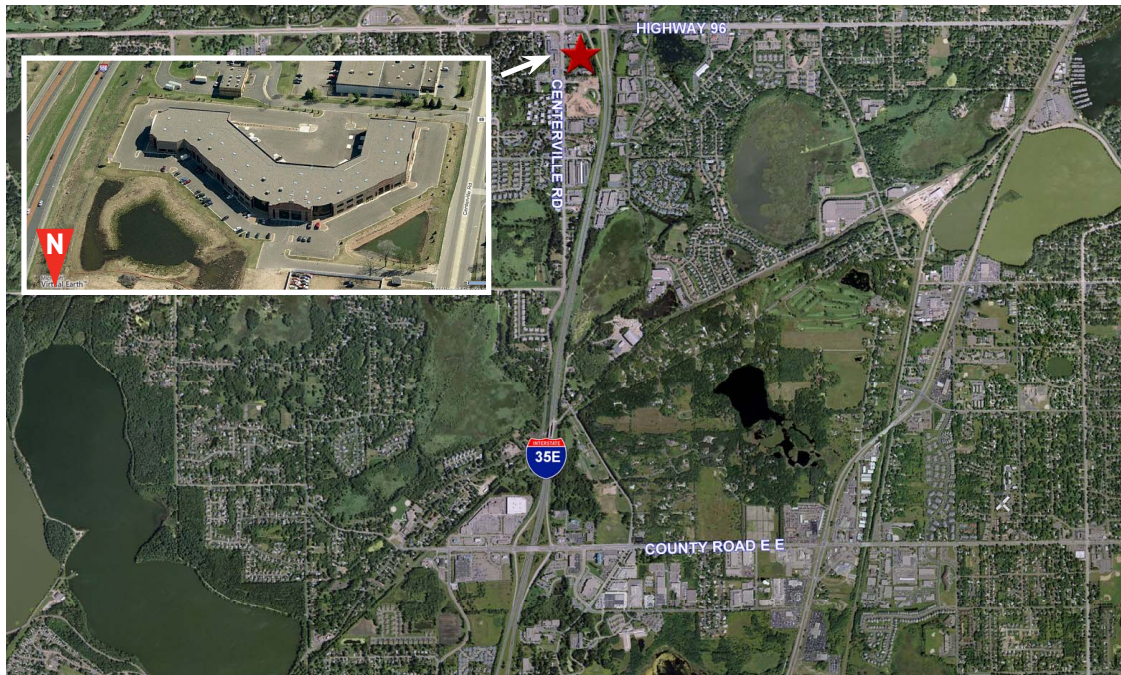
Scan for more information

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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BUILDING SIZE:

95,969 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 255:

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

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

2017 EST. CAM & REAL ESTATE TAX (2ND FLOOR):

\$2.21 per square foot CAM
\$2.34 per square foot Tax
\$4.55 total per square foot

UTILITIES:

Gas & electric are a direct bill to tenant for 1st & 2nd floor space



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
255	1,359	1,359	0	\$4.55	\$12.50		\$1,416	\$515	\$1,931

For Leasing Information, Contact:

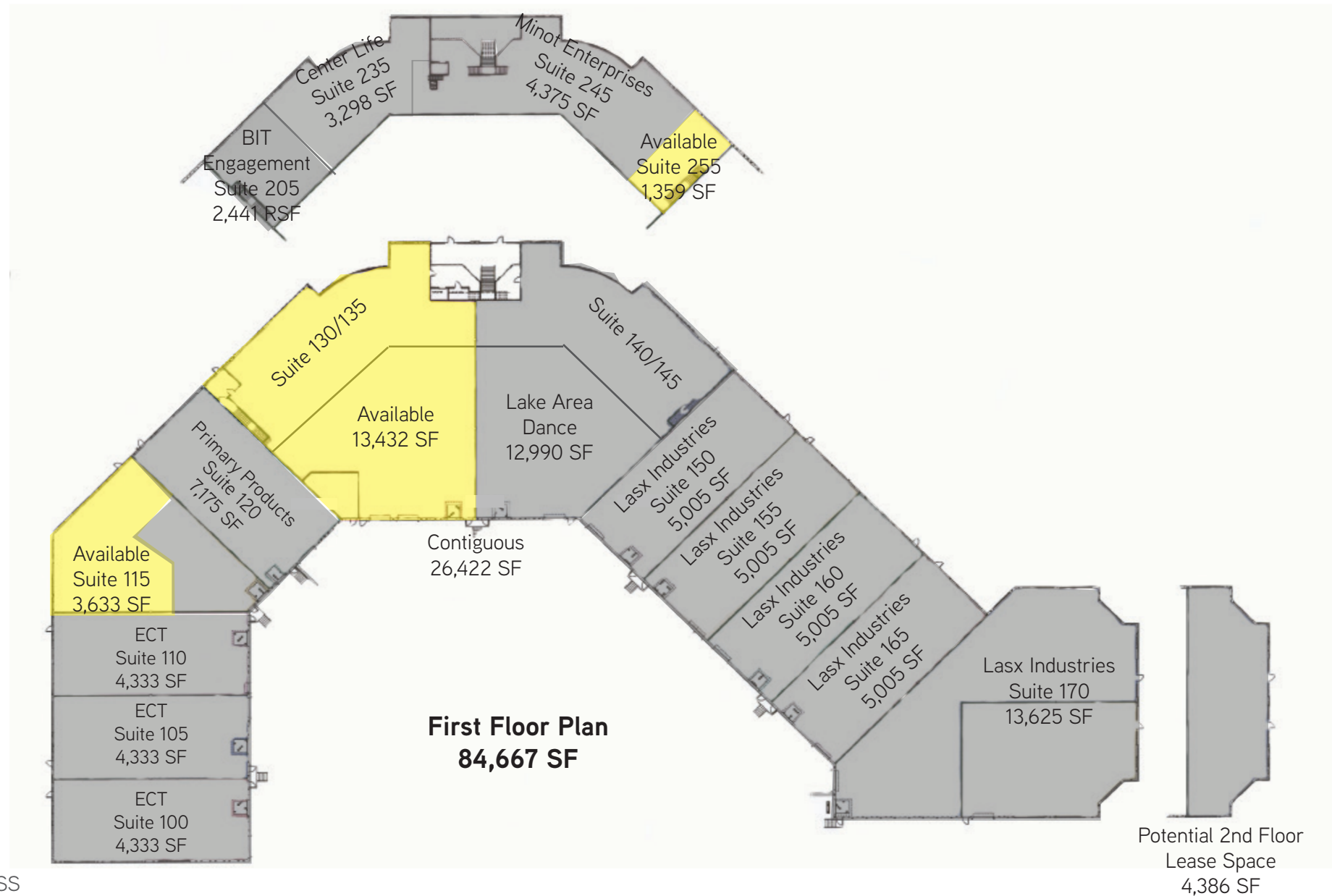
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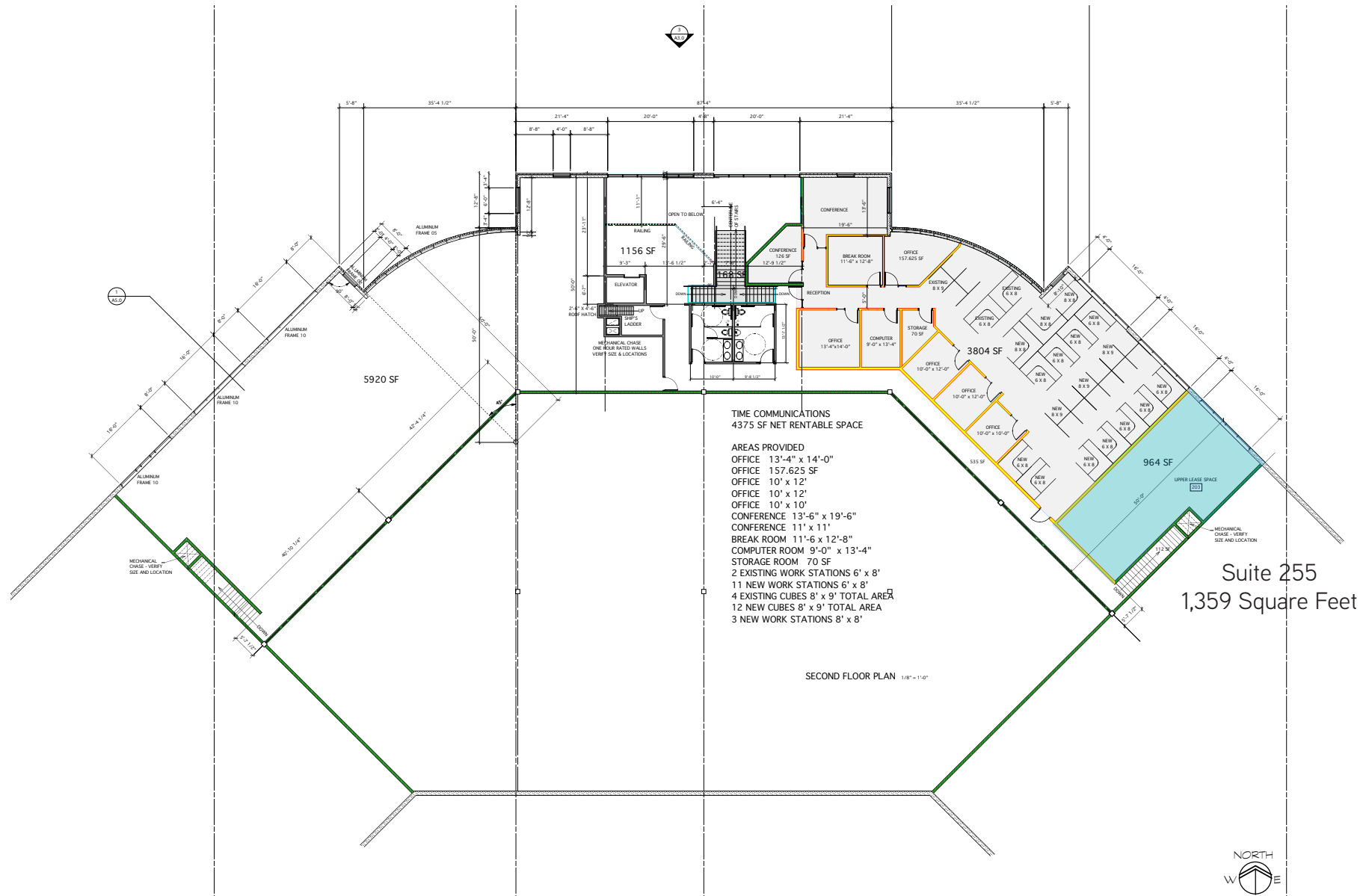
White Bear Business Park

WHITE BEAR LAKE, MN



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WHITE BEAR LAKE, MN



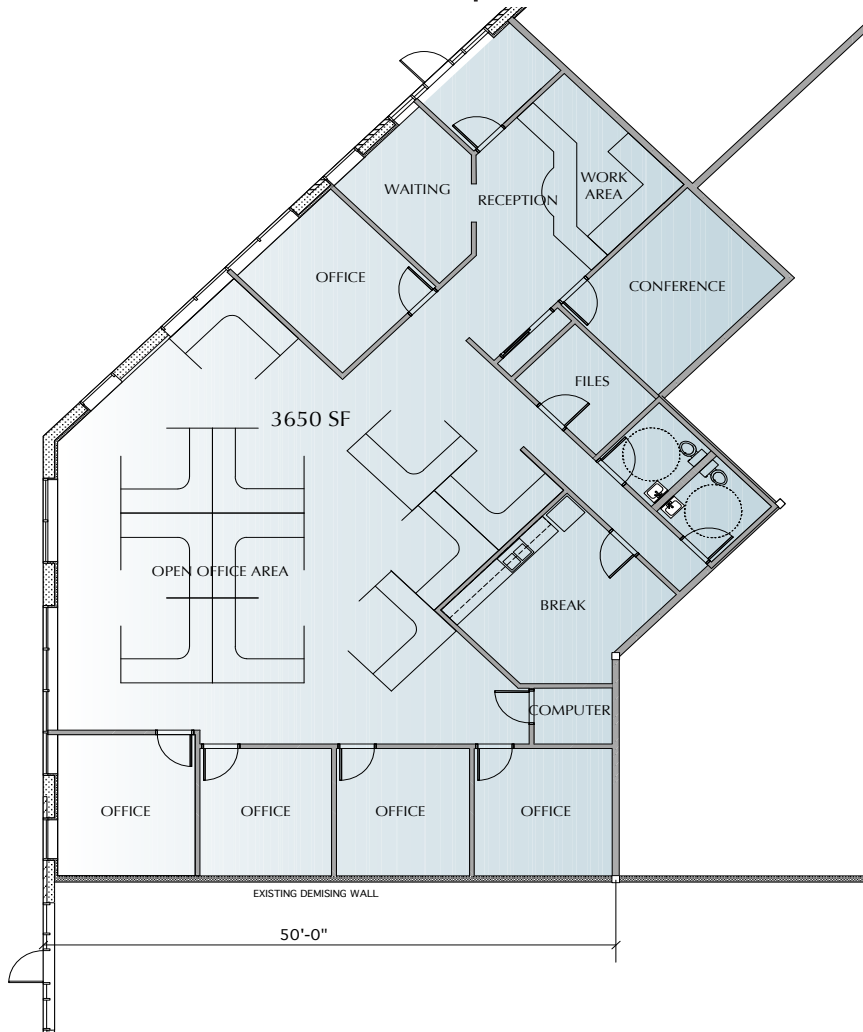
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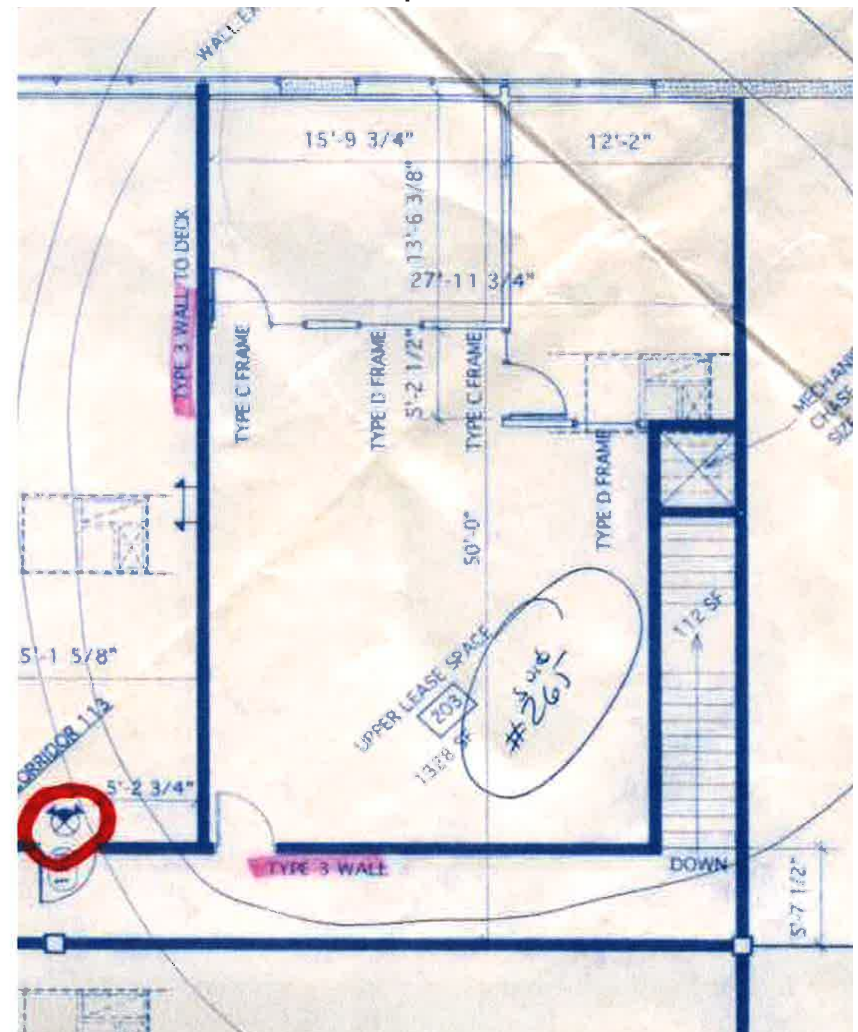
WHITE BEAR LAKE, MN



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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