

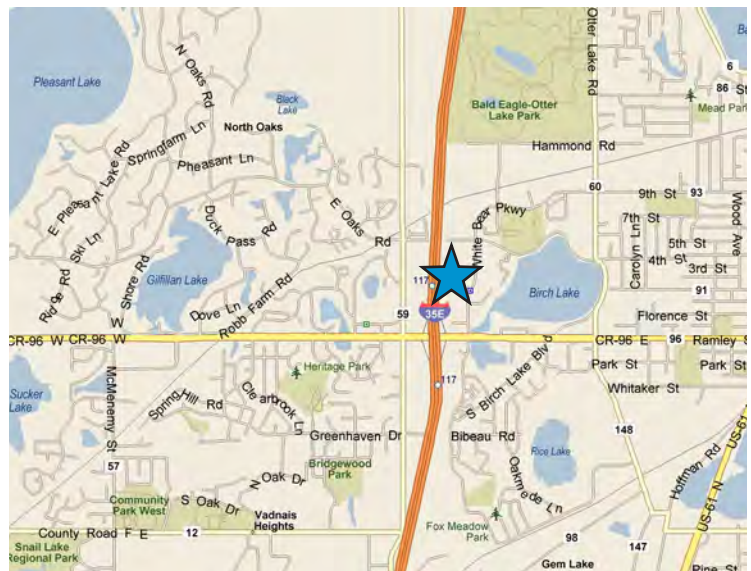
White Bear Parkway Business Center I White Bear Lake, MN

JAY CHMIELESKI
952 897 7801 direct
612 275 3772 mobile
jay.c@colliers.com

DAN FRIEDNER
952 897 7863 direct
612 599 7864 mobile
dan.friedner@colliers.com



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



FOR LEASE > WAREHOUSE/OFFICE

Address:	4815-4817 White Bear Parkway
Building Size:	46,961 square feet
Availability:	Approximately 17,600 square feet
Divisibility:	11,600 square feet
Loading:	Five (5) dock doors
Clear Height:	20'
Amenities:	<ul style="list-style-type: none">• Warehouse space can be converted to office• Freeway visibility• Ample parking

LEASE RATES:

\$9.50 per square foot - office/showroom space

\$4.50 per square foot - warehouse

2018 EST TAX & CAM:

\$3.44 per square foot - total

\$1.93 per square foot - taxes

\$1.51 per square foot - CAM

OPTIONS:

Option 1:

17,600 square feet - total

7,082 square feet - office

10,518 square feet - warehouse

One (1) dock doors

*additional dock doors can be added

* divisible to 11,600 square feet



CONTACT US

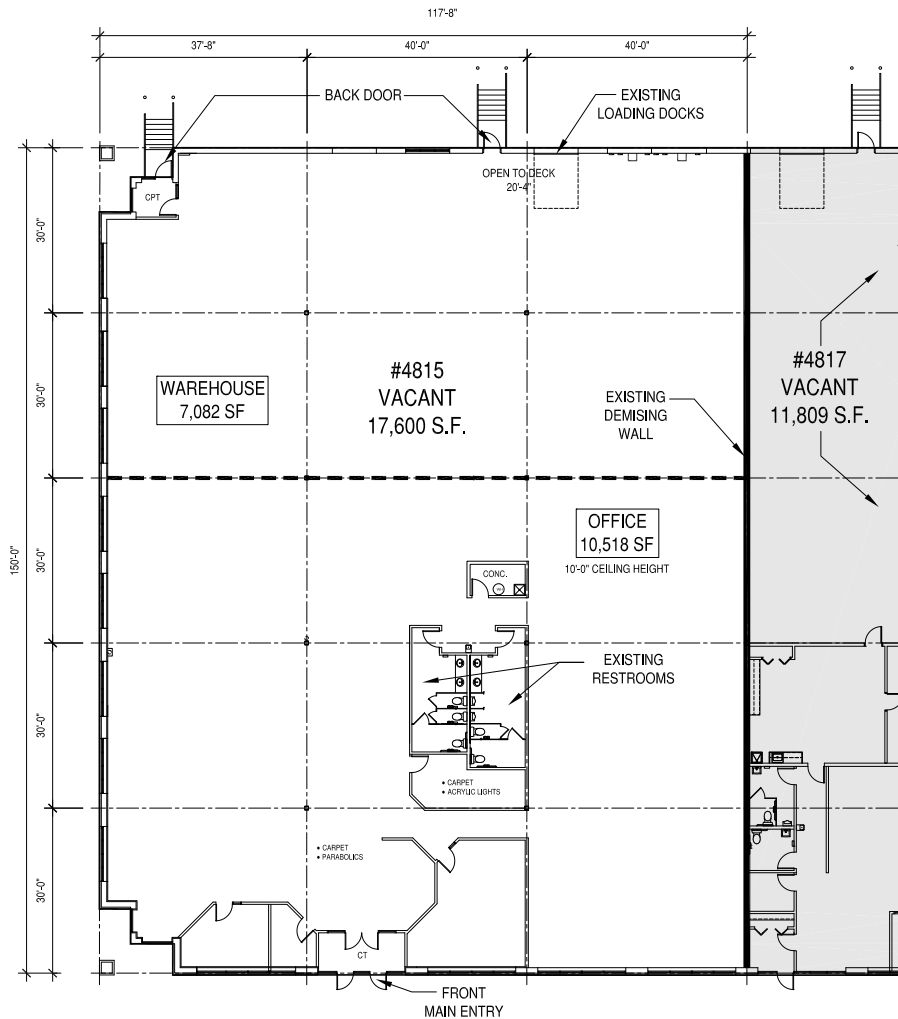
JAY CHMIELESKI
952 897 7801 direct
612 275 3772 mobile
jay.c@colliers.com

DAN FRIEDNER
952 897 7863 direct
612 599 7864 mobile
dan.friedner@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



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

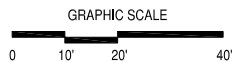


AS-BUILT UNIT PLAN

UNIT	AS OF	VERSION
4815	6/22/16	UP - 1

TENANT SUMMARY	
OFFICE AREA	10,518 SF
WAREHOUSE	7,082 SF
TOTAL	17,600 SF

..... DASHED LINE INDICATES OFFICE/
WAREHOUSE SEPARATION



FLOOR PLAN
UP-1
SEE GRAPHIC SCALE



WHITE BEAR PARKWAY - BUILDING 'B' - UNIT 4815

4815 WHITE BEAR PARKWAY
WHITE BEAR LAKE, MN 55110

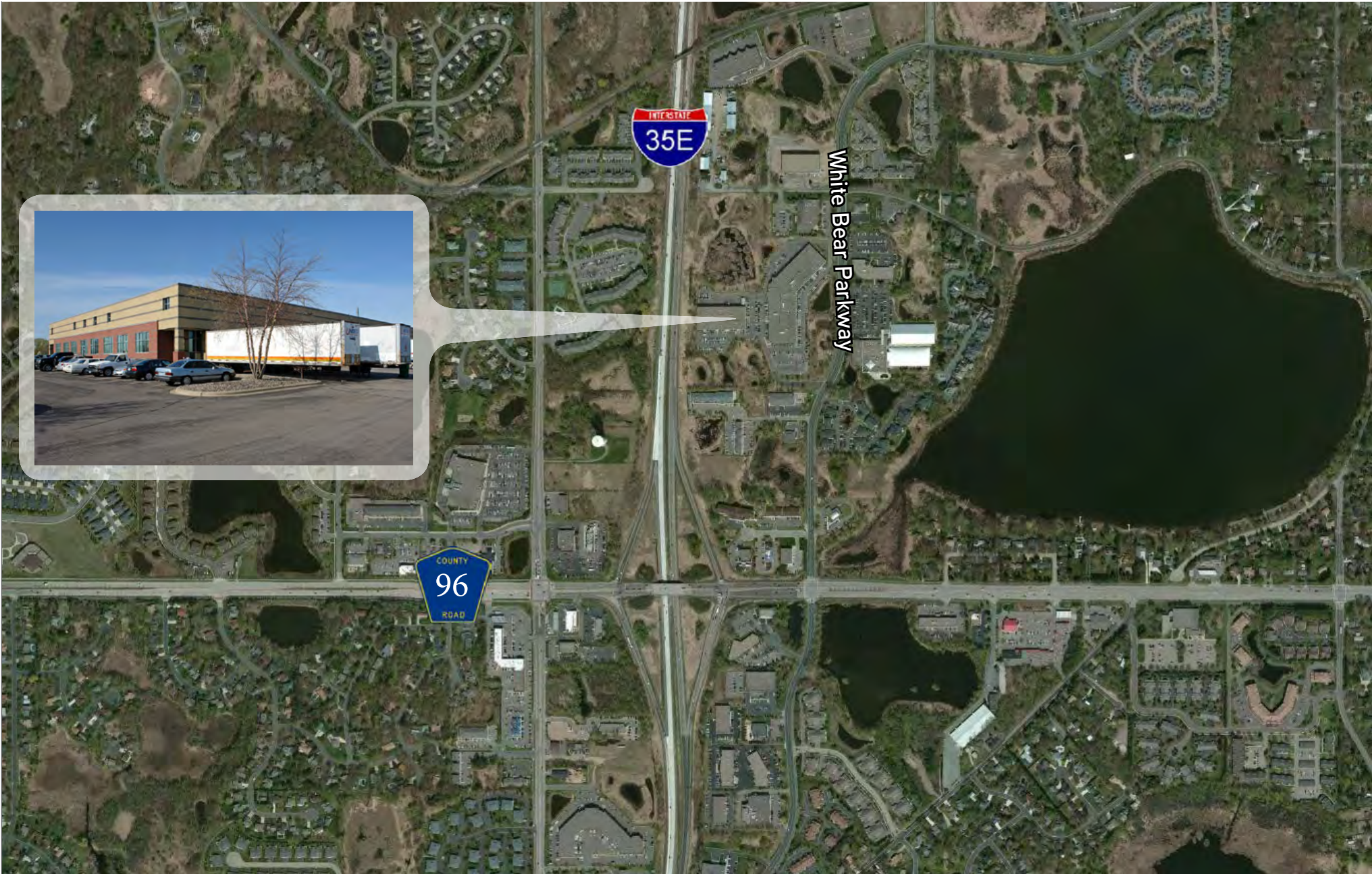
DATE: JUNE 22, 2016
DRAWN BY: JASON GRUBIN

CSM 500 Washington Avenue South, Suite 3000
Minneapolis, MN 55415
Bus: (612) 395-7000 Fax: (612) 395-7002
DEVELOPING REAL ESTATE FOR PEOPLE,
BUSINESS & COMMUNITIES

UP-1

JAY CHMIELESKI
952 897 7801 direct
612 275 3772 mobile
jay.c@colliers.com

DAN FRIEDNER
952 897 7863 direct
612 599 7864 mobile
dan.friedner@colliers.com



JAY CHMIELESKI
952 897 7801 direct
612 275 3772 mobile
jay.c@colliers.com

DAN FRIEDNER
952 897 7863 direct
612 599 7864 mobile
dan.friedner@colliers.com

