

White Bear Lake | MN 55110
4505 White Bear Parkway



For Sale



| | |
|--------------------------|--|
| Asking Price | \$1,800,000 |
| Gross Building SF | 16,460 square feet |
| Vacant Area | 5,932 |
| Occupancy | 64% occupied |
| Property Type | Multi-tenant office |
| Site Size | 1.70 Acres (74,052 SF) |
| Access | Convenient access to I-35 E via Highway 96 12 minutes to St. Paul and 20 minutes to Minneapolis |



2025 4th Street | Suite 106
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

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BUILDING DETAILS

| | |
|------------------------------------|--|
| Year Built | 1990 |
| Gross Building Area | 16,460 square feet |
| Rentable Area | 13,960 Square feet |
| Parking | 68 surface spaces; plus on street parking 4.13/1,000 ratio |
| Construction Type | Masonry |
| Exterior Finish | Brick |
| Roof Type/Age | New membrane/roof in 2007 100% guaranteed until 2017 |
| Window | Ribbon glass |
| Ceiling Height | 9' |
| Bathrooms | Men's/women's remodel in 2018 |
| Foyer | Updated in 2012 |
| Rentable/ Usable Factor | 1.179% |
| HVAC | Roof top units |
| Signage | Monument |
| Internet | T1 and Comcast |
| Utilities | Included in operating expenses |
| Operating Expenses | \$9.95 per rentable square foot |

BUILDING TENANTS

| | |
|-------------------------|---|
| Building Tenants | CrossCountry Mortgage Alliance for Healing Sawyer Solutions CPR4Life Legacy Title DeHaven Chiropractic |
|-------------------------|---|

SITE DETAILS

| | |
|-------------------------------|-------------------------------------|
| Site Size | 1.70 Acres (74,052 SF) |
| Zoning | Diversified Business Development |
| PID Number | 213022110012 |
| 2021 Real Estate Taxes | \$63,218.00 |

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