

Saint Paul | MN 55110  
255– 259 Summit Avenue

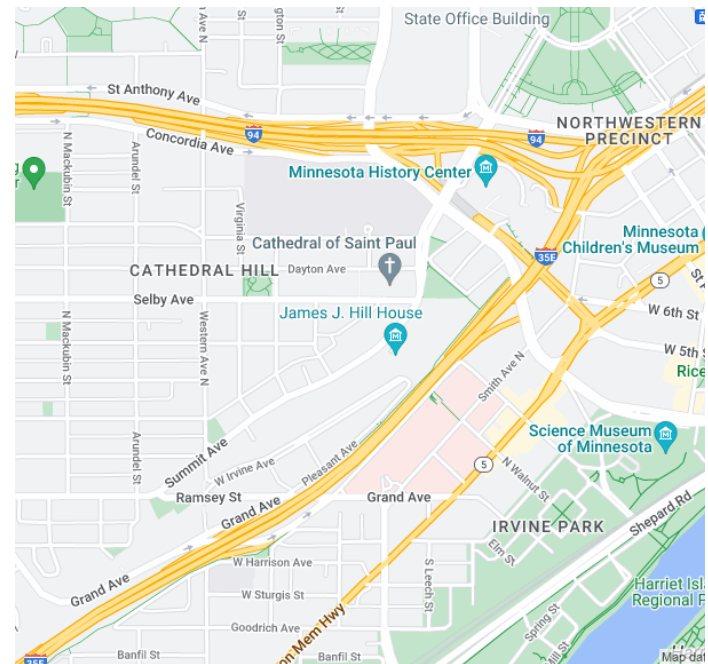


SOLD



## PROPERTY HIGHLIGHTS

- Multi-family home
- Built 1990
- 3,389 SF



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
www.TITUScre.com



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

Roberts | MN 54023  
70 Acres at 70th Avenue



For Lease

4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)

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612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)



Vadnais Heights | MN 55110  
4444 Centerville Road



For Lease

**AVAILABLE FOR LEASE**

**SUITE 130/135:**

13,432 total square feet  
10,419 SF of office (598 is common area)  
500 SF of warehouse

**SUITE 205:**

2,441 total square feet  
\$12.50 per square foot

**SUITE 255:**

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

**CONTIGUOUS SUITE 100 \$ 110:**

1,359 total square feet  
1,000 SF of office  
300 SF of warehouse

**NET LEASING RATES**

**MAIN FLOOR**

\$10.50 PSF for Office  
\$5.50 PSF for Warehouse

**2ND FLOOR OFFICE**

\$12.50 PSF for Office

**2019 ESTIMATED TAX AND CAM**

**MAIN FLOOR**

\$1.30 PSF for Tax  
\$2.34 PSF for CAM  
\$3.64 TOTAL PSF

**2ND FLOOR OFFICE**

\$2.21 PSF for Tax  
\$2.34 PSF for CAM  
\$4.55 TOTAL PSF

**ESTIMATED MONTHLY RENT**

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
130-135	13,432	10,419	3,013	\$10.50	\$5.50	<b>\$10,498</b>	\$3.64	<b>\$4,074</b>	<b>\$14,572</b>
205	1,285	1,285	-	\$12.50	-	<b>\$1,339</b>	\$4.55	<b>\$487</b>	<b>\$1,826</b>
255	1,359	1,359	-	\$12.50	-	<b>\$1,416</b>	\$4.55	<b>\$515</b>	<b>\$1,931</b>

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# White Bear Lake | MN 55110

## 4444 Centerville Road

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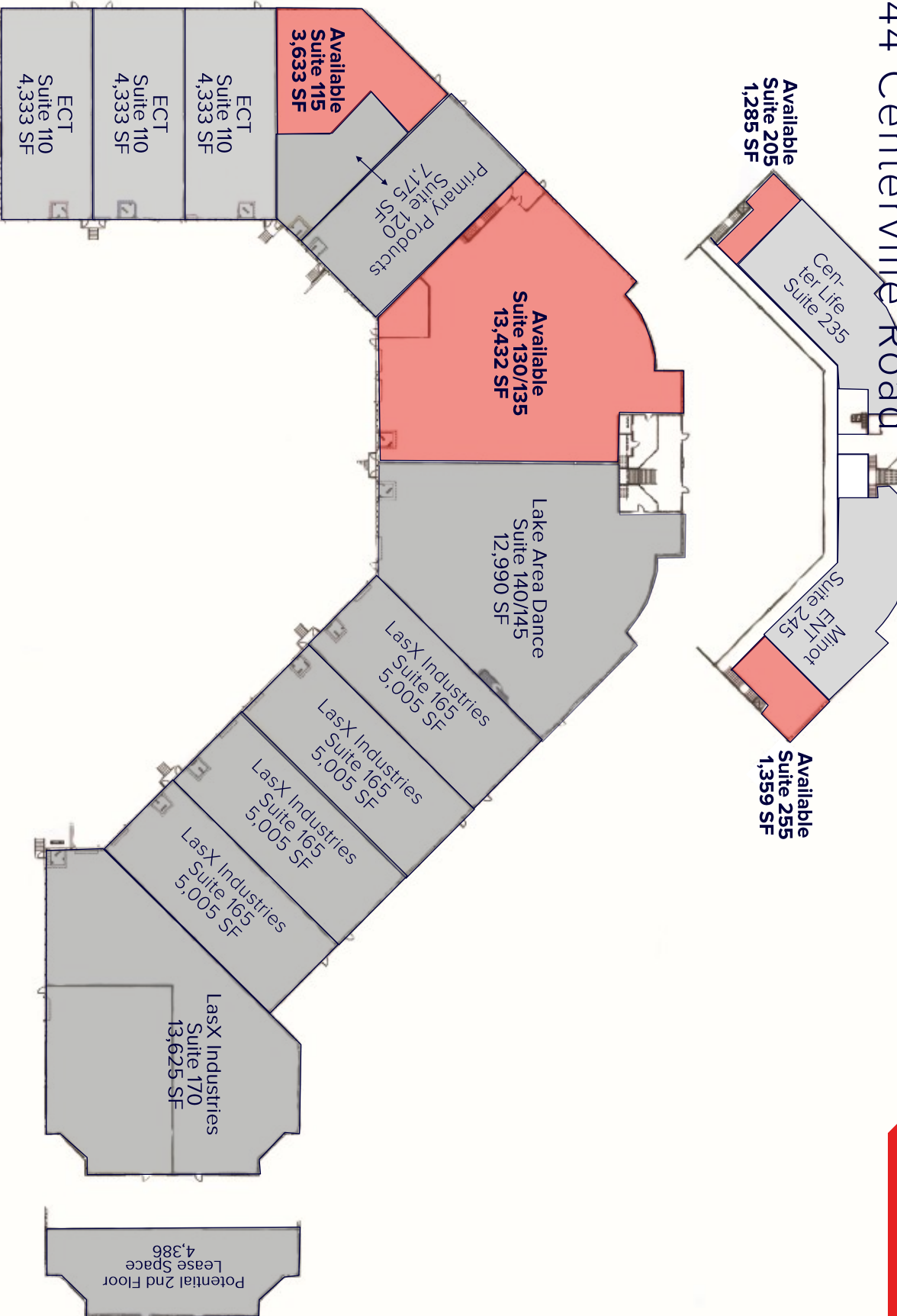
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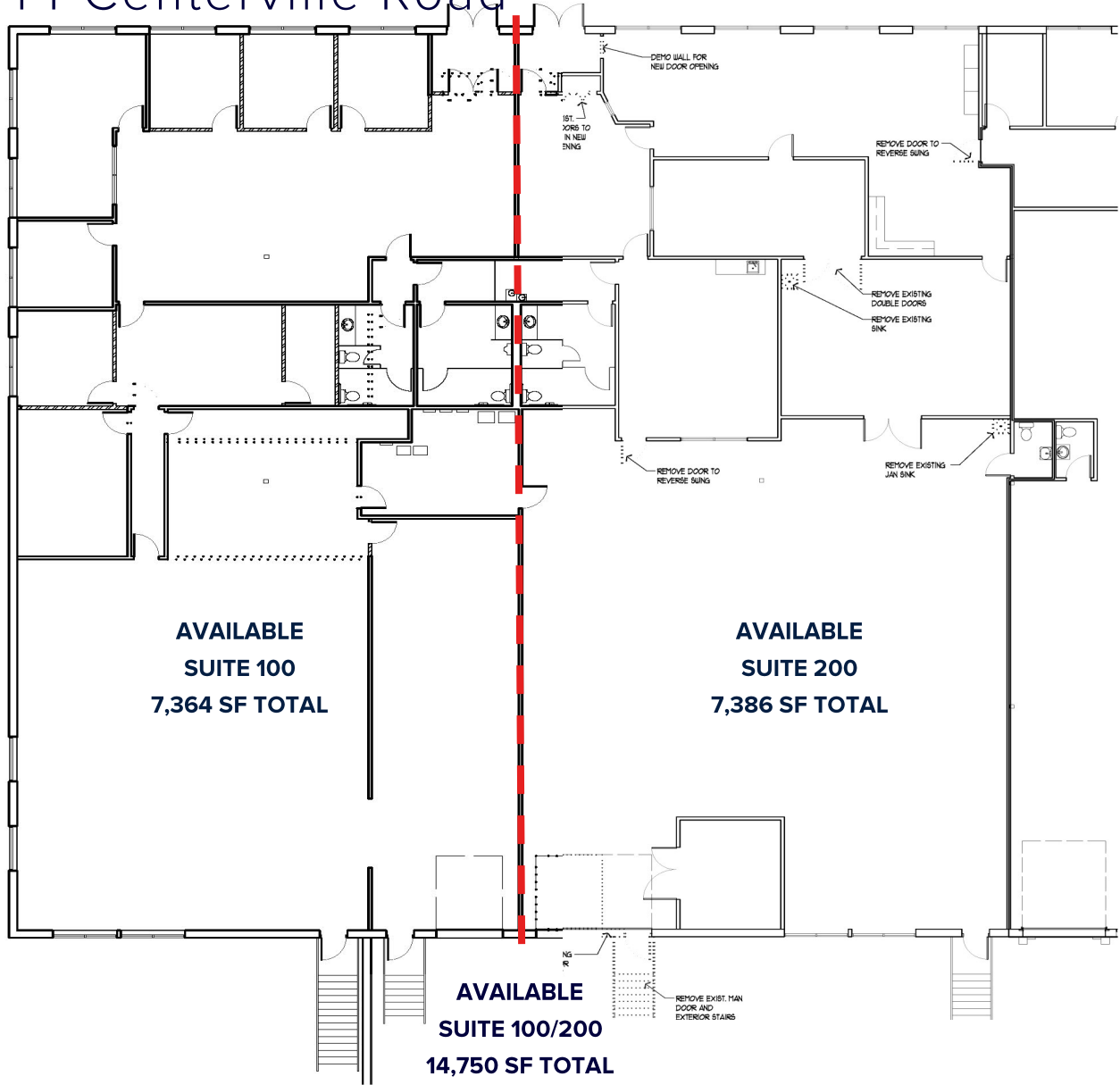
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