

White Bear Lake | MN 55110
1700 Buerkle Road

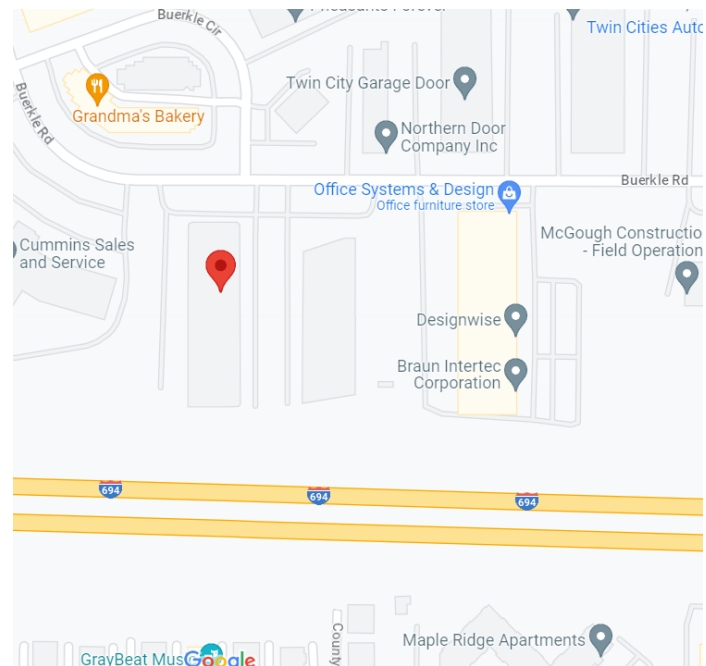


SOLD



EMS PARTNERS

Built 1994



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

Mike Brass
612-750-4312
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	\$10,498	\$3.64	\$4,074	\$14,572
205	1,285	1,285	-	\$12.50	-	\$1,339	\$4.55	\$487	\$1,826
255	1,359	1,359	-	\$12.50	-	\$1,416	\$4.55	\$515	\$1,931

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



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

White Bear Lake | 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)

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

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

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	\$10,498	\$3.64	\$4,074	\$14,572
205	1,285	1,285	-	\$12.50	-	\$1,339	\$4.55	\$487	\$1,826
255	1,359	1,359	-	\$12.50	-	\$1,416	\$4.55	\$515	\$1,931

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



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

White Bear Lake | MN 55110
4444 Centerville Road

For Lease

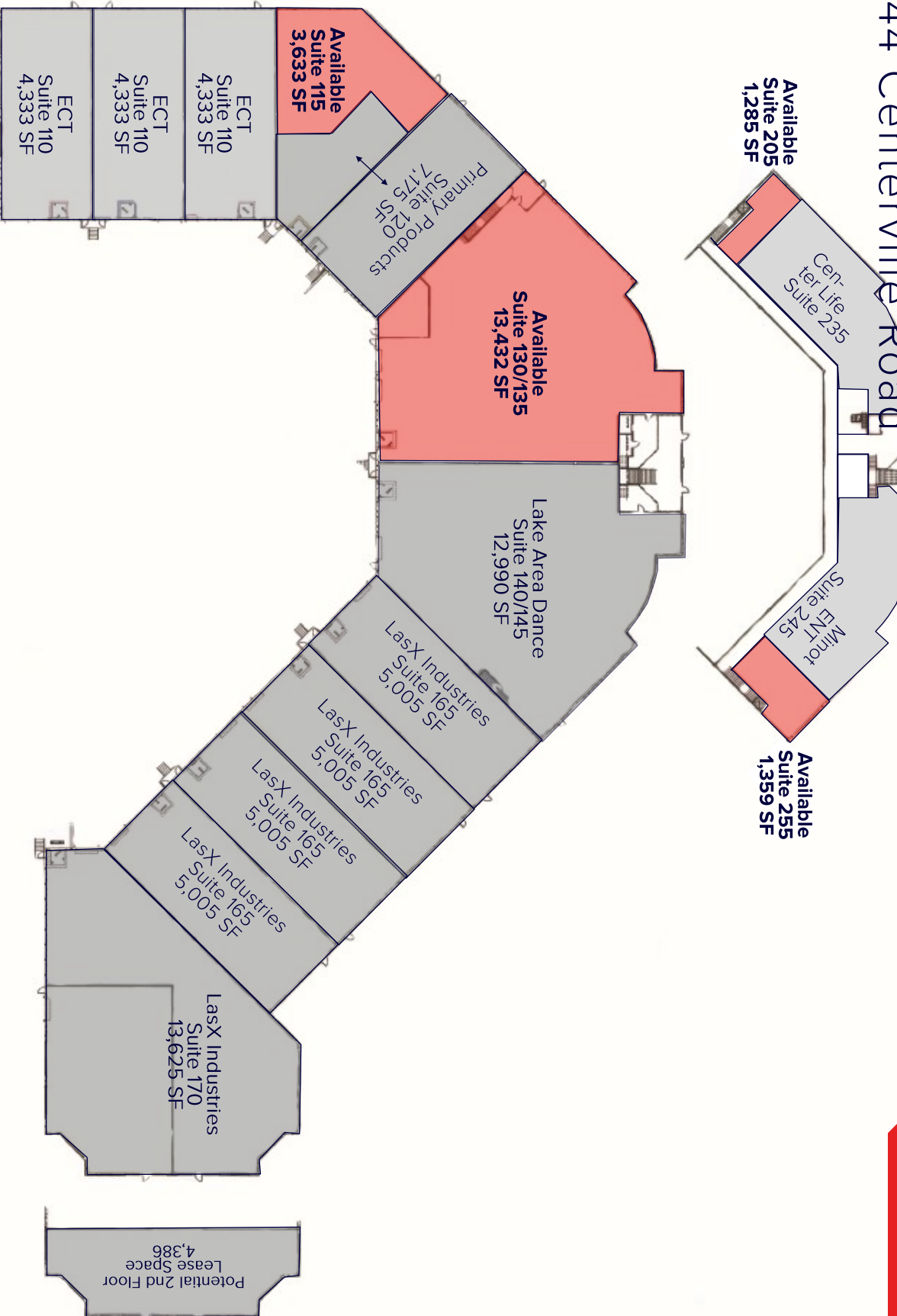
4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



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

White Bear Lake | MN 55110 4444 Centerville Road

For Lease



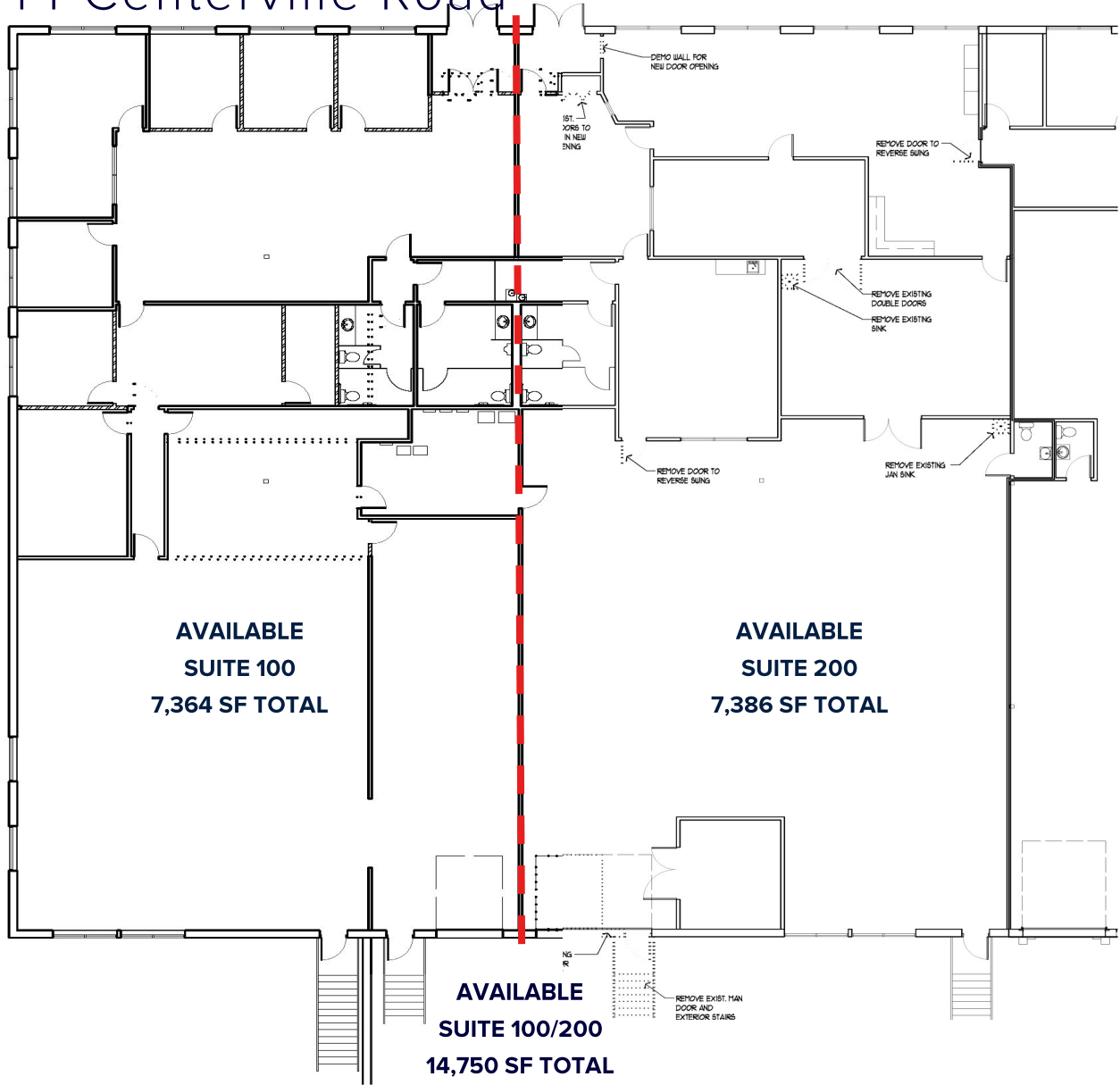
4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



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

White Bear Lake | MN 55110
4444 Centerville Road

For Lease



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



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