

White Bear Lake | MN 55110
1330 Highway 96

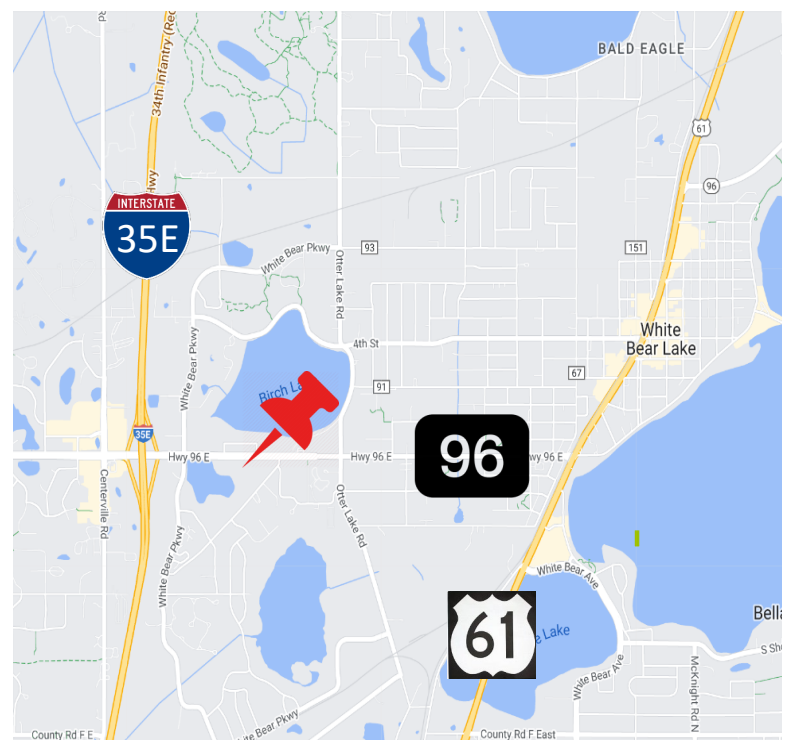


FOR LEASE



PROPERTY HIGHLIGHTS

- 8,624 square foot, multi-tenant office building
- Built in 1978
- Open ceiling
- Connectivity & Telecommunications-Comcast
- Sprinkler system
- B4 General Business District zoning
- 36 Parking spaces
- Easy access to I-35E and Highway 61 via Highway 96 I-35E
- Visible to Highway 96



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



Mike Brass
612-750-4312
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For Lease

AVAILABLE FOR LEASE

OPTION A:

3,436 total square feet

OPTION B:

2,931 total square feet

MODIFIED GROSS LEASING RATES

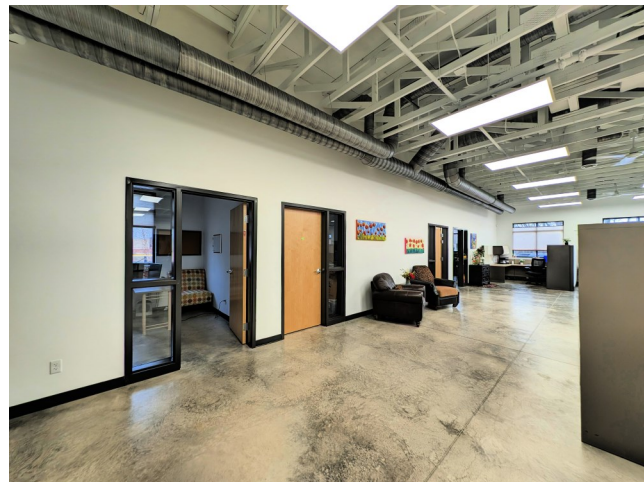
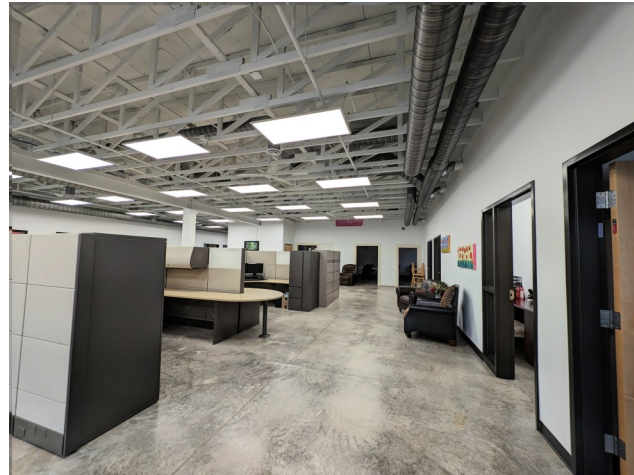
\$16.00 PSF

2024 ESTIMATED TAX AND CAM

\$3.27 PSF for Tax

\$3.06 PSF for CAM

\$6.33 TOTAL PSF



ESTIMATED MONTHLY RENT

Suite	Total SF	MGR PSF	Total MGR/ Month	Tax & CAM PSF	EST Tax & Cam/ Month	Total/Month
A	3,436	\$16.00	\$4,581	\$6.33	\$1,811	\$6,392
B	2,931	\$16.00	\$3,908	\$6.33	\$1,546	\$5,454

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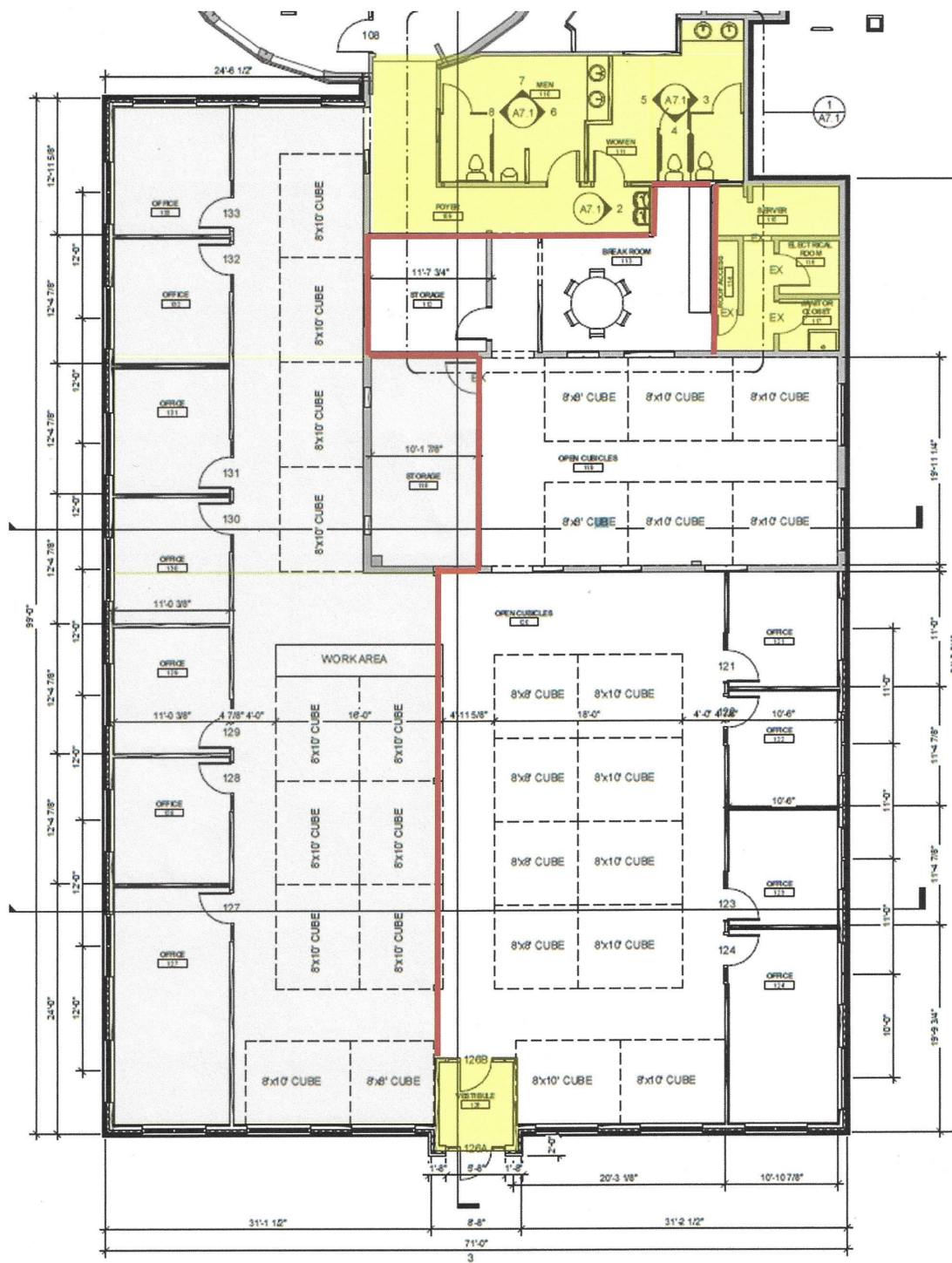
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Option A 3436 Square Feet

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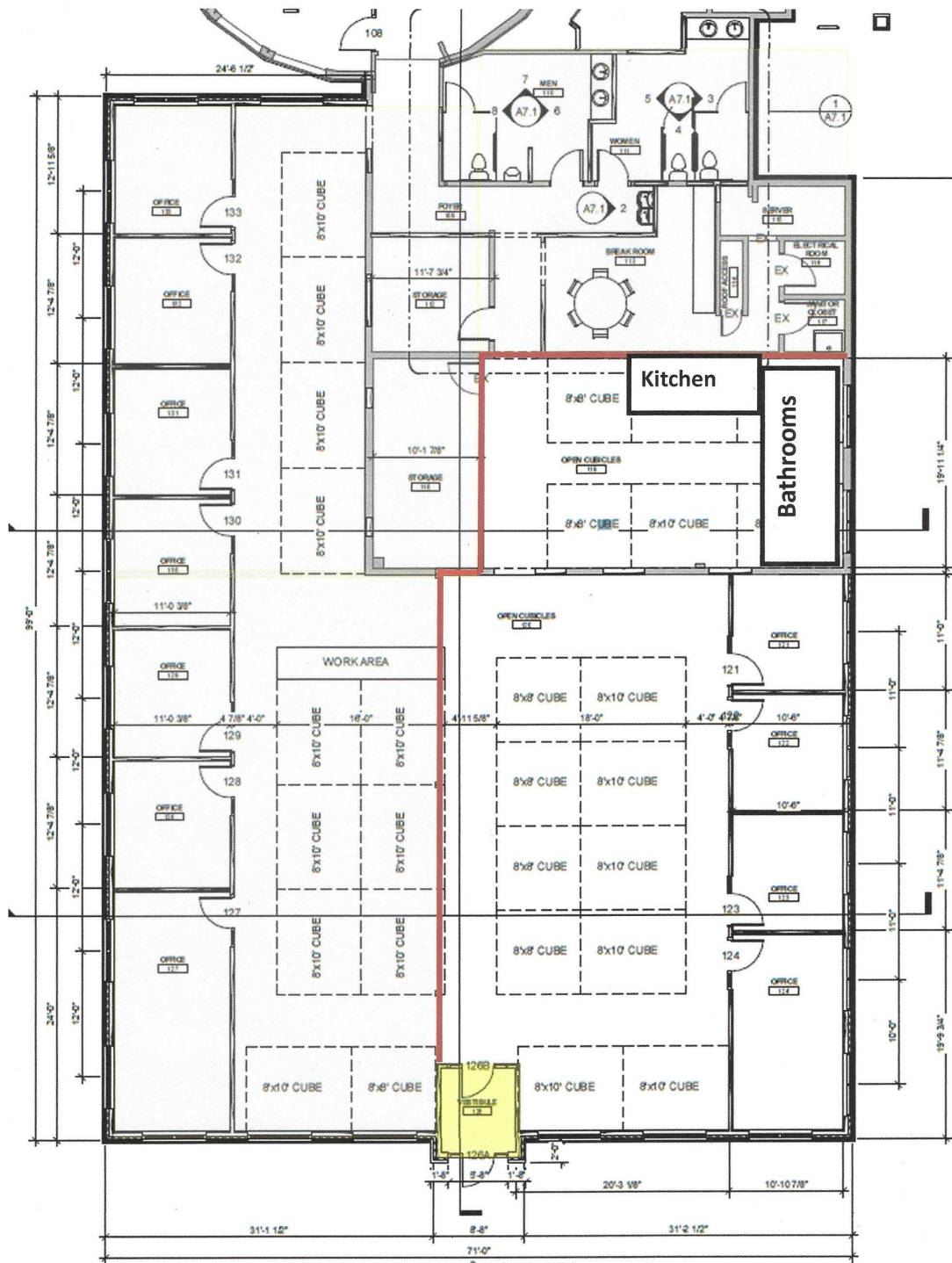
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For Lease

Option B 2931 Square



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