

New Brighton | MN 55112
500-550 Main Street



For Lease



PROPERTY HIGHLIGHTS

- 36,632 SF two-story, multi-tenant, class A office building
- Built in 2001
- 100 parking stalls
- T1 available in building
- Monument signage available
- Underground parking
- Campus style setting
- Conference room
- Easy access to I35W via County Road E2

	1 Mile	3 Mile	5 Mile
Population	7,189	77,999	213,879
Median HH Income	\$62,956	\$66,393	\$63,146
Average HH Income	\$87,101	\$91,926	\$87,555



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



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

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AVAILABLE FOR LEASE

SUITE 290:

1,897 rentable square feet (1,720 usable square feet)

NET LEASING RATES

\$13.50 PSF for Office

2023 ESTIMATED TAX AND CAM

\$3.23 PSF for Tax

\$8.61 PSF for CAM

\$11.84 TOTAL PSF

Suite	Total SF	Net Office PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
290	1,897	\$13.50	\$2,134	\$11.84	\$1,872	\$4,006

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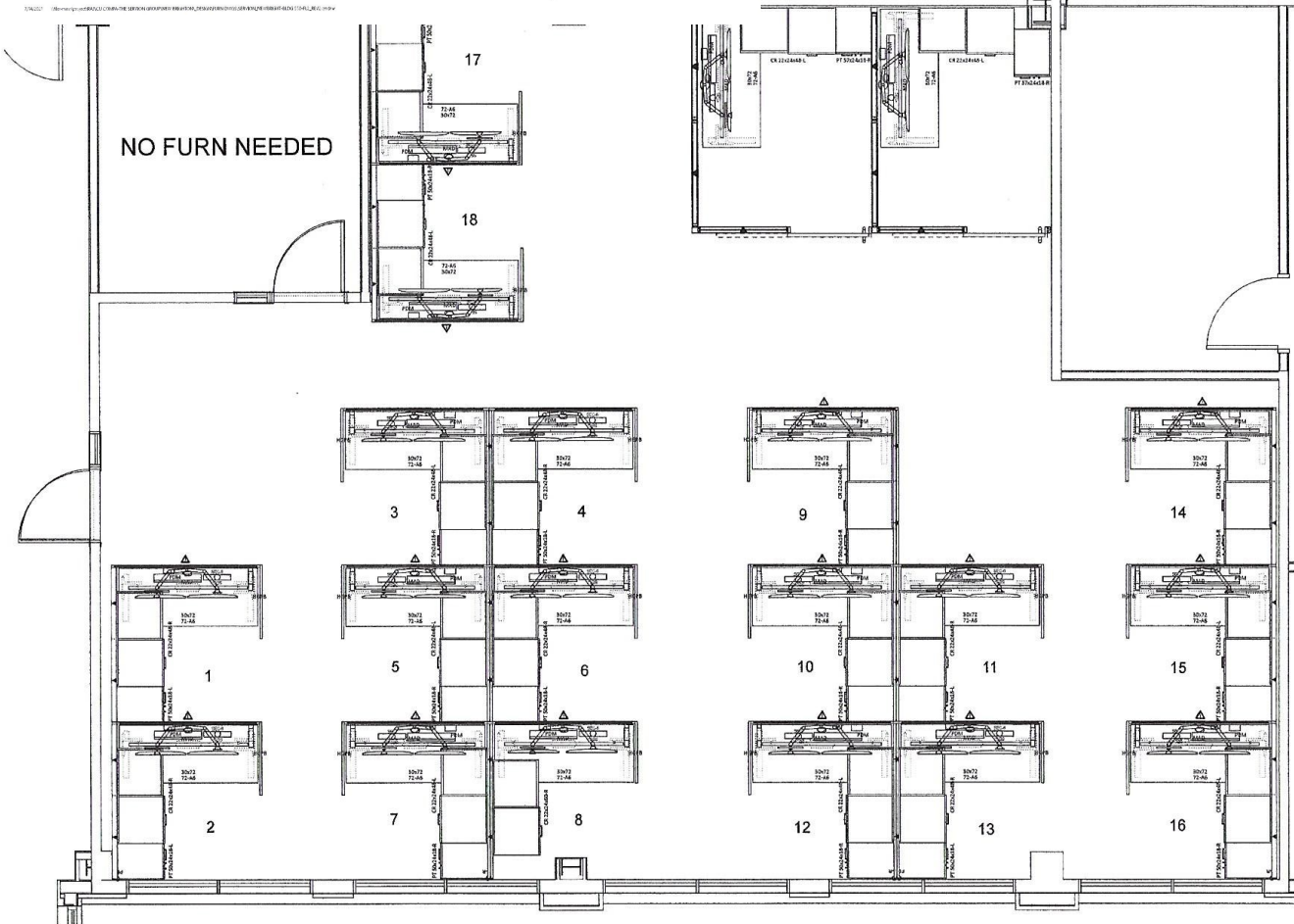


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7/14/2021 \\blm\proj\p\new\BRI\COMP\THE SERVICE GROUP\NEW_BRIGHTON_DESK\FURN DIV\SS\NEW\BRIGHT-BLDG CO-FLOOR_REV2.dwg

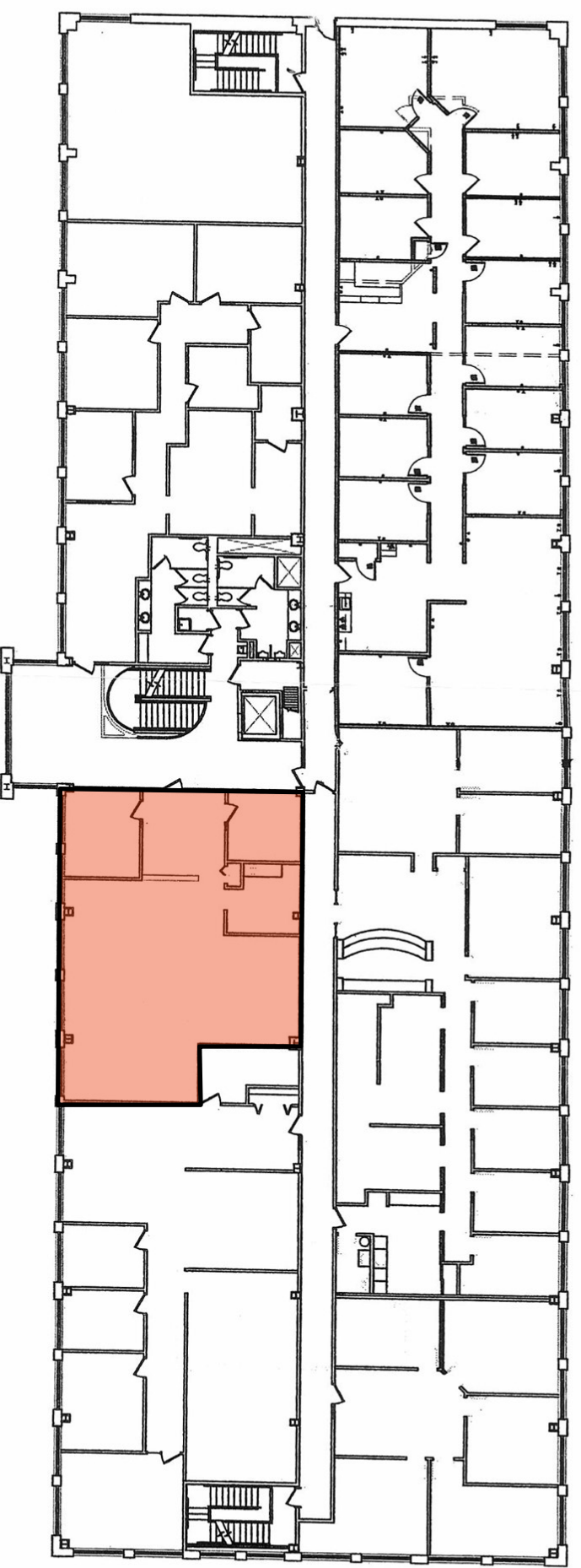
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1 OVERALL FLOOR PLAN
A1 1" = 20'-0"

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