

White Bear Lake | MN 55110  
4444 Centerville Road



For Lease



## PROPERTY HIGHLIGHTS

- 95,969 SF Multi-tenant, office/warehouse/showroom building
- 22' 10" clear height
- Drive-in and dock loading
- Sprinklered
- 312 parking stalls
- Freeway visibility
- Convenient access to I-35E via Highway 96 and Centerville Road
- Power: Each bay has 200 amp, 120/208 volt, 3-phase panel. The building also has six 200 amp, 480 volt, 3-phase panels available. (bays 160 & 170 are using two of these six panels)



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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**2ND FLOOR OFFICE  
AVAILABLE FOR LEASE**

**SUITE 205:**

1,285 total square feet-all office

**SUITE 245:**

4,375 total square feet-all office

**SUITE 255:**

1,359 total square feet-all office

**SUITE 245 & 255:**

5,734 total square feet-all office



**NET LEASING RATES**

**2ND FLOOR OFFICE**

\$12.50 PSF for Office

**2024 ESTIMATED TAX AND CAM**

**2ND FLOOR OFFICE**

\$2.10 PSF for Tax

\$2.99 PSF for CAM

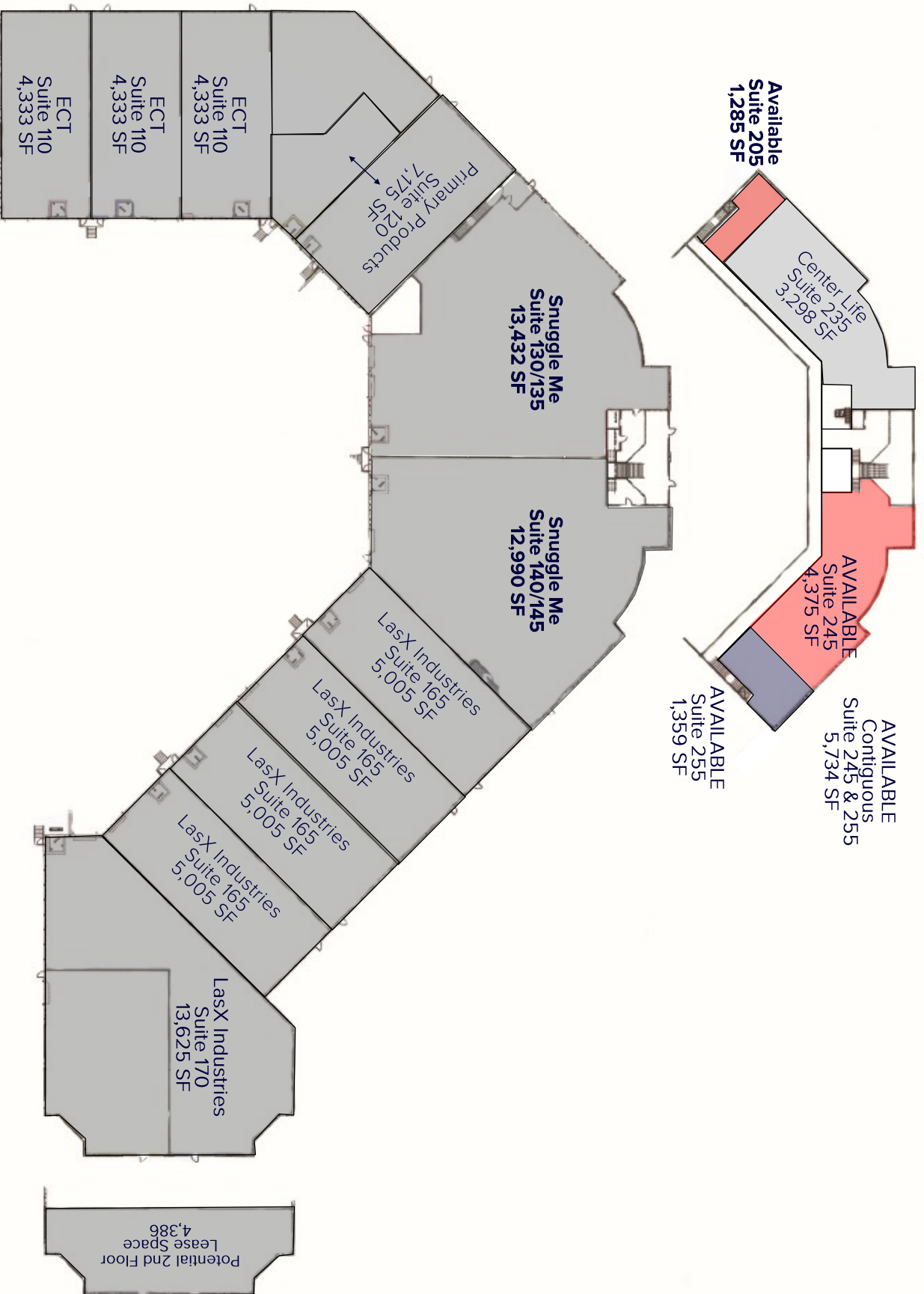
\$5.09 TOTAL PSF

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
205	1,285	1,285	-	\$12.50	-	\$1,339	\$5.09	\$545	\$1,857
245	4,375	4,375	-	\$12.50	-	\$4,557	\$5.09	\$1,856	\$6,413
255	1,359	1,369	-	\$12.50	-	\$1,426	\$5.09	\$576	\$1,992
245 & 255	5,734	5,734	-	\$12.50	-	\$5,973	\$5.09	\$2,432	\$8,405

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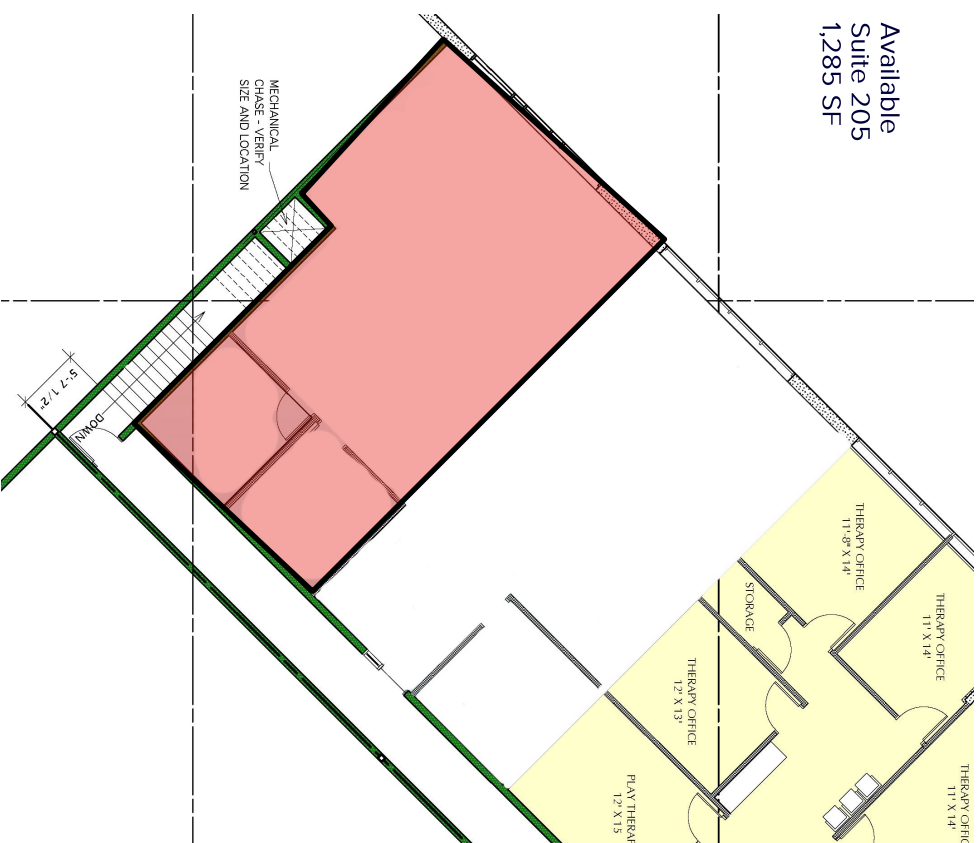
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Available  
Suite 205  
1,285 SF



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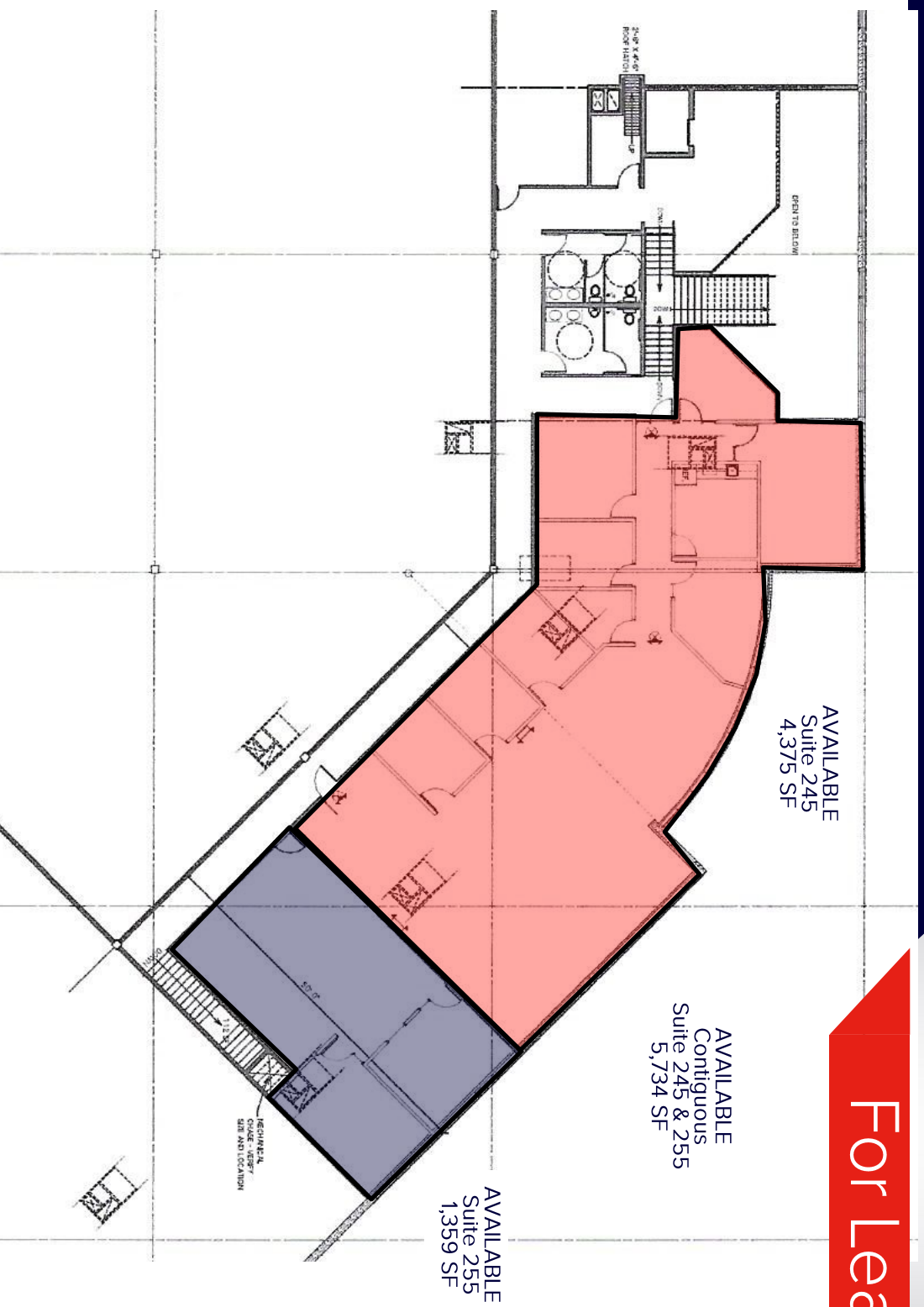


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