

White Bear Lake | MN 55110
4710 White Bear Parkway

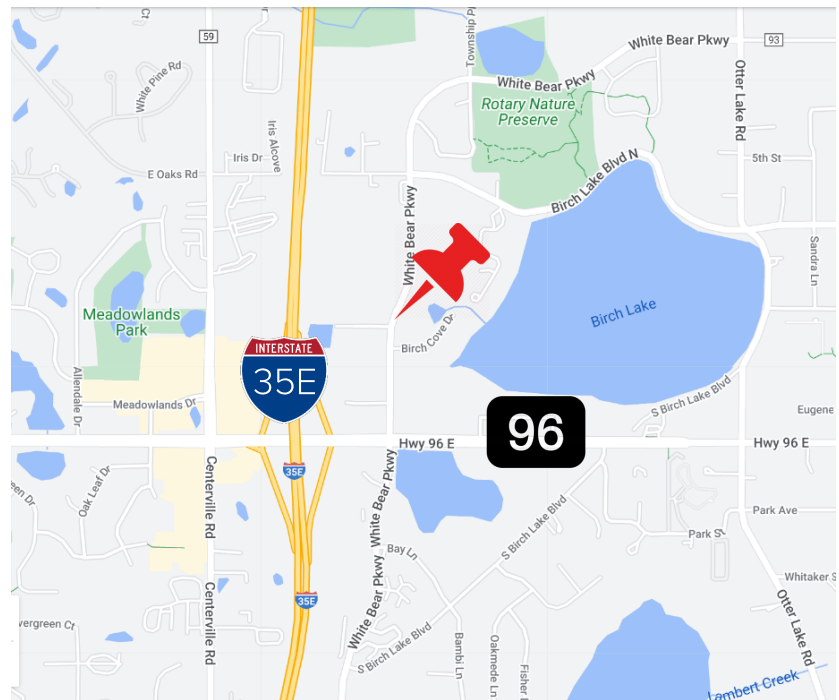


Sale or Lease



PROPERTY HIGHLIGHTS

- 5,592 square foot, 2-level, office condo
- Built in 1996
- 9' ceiling height
- PZR Performance Zone Residential District zoning
- High-speed Comcast
- Easy access to I-35E via Highway 96E



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



Mike Brass
612-750-4312
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ASKING PRICE

\$725,000.00

AVAILABLE FOR LEASE

5,592 Total square feet-all office

NET LEASING RATES

\$12.00 PSF for Office



ESTIMATED MONTHLY EXPENSES

Item	Monthly Cost
Taxes	\$1,565
Insurance	\$92
Association Dues	\$1,100
Excel-Electric	\$91
Connexus-Gas	\$70
Water	\$36
Total	\$2,954
Total Per Square Foot	\$6.34



ESTIMATED MONTHLY RENT

Suite	Total SF	Net Office PSF	Total Net/ Month	Expenses PSF	Expenses/ Month	Total/Month
4710	5,592	\$12.00	\$5,592	\$6.34	\$2,954	\$8,546

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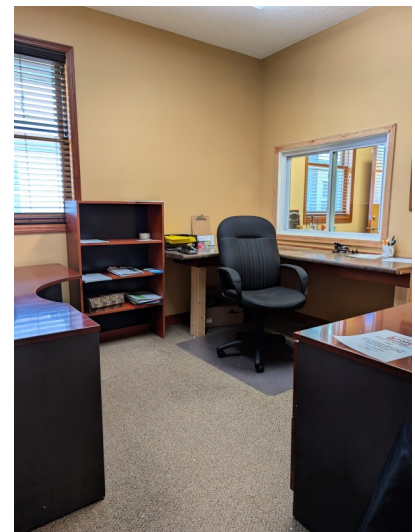
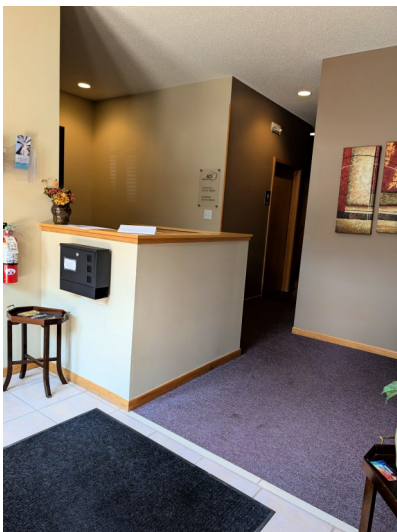
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UPPER LEVEL



LOWER LEVEL



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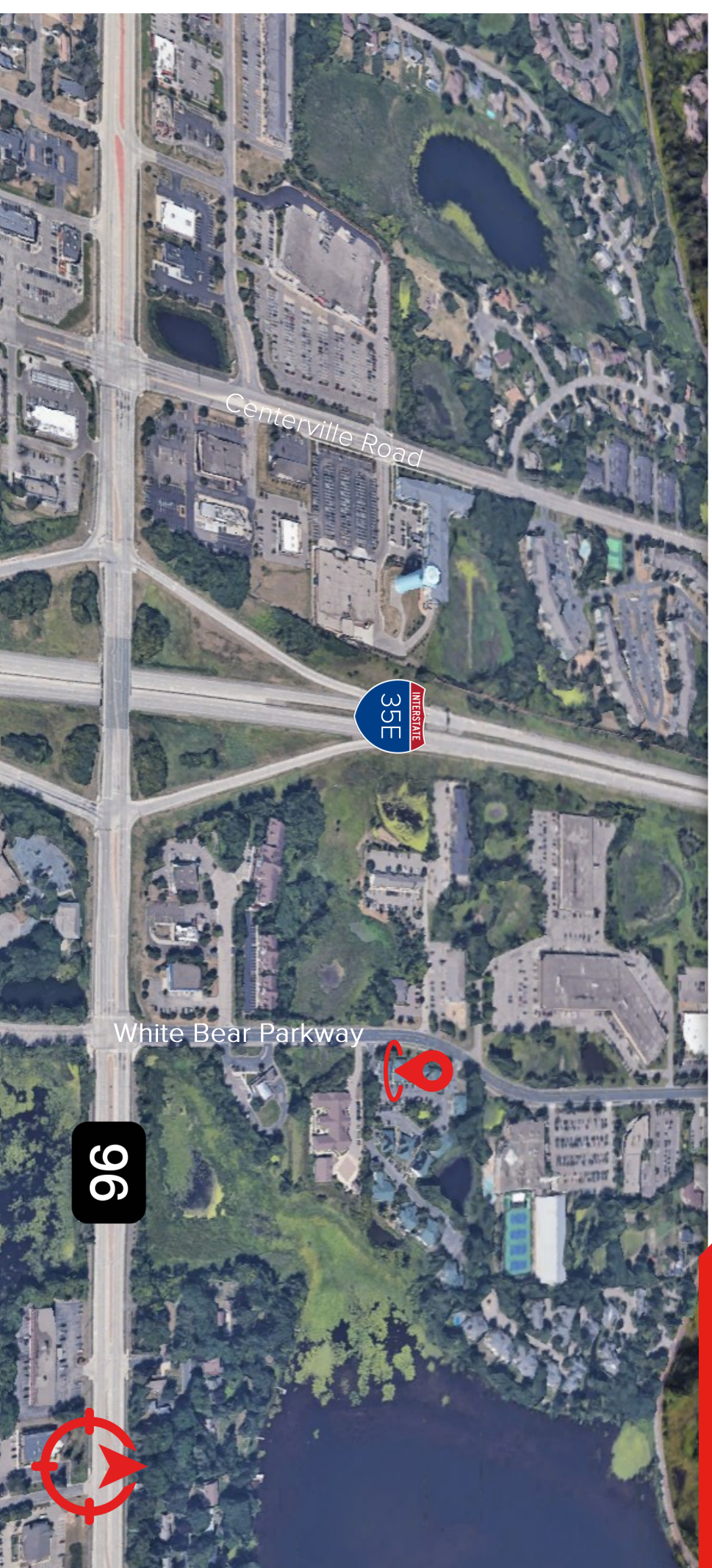


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