

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
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AVAILABLE FOR LEASE

SUITE 250:

5,000 rentable square feet (4,513 usable square feet)

SUITE 290:

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

NET LEASING RATES

\$13.00 PSF for Office

2025 ESTIMATED TAX AND CAM

\$3.10 PSF for Tax

\$8.82 PSF for CAM

\$11.92 TOTAL PSF

Suite	Total SF	Net Office PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
250	5,000	\$13.00	\$5,417	\$11.92	\$4,967	\$10,383
290	1,897	\$13.00	\$2,055	\$11.92	\$1,884	\$3,939

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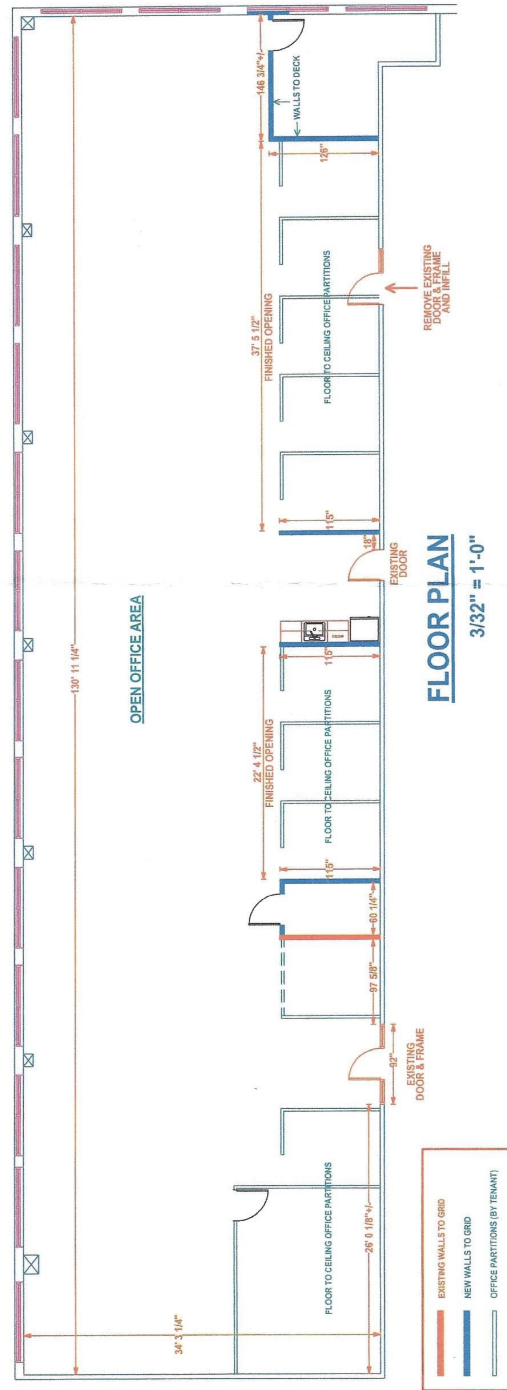


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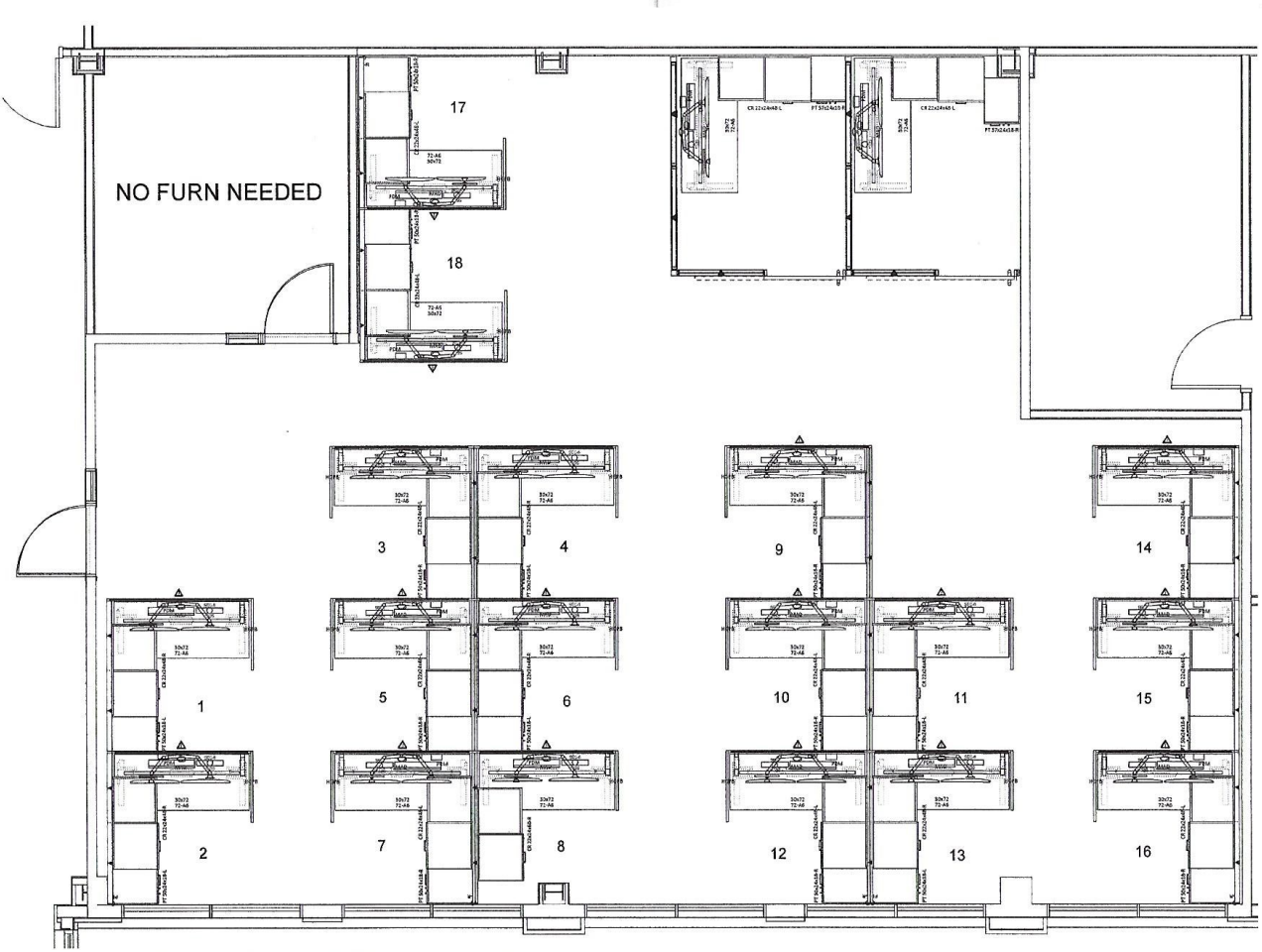
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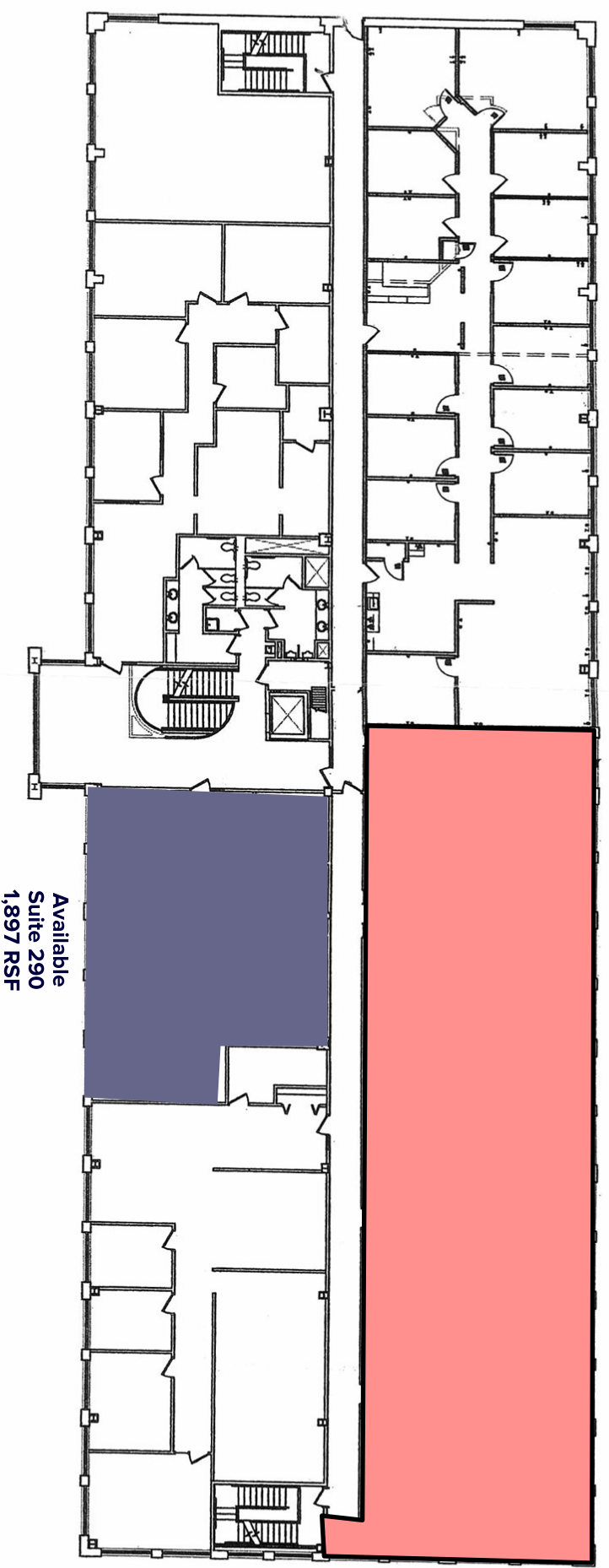
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1 OVERALL FLOOR PLAN
A1 1" = 20'-0"

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