

White Bear Lake | MN 55110  
4710 White Bear Parkway



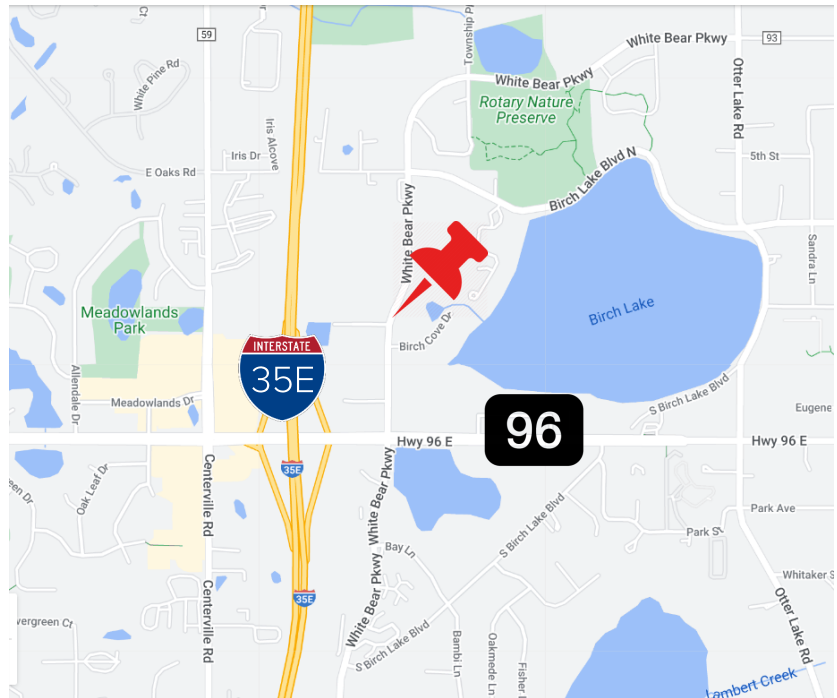
Sale or Lease



\$650,000

## 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](http://www.TITUScre.com)



Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)



# White Bear Lake | MN 55110

## 4710 White Bear Parkway



Sale or Lease

### ASKING PRICE

\$650,000.00

### 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     |

4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)



Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)

# White Bear Lake | MN 55110

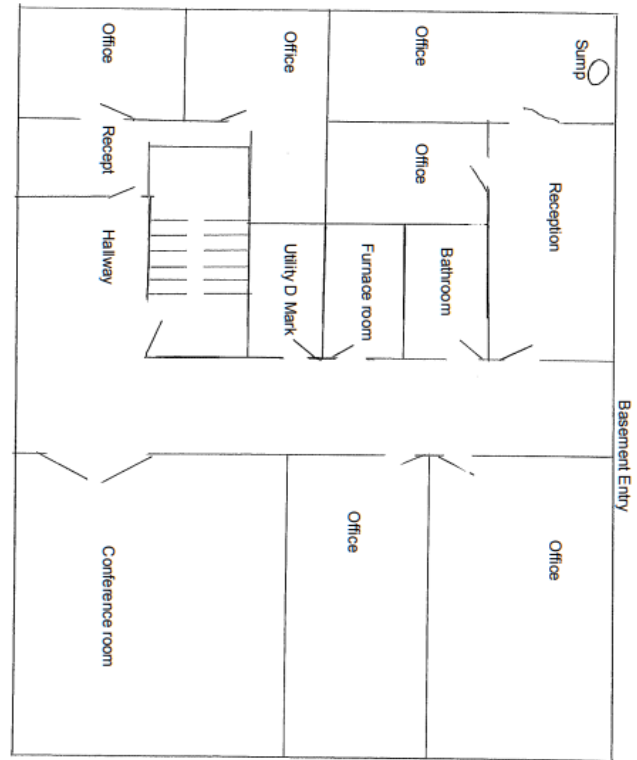
## 4710 White Bear Parkway



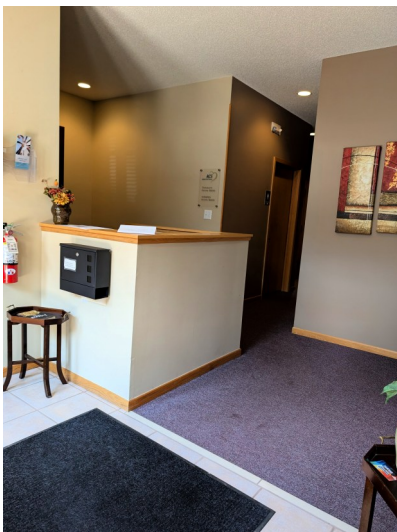
Sale or Lease



UPPER LEVEL



LOWER LEVEL



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)



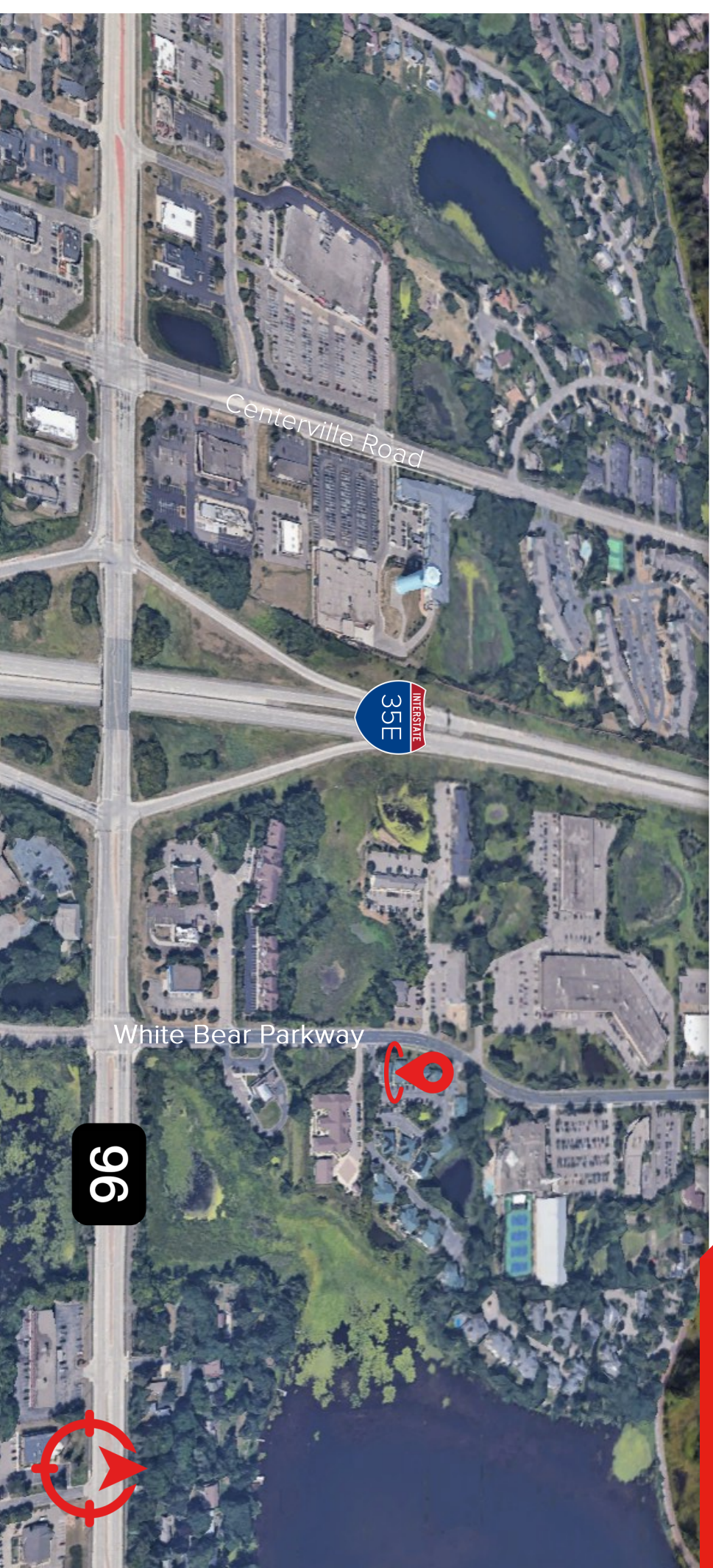
Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)



White Bear Lake | MN 55110  
4710 White Bear Parkway



Sale or Lease



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)

T

Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)