

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



Mike Brass  
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### AVAILABLE FOR LEASE

#### SUITE 130-140:

23,457 total square feet

3,572 square feet of office

1,196 square feet of common area

18,689 square feet of warehouse

2 dock doors

2 drive-in doors

### NET LEASING RATES

\$12.50 PSF for Office

\$8.00 PSF for Warehouse/Tech

### 2025 ESTIMATED TAX AND CAM

\$2.10 PSF for Tax

\$2.00 PSF for CAM

\$4.10 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 |
|---------|----------|-----------|--------|----------------|-------------|------------------|---------|----------------------|-------------|
| 130-145 | 23,457   | 4,768     | 18,689 | \$12.50        | \$8.00      | \$17,426         | \$4.10  | \$8,014              | \$25,440    |

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**TITUS**  
COMMERCIAL  
REAL ESTATE

For Lease

**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

**2025 ESTIMATED TAX AND CAM**

**2ND FLOOR OFFICE**

\$2.10 PSF for Tax

\$3.00 PSF for CAM

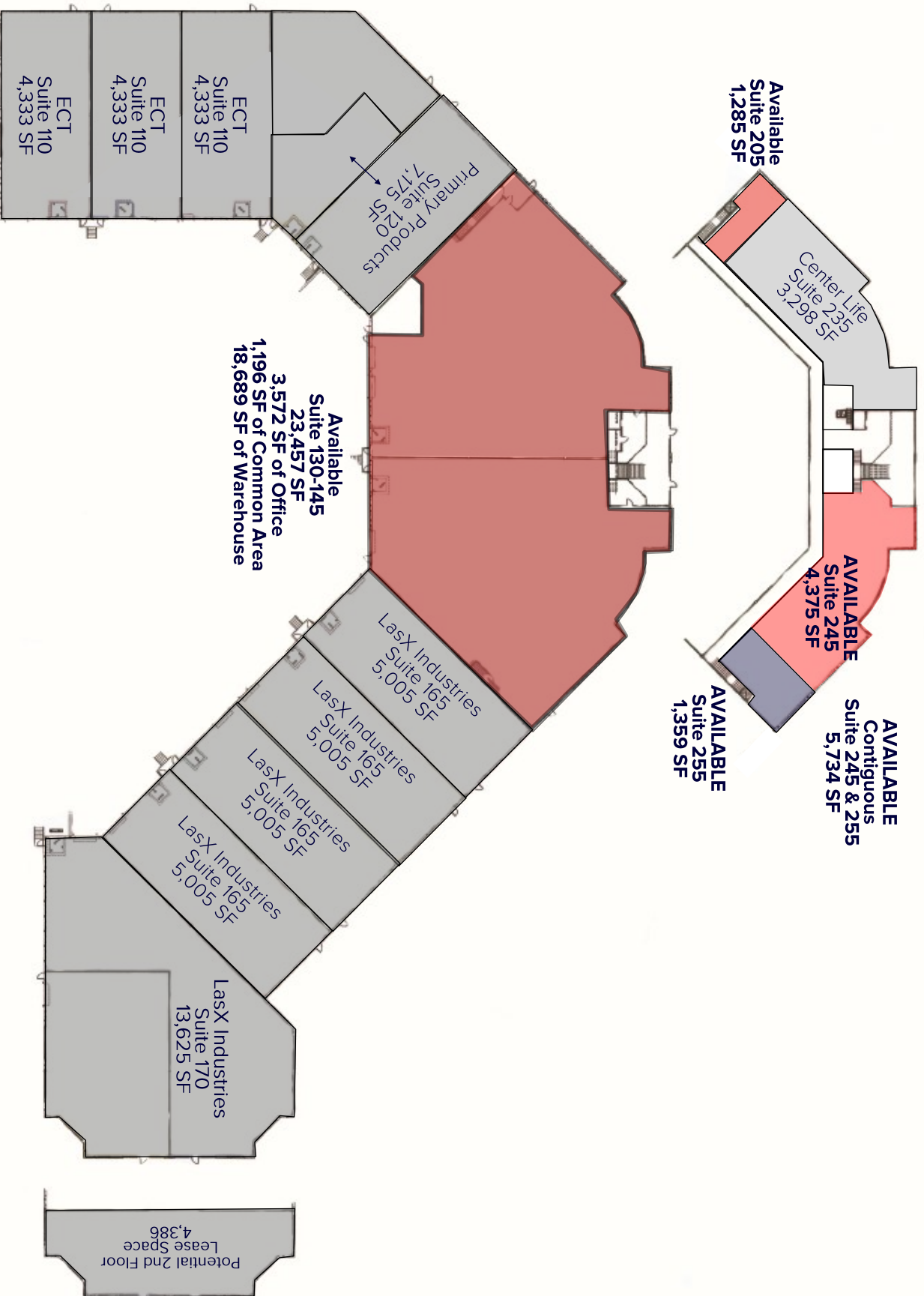
\$5.10 TOTAL PSF

| 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          | \$5.10  | \$546                | \$1,885     |
| 245       | 4,375    | 4,375     | -      | \$12.50        | -           | \$4,557          | \$5.10  | \$1,859              | \$6,417     |
| 255       | 1,359    | 1,369     | -      | \$12.50        | -           | \$1,426          | \$5.10  | \$578                | \$1,993     |
| 245 & 255 | 5,734    | 5,734     | -      | \$12.50        | -           | \$5,973          | \$5.10  | \$2,437              | \$8,410     |

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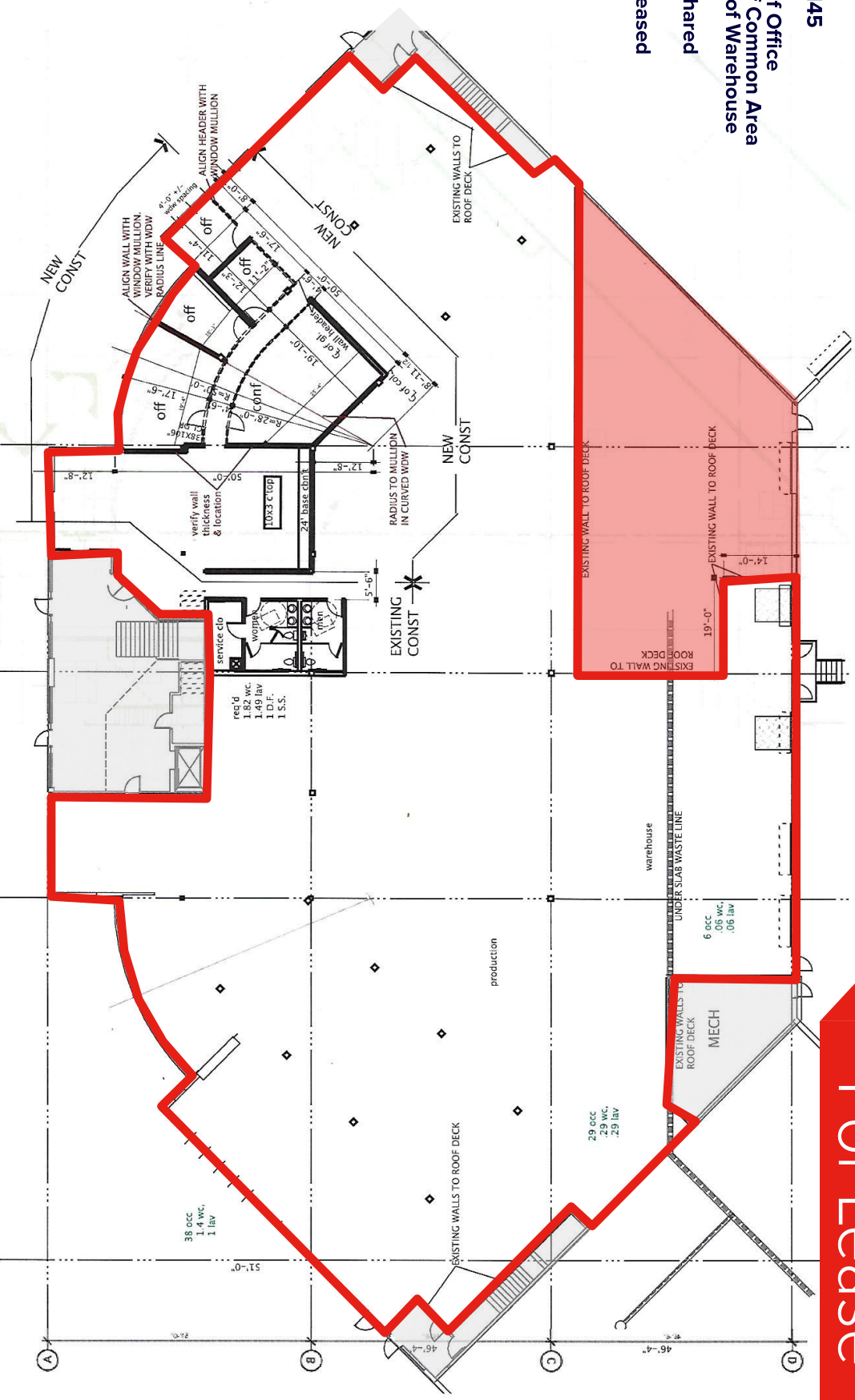
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Available  
Suite 130-145  
23,457 SF  
3,572 SF of Office  
1,196 SF of Common Area  
18,689 SF of Warehouse

Shared  
Leased



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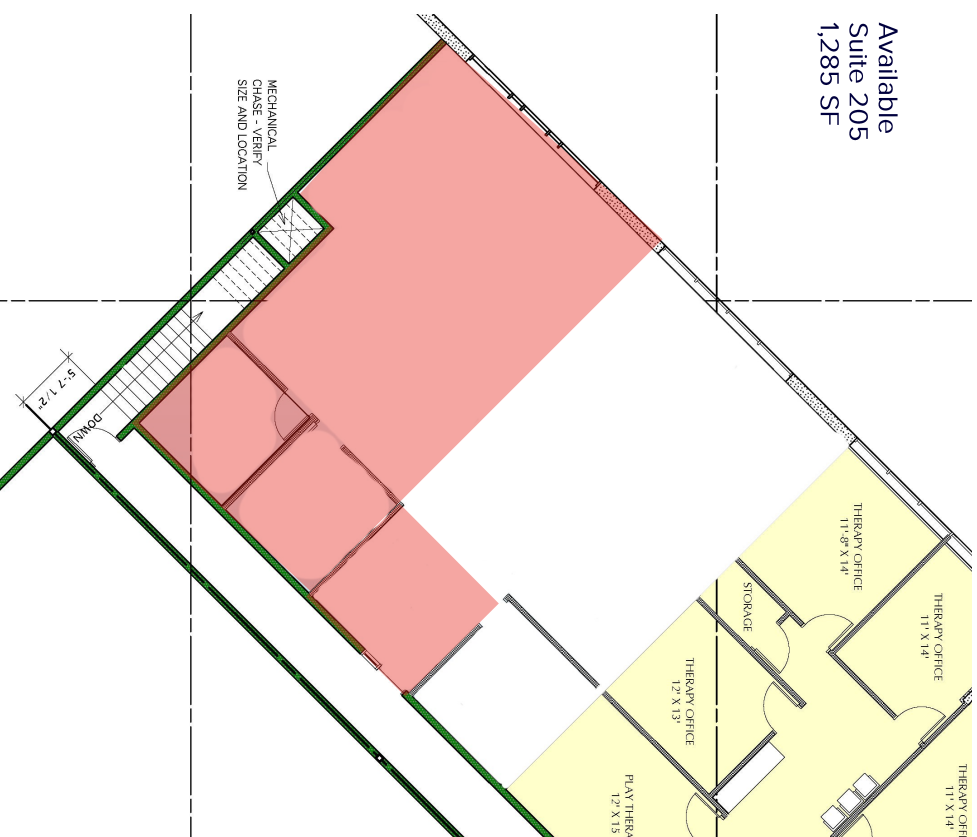
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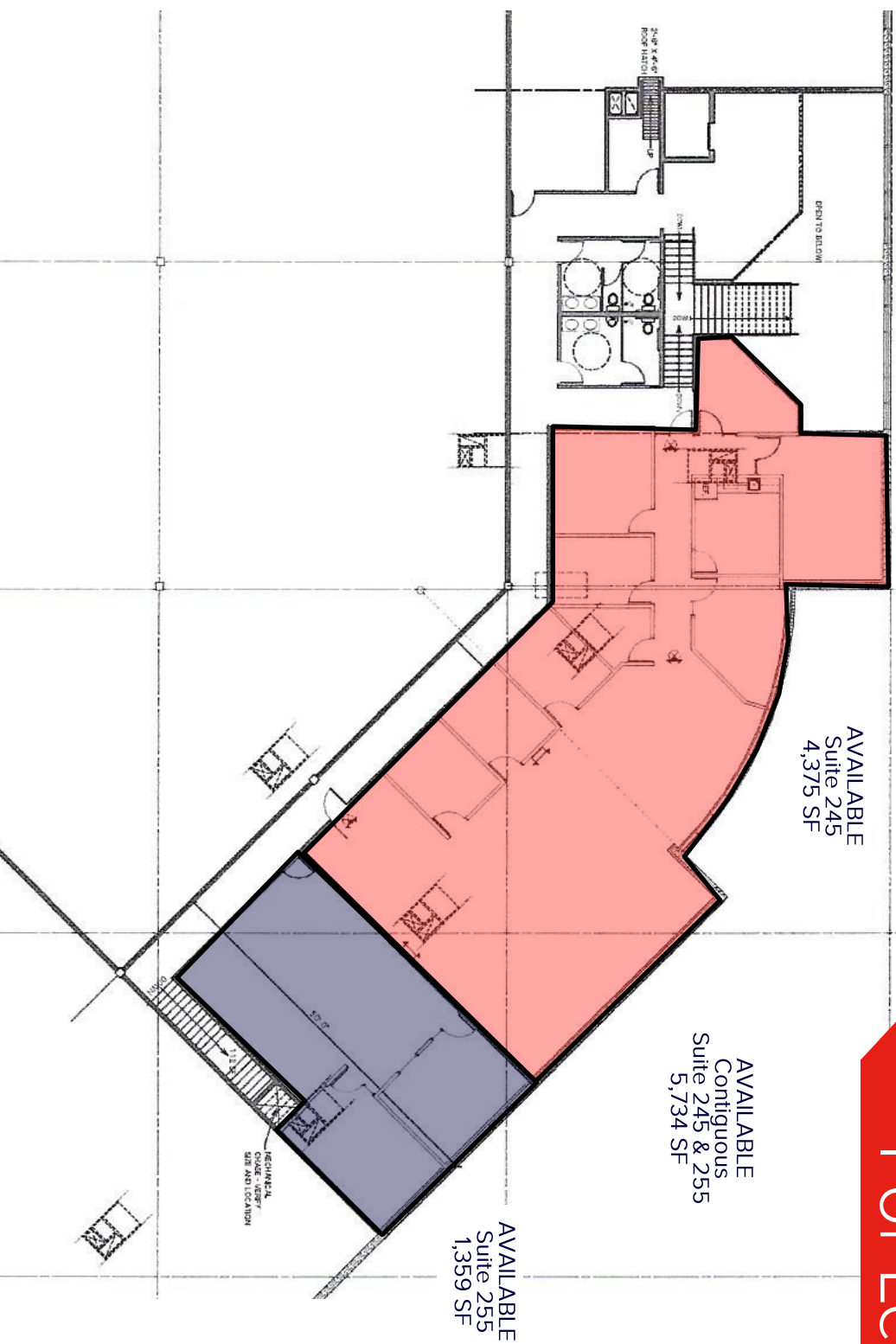


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