

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

2026 ESTIMATED TAX AND CAM

2ND FLOOR OFFICE

\$2.64 PSF for Tax

\$3.34 PSF for CAM

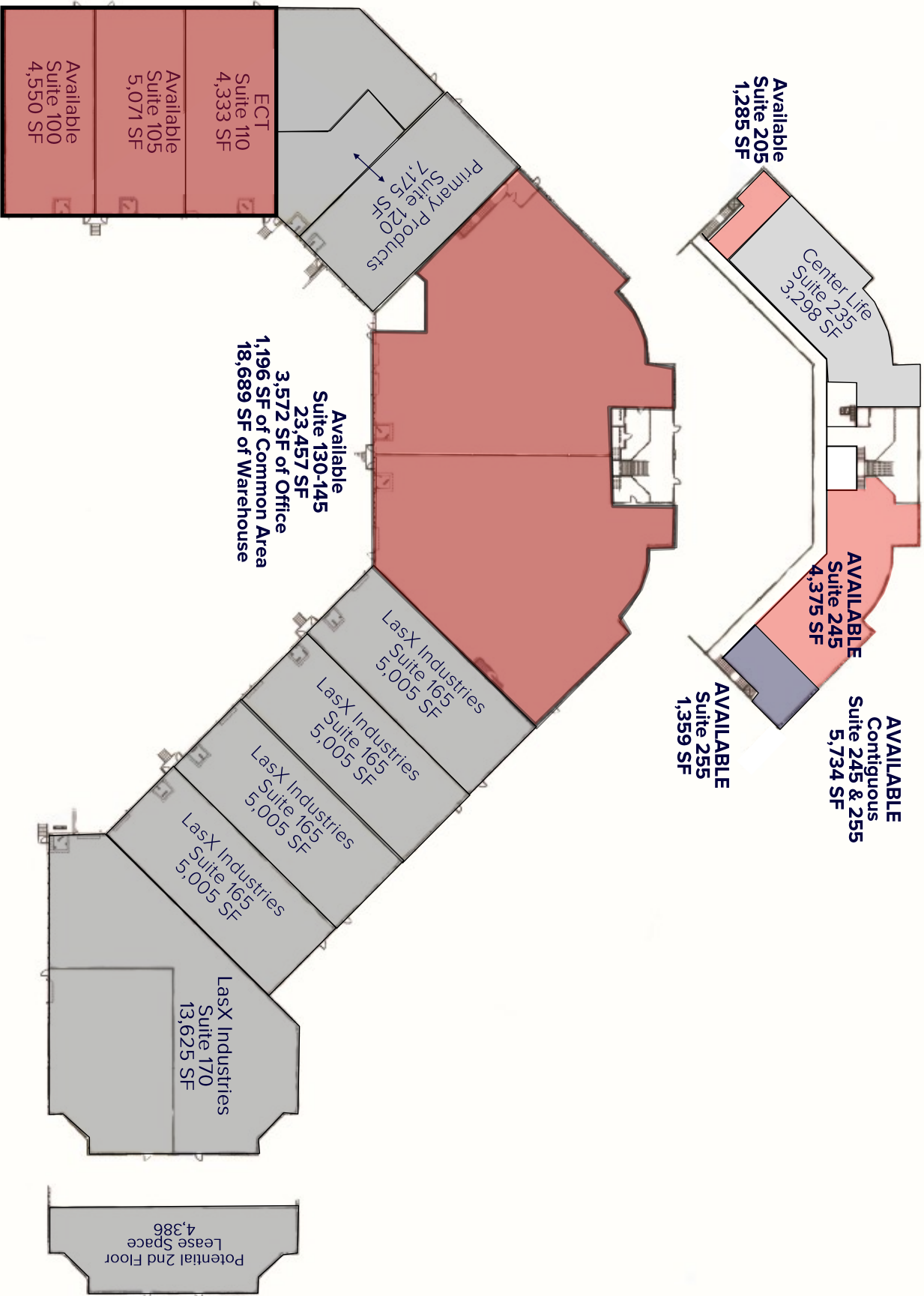
\$5.98 TOTAL PSF

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	\$5.98	\$640	\$1,979
245	4,375	4,375	-	\$12.50	-	\$4,557	\$5.98	\$2,180	\$6,738
255	1,359	1,369	-	\$12.50	-	\$1,416	\$5.98	\$677	\$2,093
245 & 255	5,734	5,734	-	\$12.50	-	\$5,973	\$5.98	\$2,857	\$8,830

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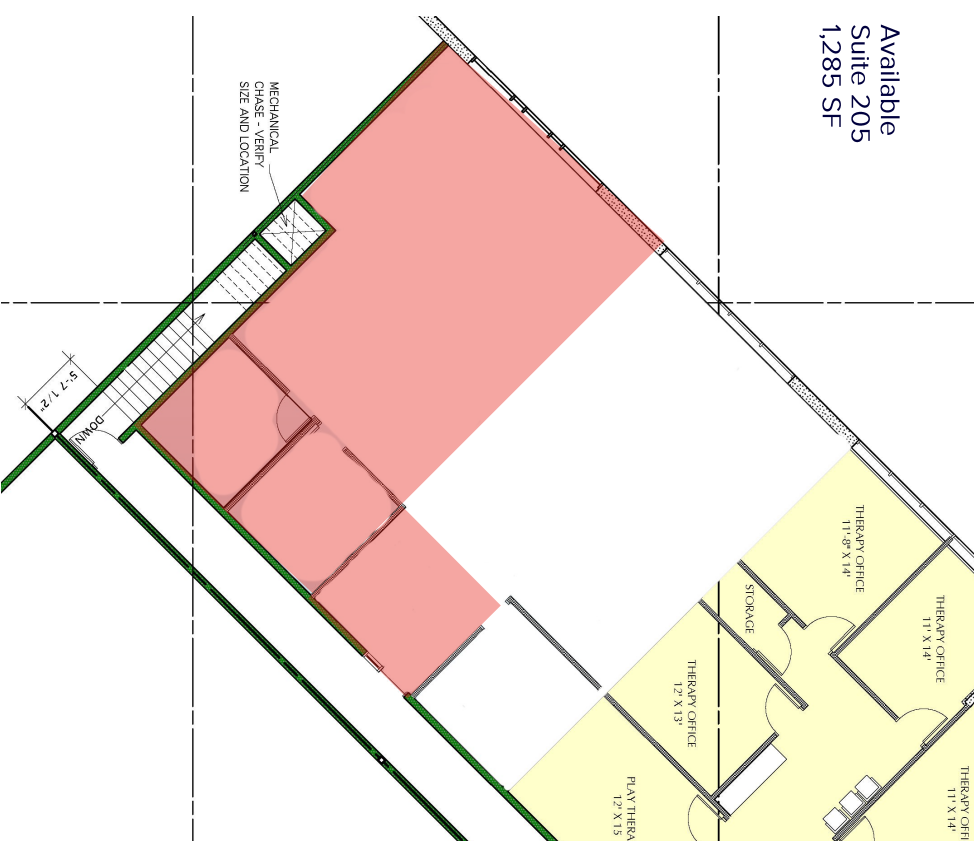
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Available
Suite 205
1,285 SF



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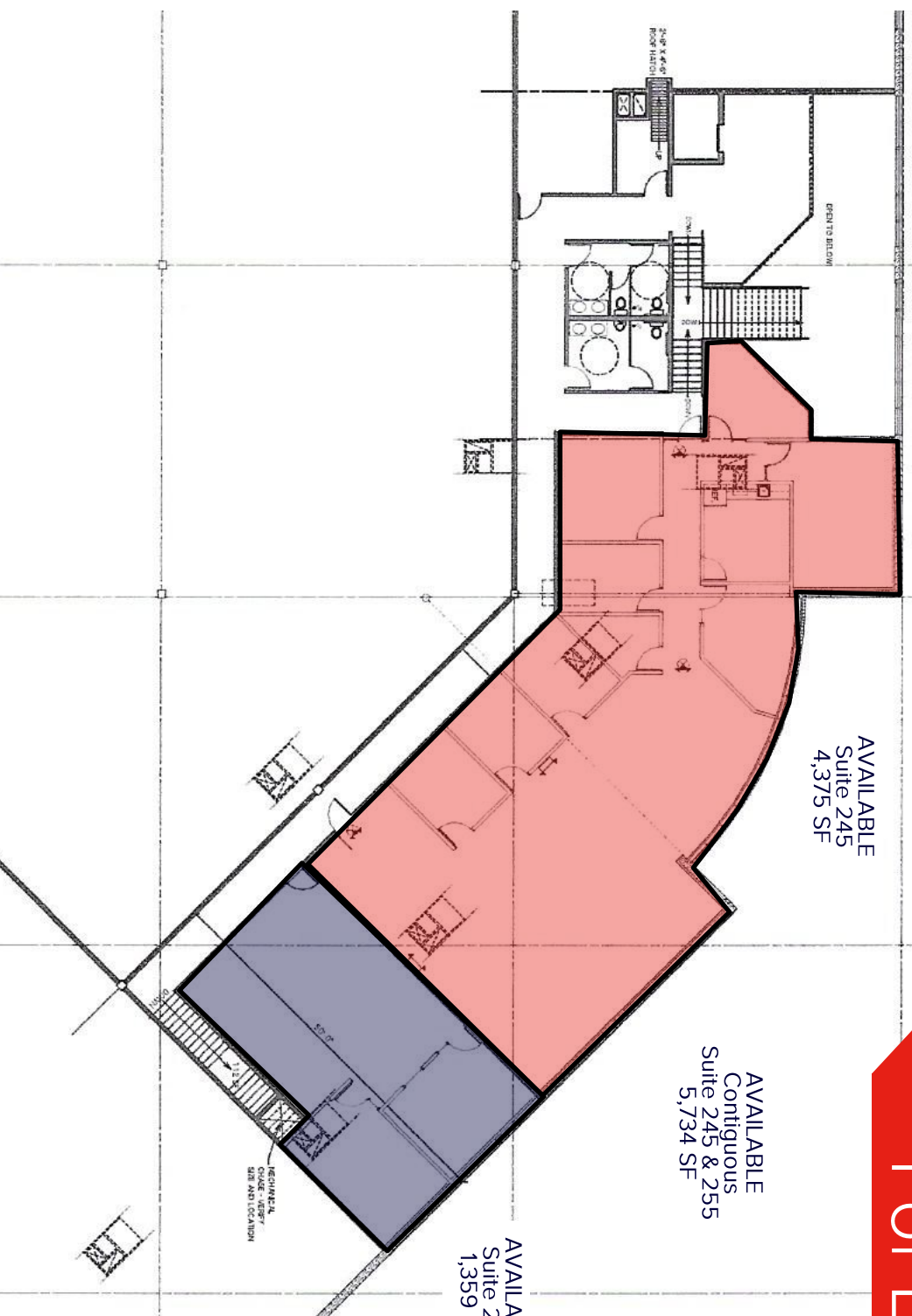


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