White Bear Lake | MN 55110
4444 Centerville Road

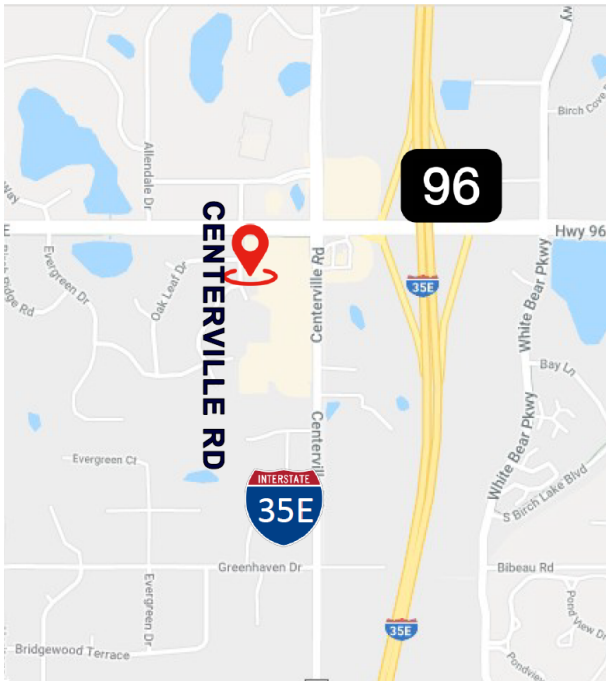
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PROPERTY HIGHLIGHTS

- 95,969 SF multi-tenant, office/warehouse building
- Built in 1986
- 22' 10" clear height
- Drive-in and dock loading
- Sprinklered
- 312 parking spaces
- Convenient access to I-35E via Highway and Centerville Road
- Power: Each bay has amps, 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



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AVAILABLE FOR LEASE

Suite 100

4,550 total square feet

- Space is drop ceilings and all air-conditioned
- Will convert a portion to warehouse
- 1 dock, 1 drive-in door
- $12.50 per square foot for office
- $7.00 per square foot for warehouse

Suite 105

4,116 total square feet

- Space is drop ceilings and all air-conditioned
- Will convert a portion to warehouse
- 1 dock, 1 drive-in door
- $12.50 per square foot for office
- $7.00 per square foot for warehouse

Suite 110

4,333 total square feet

- Space is drop ceilings and all air-conditioned
- Will convert a portion to warehouse
- 1 dock, 1 drive-in door
- $12.50 per square foot for office
- $7.00 per square foot for warehouse

Suite 115-120

10,806 total square feet

- Will convert a portion to warehouse
- 2 dock and 1 drive-in
- $12.50 per square foot for office
- $7.00 per square foot for warehouse

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 docks
- 2 drive-ins
- 100% air-conditioned
- $12.50 per square foot for office
- $8.50 per square foot for warehouse

TOTAL CONTIGUOUS SPACE AVAILABLE

23,457 total square feet

- $12.00 per square foot for office
- $7.00 per square foot for warehouse

2026 ESTIMATED TAX AND CAM

$2.64 PSF for Tax

$2.34 PSF for CAM

$4.98 TOTAL PSF

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ESTIMATED MONTHLY RENT

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/ Month
105-110	12,999	3,900	9,099	$12.50	$7.00	**$9,370**	$4.98	**$5,395**	**$14,765**
115-120	10,806	3,240	7,566	$12.50	$7.00	**$7,788**	$4.98	**$4,485**	**$12,273**
130-140	23,457	4,768	18,689	$12.50	$8.50	**$18,2055**	$4.98	**$9,735**	**$27,939**
Total	47,262	14,100	33,162	$12.00	$7.00	**$33,445**	$4.98	**$19,614**	**$53.058**





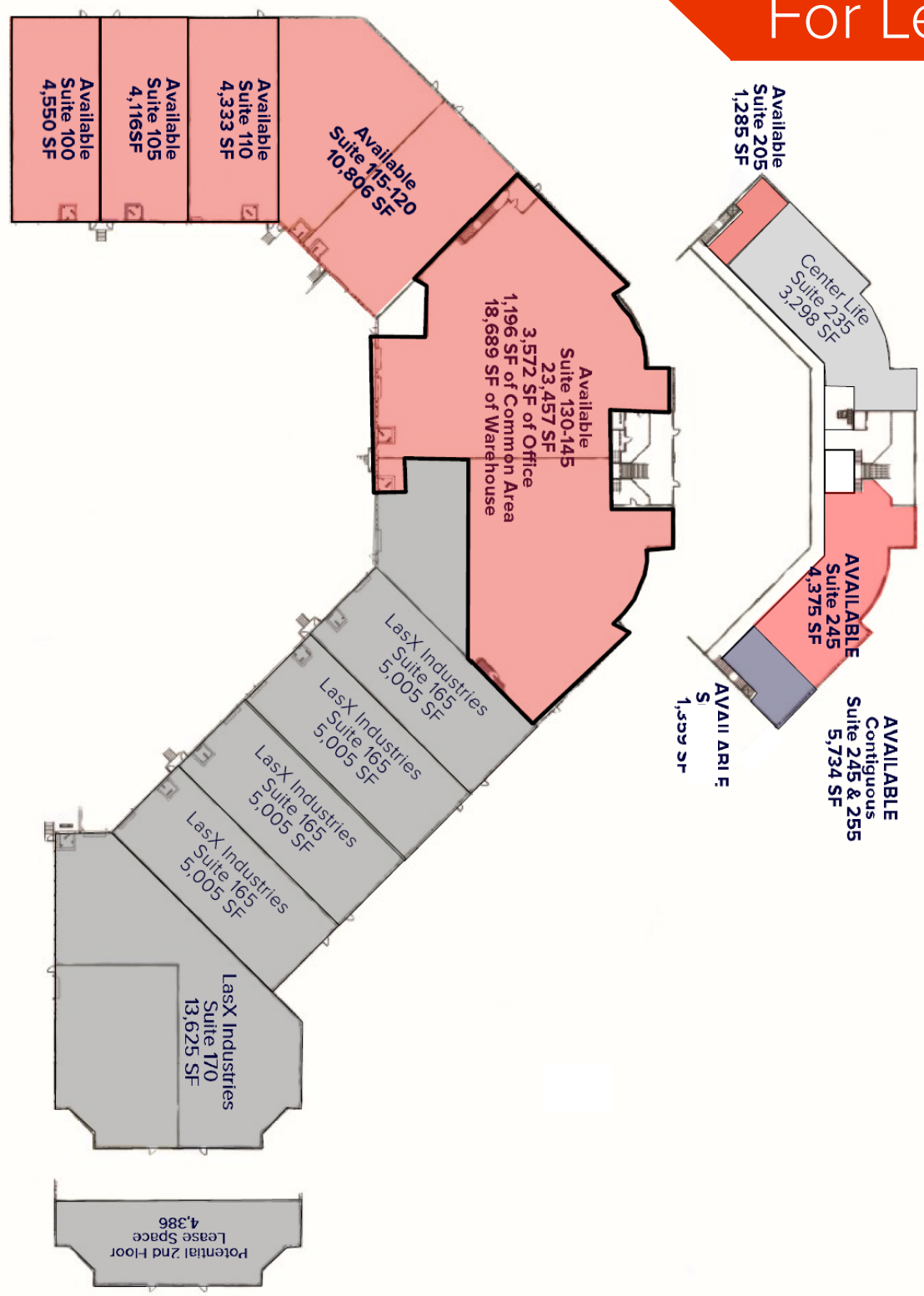
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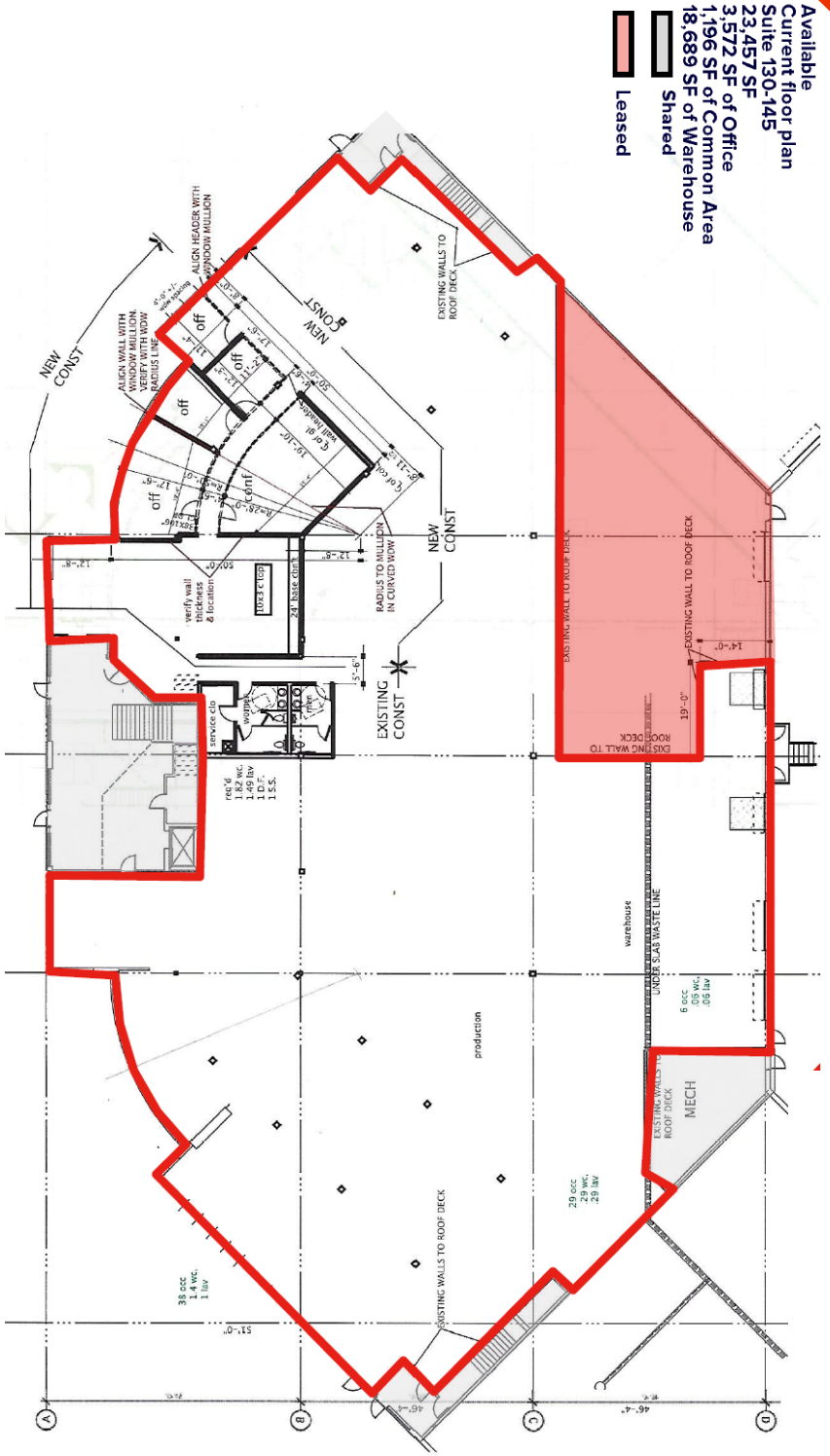
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Why is this information important?

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