

For Sale or Lease



LOCATION: 4730 White Bear Parkway, White Bear Lake, MN 55110

CEILING HEIGHT: Set at 8'6"

ACCESS: Hwy 96 to White Bear Parkway, Just Northeast of I35E

PARKING: Ample

BUILDING AREA: Approximately 4,800 SF

TAXES 2011: \$12,640.68

Gross Lease Rate: \$16.00 - \$18.00

AVAILABLE SUITES

4730 Suite 100
4730-Suite 102B

AVAILABLE SPACE

Approximately 894 SF
Approximately 280 SF
Total 1,174 SF

EST. GROSS MONTHLY RENT

\$1,192.00 Contiguous
\$ 373.33 Contiguous
\$1,565.33 Est Gross Monthly Rent

SALE PRICE: **\$395,000.00**

SPECIAL FEATURES:

Difficult to find smaller spaces, could combine suite 100 and 102B to make 1,174 Square Feet.
Extensive Landscaping and Attractive Office Build outs
Situated in a campus setting creating a friendly atmosphere
Excellent access to Hwy 96 near I35E and I694
Many area amenities including grocery stores, hotels, restaurants, and other retail.

ERSI

**ESSENCE
REAL ESTATE
SERVICES INC**

(651) 482-1871



