

FOR LEASE | OFFICE



CSM

DEVELOPING REAL ESTATE FOR PEOPLE,
BUSINESS & COMMUNITIES

White Bear Parkway
4815 White Bear Parkway • White Bear Lake, MN



*Great visibility from
Interstate 35E.*

PROPERTY INFORMATION

- 17,600 total sq ft available
- 16,918 sq ft office
- 682 sq ft warehouse
- Available immediately
- High finish office space
- 10' ceilings
- Can provide 4+/-1,000 parking, additional can be added
- 1 dock door, can add additional
- Easy access to 35E and 694
- End Cap space
- Freeway visibility



CONTACT BRUCE CARLAND
P: (612) 395.7028
C: (612) 308.9578
bcarland@csmcorp.net



White Bear Parkway 4815 White Bear Parkway • White Bear Lake, MN

BUILDING SIZE:	165,174 total sf
AVAILABLE SPACE:	16,918 sq ft office, 682 sq ft warehouse
PROPOSED OCCUPANCY:	Available immediately
POWER:	480 Volt / 200 Amp
BASE RENTS:	\$10.00 / sf for office, \$5.00/ sf for warehouse
OPERATING EXPENSES:	\$4.75 / sf for 2013
UTILITIES:	Gas and electric separately metered
NOTES:	Great parking available, Interstate 35E visibility, and excellent access to I-35E and I-694.

