

WHITE BEAR PKWY BUSINESS CENTER I

4815-4817 WHITE BEAR PKWY | WHITE BEAR LAKE, MN



SPACE AVAILABLE:

10,518 SF - OFFICE

7,082 SF - WAREHOUSE

ASKING RATE:

\$9.50/SF - OFFICE

\$4.50/SF - WAREHOUSE

2019 TAX & CAM:

\$2.20/SF - TAX

\$1.78/SF - CAM

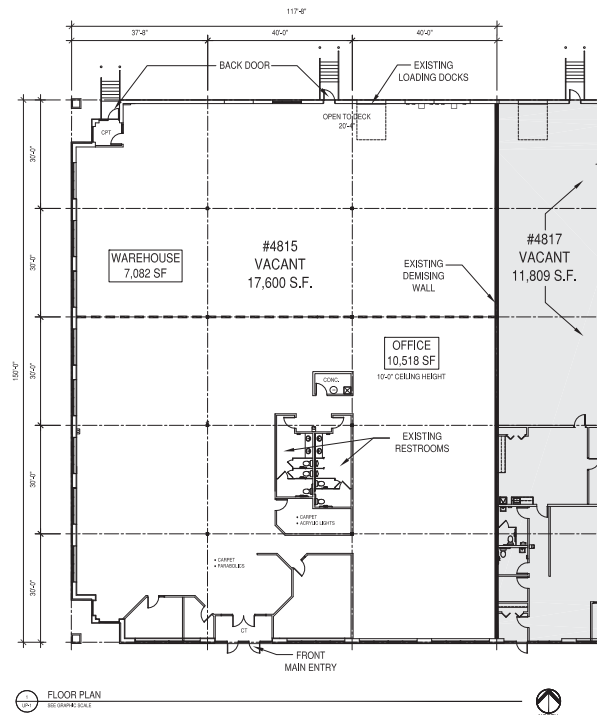
\$3.98/SF - TOTAL

PROPERTY HIGHLIGHTS

- Approx. 46,961 total building square feet
- Direct visibility and accessibility to I-35E
- Near many retail shops, restaurants and hotels
- 20' clear height
- One (1) dock with the ability to add more
- 190+ stripped parking stalls
- Owned and managed by CSM Corporation



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AS-BUILT UNIT PLAN

UNIT	AS OF	VERSION
4815	6/22/16	UP - 1

TENANT SUMMARY	
OFFICE AREA	10,518 SF
WAREHOUSE	7,082 SF
TOTAL	17,600 SF

***** DASHED LINE INDICATES OFFICE/
WAREHOUSE SEPARATION



JAY CHMIELESKI
Managing Director

D +1 612 430 9982
M +1 612 275 3772
jay.chmielewski@ngkf.com

DAN FRIEDNER
Managing Director

D +1 612 430 9991
M +1 612 599 7864
dan.friedner@ngkf.com

PATRICK CULLEN
Associate

D +1 612 430 9995
M +1 651 308 4271
patrick.cullen@ngkf.com

www.ngkf.com

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