



**FOR LEASE! • 5,110 SF**



## **WHITE BEAR OFFICE/WAREHOUSE**

**4099 White Bear Pkwy | White Bear Lake, MN 55110**

**Fantastic office/warehouse available May 1, 2024**

- Suite 102: 2,505 SF office + 2,605 SF warehouse
- Stunning fireplace in main office/conference room
- Beautiful newly polished floors in warehouse
- 12' clear, 10x10' drive-in, and 3 phase electrical
- Parking: 12 stalls
- 5-year lease minimum
- Minutes from I-35E, Hwy 96 E, and restaurants, retail, and services

**Base Rent:** Warehouse \$6 PSF + Office \$12 PSF • **Est. Operating Expenses:** \$5.10 PSF

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# Beautiful Office/Warehouse

