

# FOR LEASE



## OAK RIDGE CENTRE

4801 HIGHWAY 61, WHITE BEAR LAKE, MN 55110

### LEASE RATES

OFFICE NET RENT            \$14.00 SF  
2021 EST. OP. EXP.        \$11.14 SF

*(GAS AND ELECTRIC SEPARATE)*

- 2,216 SF AVAILABLE
- PROFESSIONALLY OWNED AND MANAGED
- EXCEPTIONAL CLASS A BUILDING
- PERFECT FOR PROFESSIONAL OFFICE, MEDICAL, & SERVICE
- SHARED CONFERENCE ROOM & ELEVATOR
- SIGNIFICANT SURFACE PARKING
- JUST OFF HWY 61, WALKING DISTANCE FROM DOWNTOWN WHITE BEAR LAKE



## EXCEPTIONAL FOR MEDICAL OR OFFICE

# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS  
651-341-5044  
jeff@essencerealestate.com

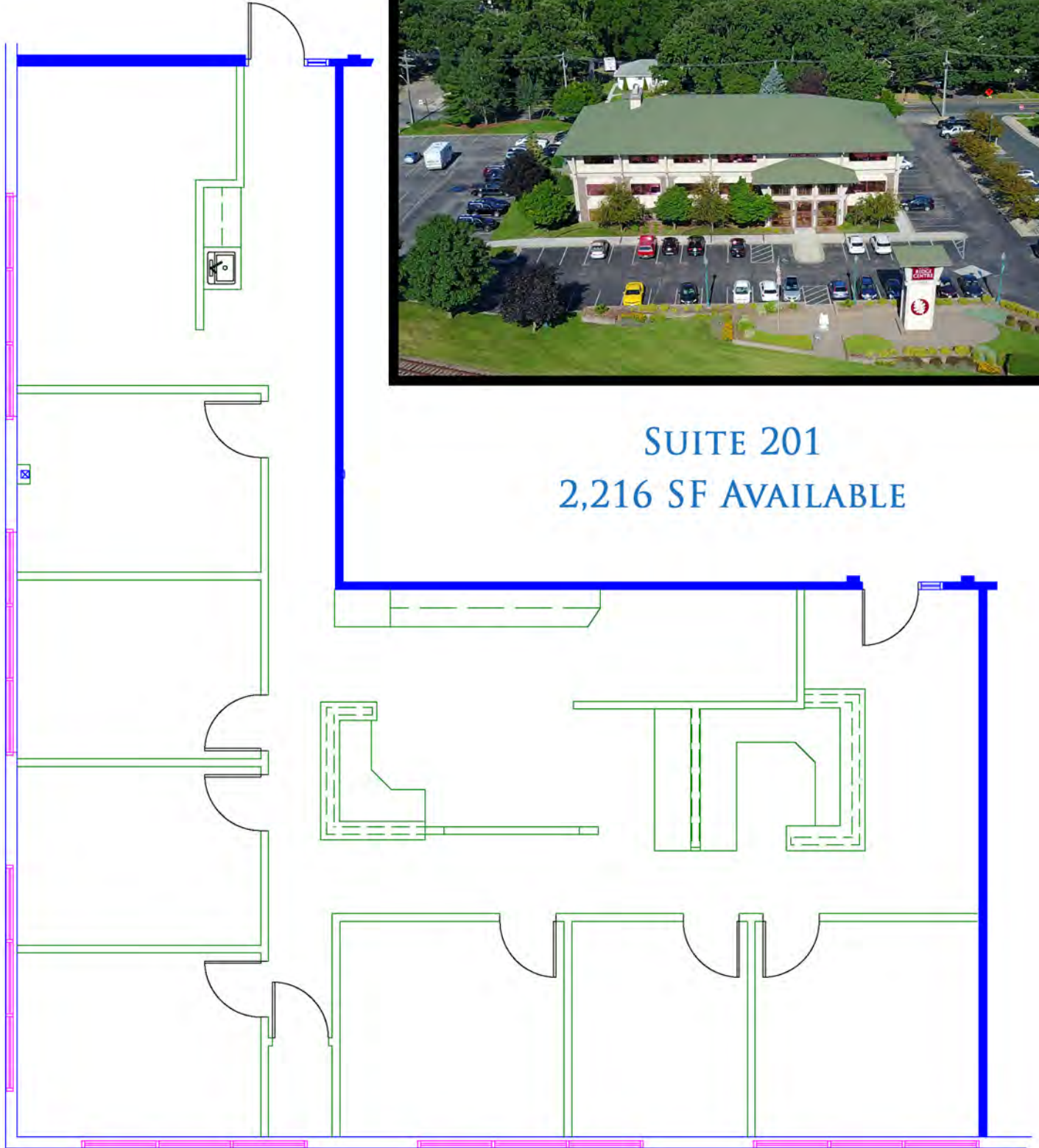
OFFICE: 651-482-1871

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SUITE 201  
2,216 SF AVAILABLE



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