



## Parkway Place

4215 White Bear Parkway  
Vadnais Heights, MN 55110



### PROPERTY

- 13,045 SF Office/Warehouse Building
- Excellent visibility and access via I-35E
- Building and monument signage opportunities
- 2 shared docks
- Wetland views
- Raised patio
- Lease Rate:  
\$9.50/SF Office - \$4.50/SF Warehouse
- Operating Expenses: \$1.65  
Real Estate Taxes: \$2.60  
2015 Estimate: \$4.25

### AVAILABILITY

- Suite 100  
6,597 SF
- Suite 200  
6,448 SF



3775 Dunlap Street North  
Ph: 651.481.8070  
www.transwestern.com

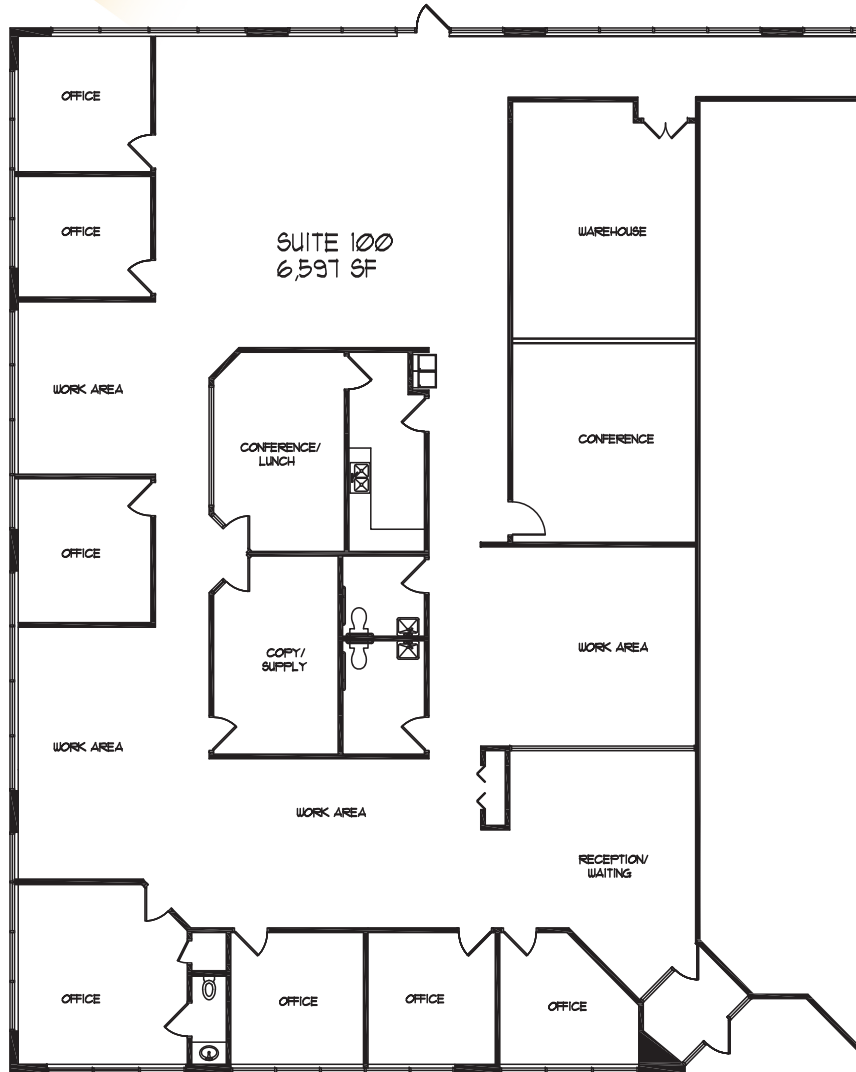
**Duane E. Poppe, CCIM, SIOR**  
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1 EXISTING PLAN  
a100 1/8" = 1'-0"



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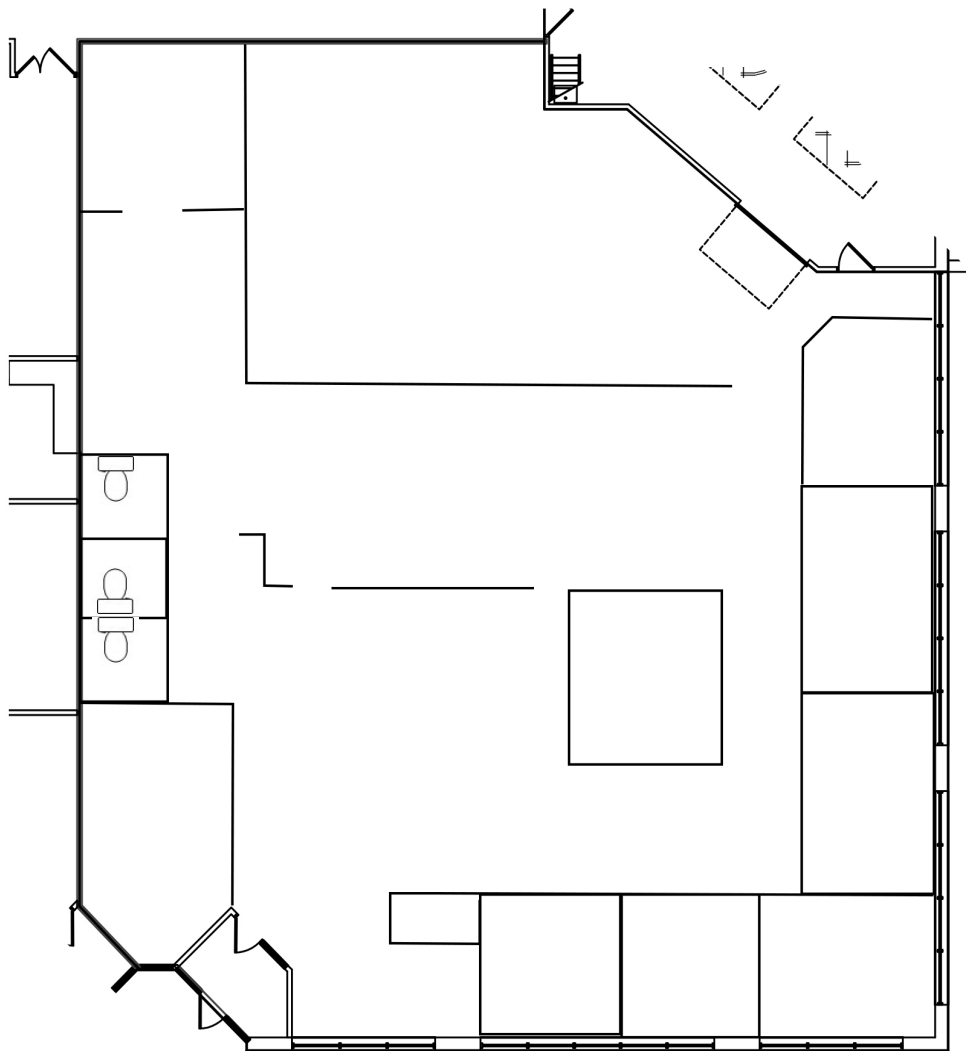
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