

WHITE OAK CENTER

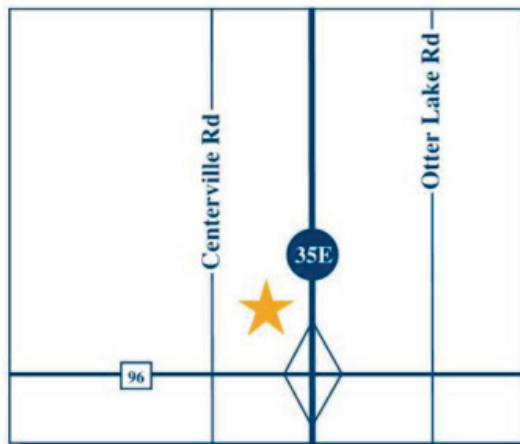
FOR LEASE

4600 Centerville Road • White Bear Lake, MN

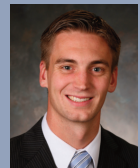


PROPERTY HIGHLIGHTS

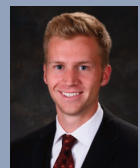
- Highly desirable End Cap space with Drive-thru available
- Future building expansion with space available for lease from 1,366 to 8,061 approximate contiguous square feet
- Located at the northeast corner of Hwy 96 and Centerville Road
- Great visibility and exposure to I-35E
- High traffic commercial area serving White Bear Lake, White Bear Township, Vadnais Heights, and North Oaks area
- Nearby retailers include McDonald's, Walgreens, Tires Plus, Cub Foods plus many more
- Adjacent to Anytime Fitness (opening January 2015)



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7101 West 78th Street, Suite 100, Minneapolis, MN 55439

WHITE OAK CENTER

FOR LEASE Fact Sheet

ADDRESS

4600 Centerville Road
White Bear Lake, Minnesota 55127

BUILDING SIZE/STORIES

14,000 approximate square feet/1 story

YEAR BUILT

2014

AGENT FOR LANDLORD

Frauenschuh Commercial Real Estate Group

NET RENTAL RATE

\$34.00 per square foot	West End Cap with Drive-thru
\$30.00 per square foot	East End Cap
\$24.00 per square foot	In-Line spaces

AVAILABLE SPACE

1,601 approximate square feet	Space #1
2,049 approximate square feet	Space #5*
1,640 approximate square feet	Space #6*
1,366 approximate square feet	Space #7*
1,366 approximate square feet	Space #8*
1,640 approximate square feet	Space #9*

* *contiguous space*

TRAFFIC COUNTS

Highway 96	29,900 vehicles per day
Centerville Road	11,800 vehicles per day

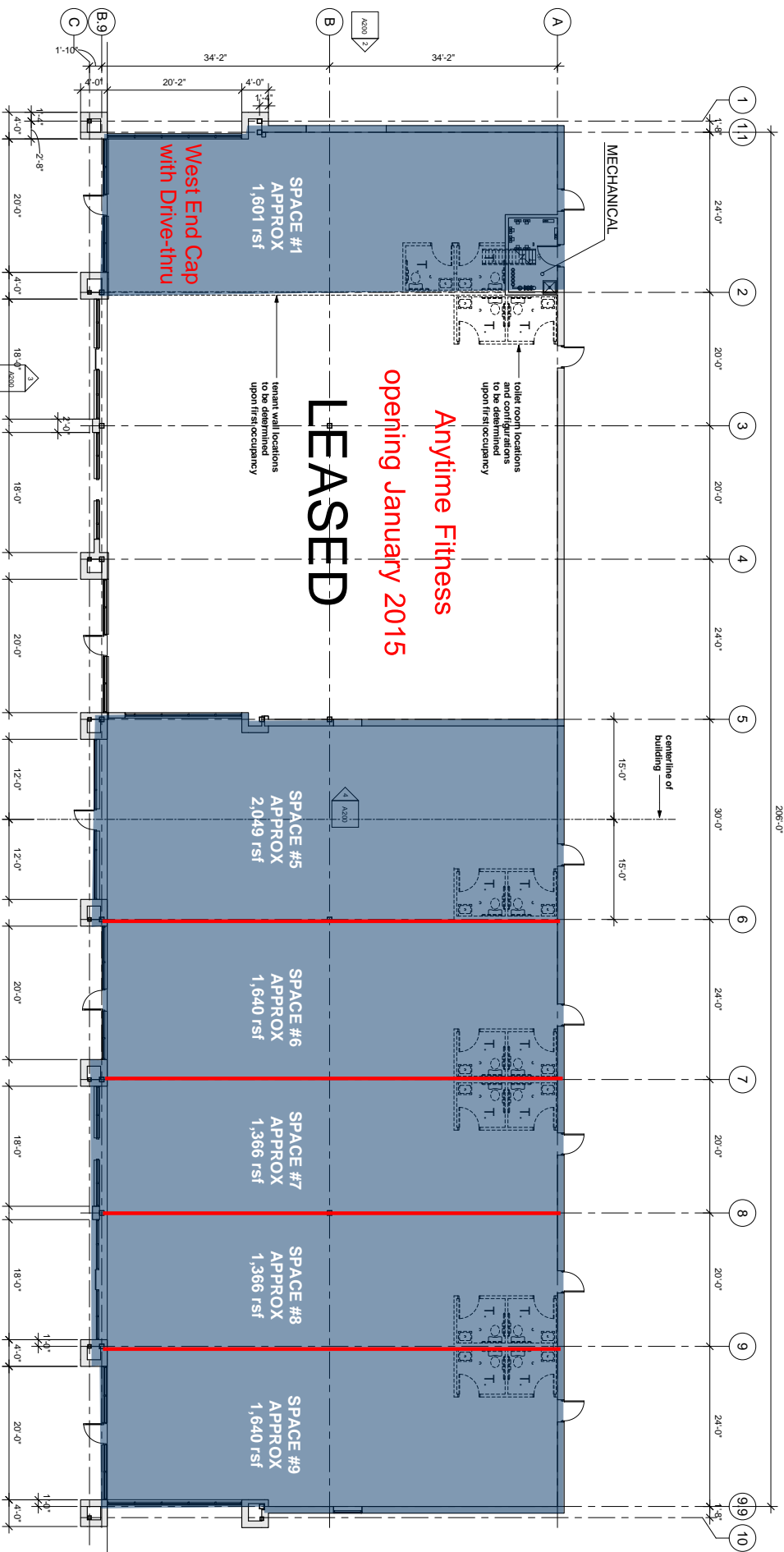
LOCAL AMENITIES

McDonald's	PDQ
Walgreen's	Great Clips
Culver's	Hallmark
HealthEast Care Systems	Delta Dental
Arby's	Tires Plus
Apple Bee's	Cub Foods
Jimmy John's	Anytime Fitness (opening January 2015)
Caribuo	and many more



WHITE OAK CENTER

FOR LEASE • Available Space
4600 Centerville Road • White Bear Lake, MN



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