



TRANSWESTERN

REAL ESTATE
SERVICES

4520



North Suburban
Eye Specialists

FOR SALE OR LEASE

NORTHEAST MEDICAL BUILDING

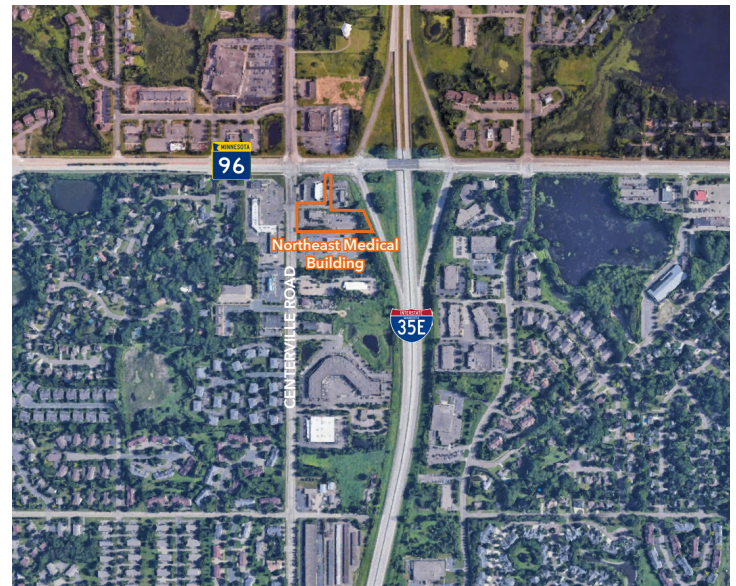
WHITE BEAR LAKE, MN 55127

PROPERTY SPECIFICATIONS

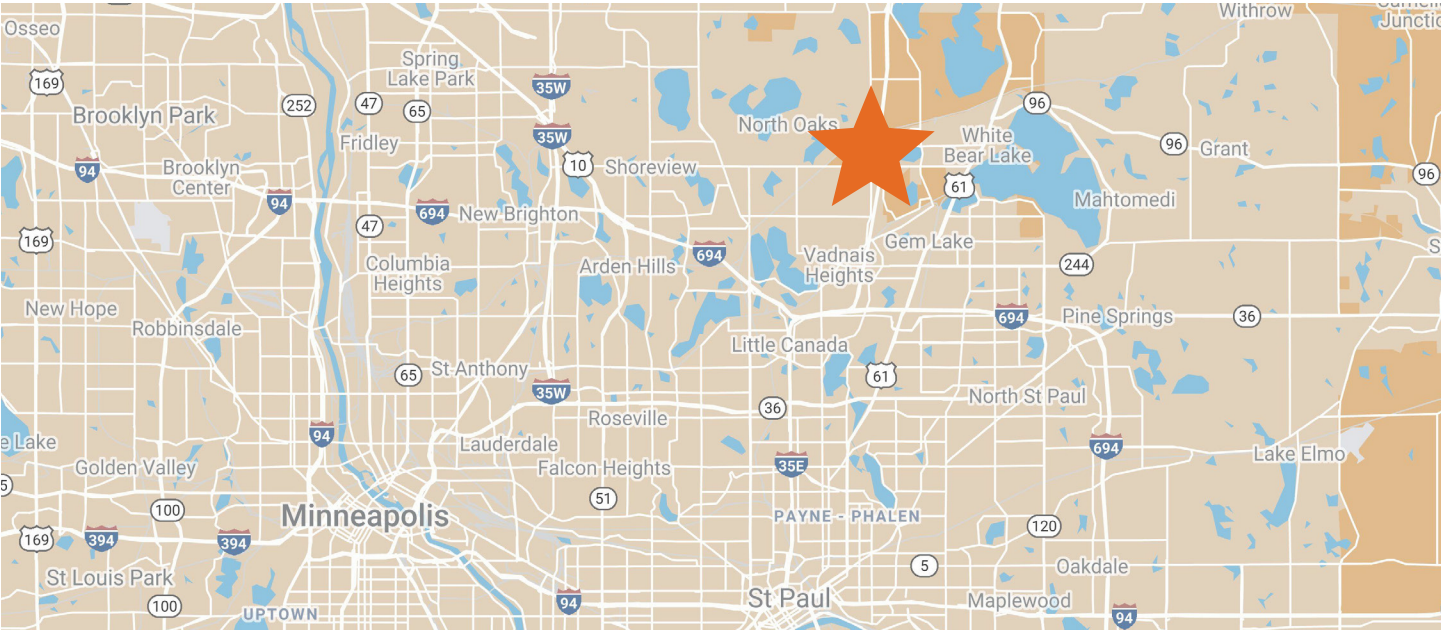


Building Size: 14,252 SF
Acreage: 2.19 acres
Year Built: 1986
Floors: 2
Availability: Suite 100 - 3,278 SF
Parking: 103 stalls - 7.22/1,000 SF
Zoning: B-3 Auto Oriented Business

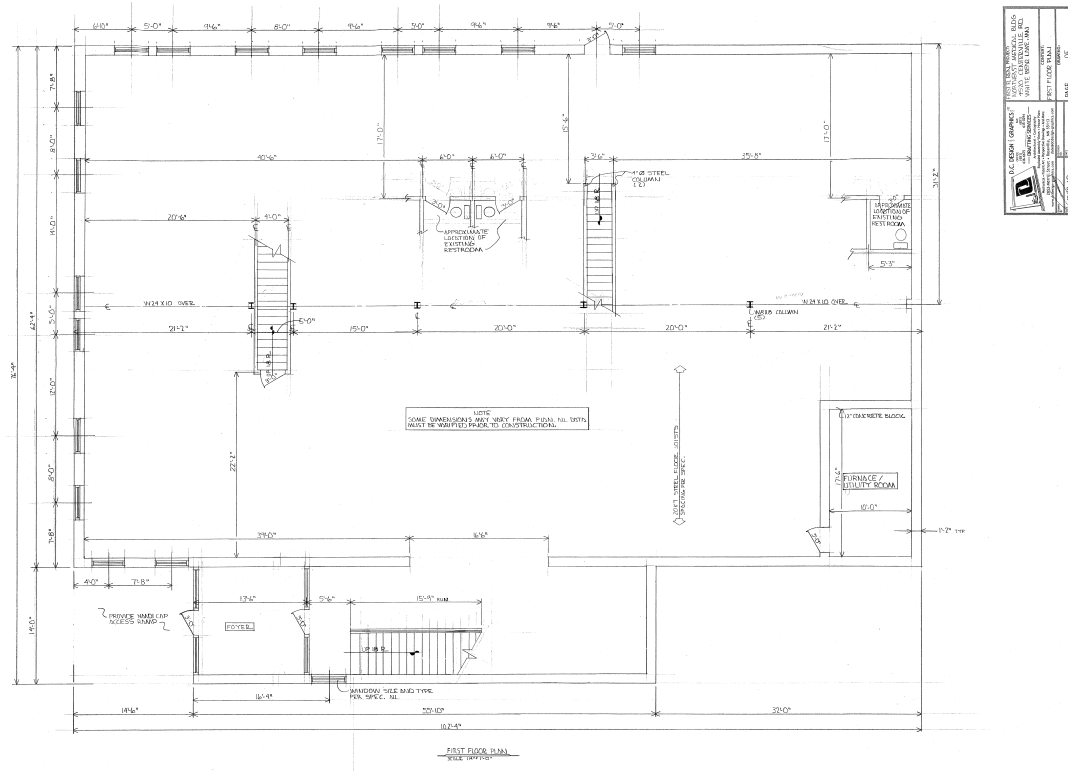
Listing Price: \$2,700,000 (\$189.45 PSF)
Lease Rates: \$16.00 PSF NNN
2021 Tax/Ops: \$11.30 PSF



PROPERTY LOCATION



BUILDING PLANS & SPECS



Building Specs & Amenities

- Heat & Lighting: Forced air, 3 rooftop units, 4 furnaces
- Construction: Concrete, masonry, and steel
- Easy access to I-35E and Hwy 96
- Excellent visibility on I-35E
- Shopping, dining, lodging and service amenities in immediate area
- Multiple offices
- Ample parking available in surface lot
- Attractive brick exterior