

FOR LEASE



OAK RIDGE

4801 HIGHWAY 61 • WHITE BEAR LAKE, MN 55110

- 1,639 USABLE SF AVAILABLE
- PROFESSIONALLY OWNED AND MANAGED
- EXCEPTIONAL CLASS A BUILDING
- PERFECT FOR PROFESSIONAL OFFICE, MEDICAL OR SERVICE
- SHARED CONFERENCE ROOM & ELEVATOR
- SIGNIFICANT SURFACE PARKING
- JUST OFF HWY 61, WALKING DISTANCE FROM DOWNTOWN WHITE BEAR LAKE

CONTACT:

WWW.ESSENCEREALESTATE.COM

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

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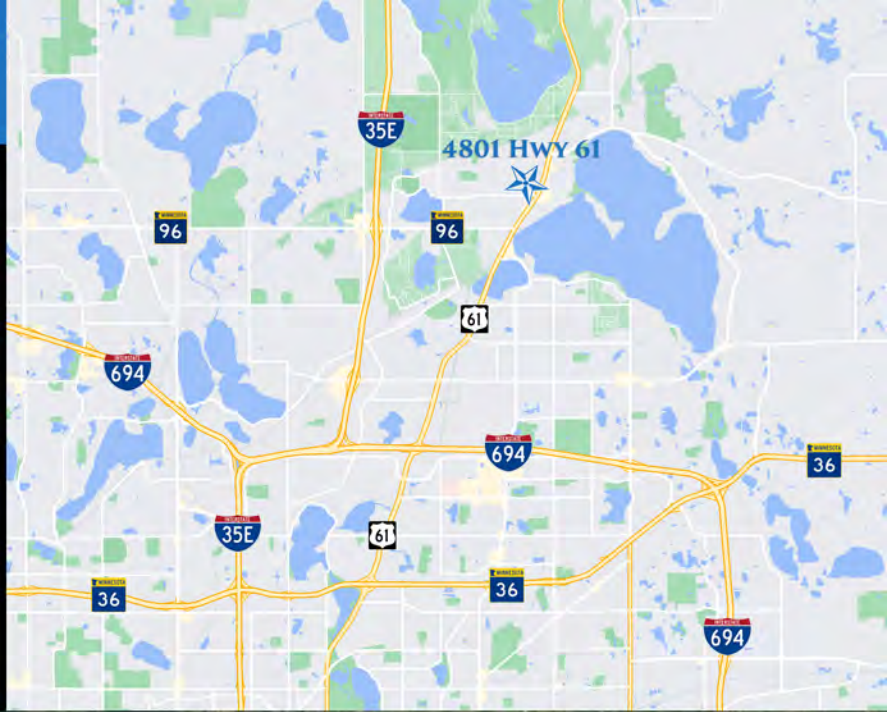
BUILDING DETAILS:

OFFICE NET RENT: \$15.52 SF
2023 EST. OP. EXP. \$12.04 SF
(GAS AND ELECTRIC SEPARATE)

SPACE AVAILABLE:

SUITE 204 USABLE 1,639 SF

**APPROX. \$3,764.00
A MONTH**



EXCEPTIONAL FOR MEDICAL OR OFFICE

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

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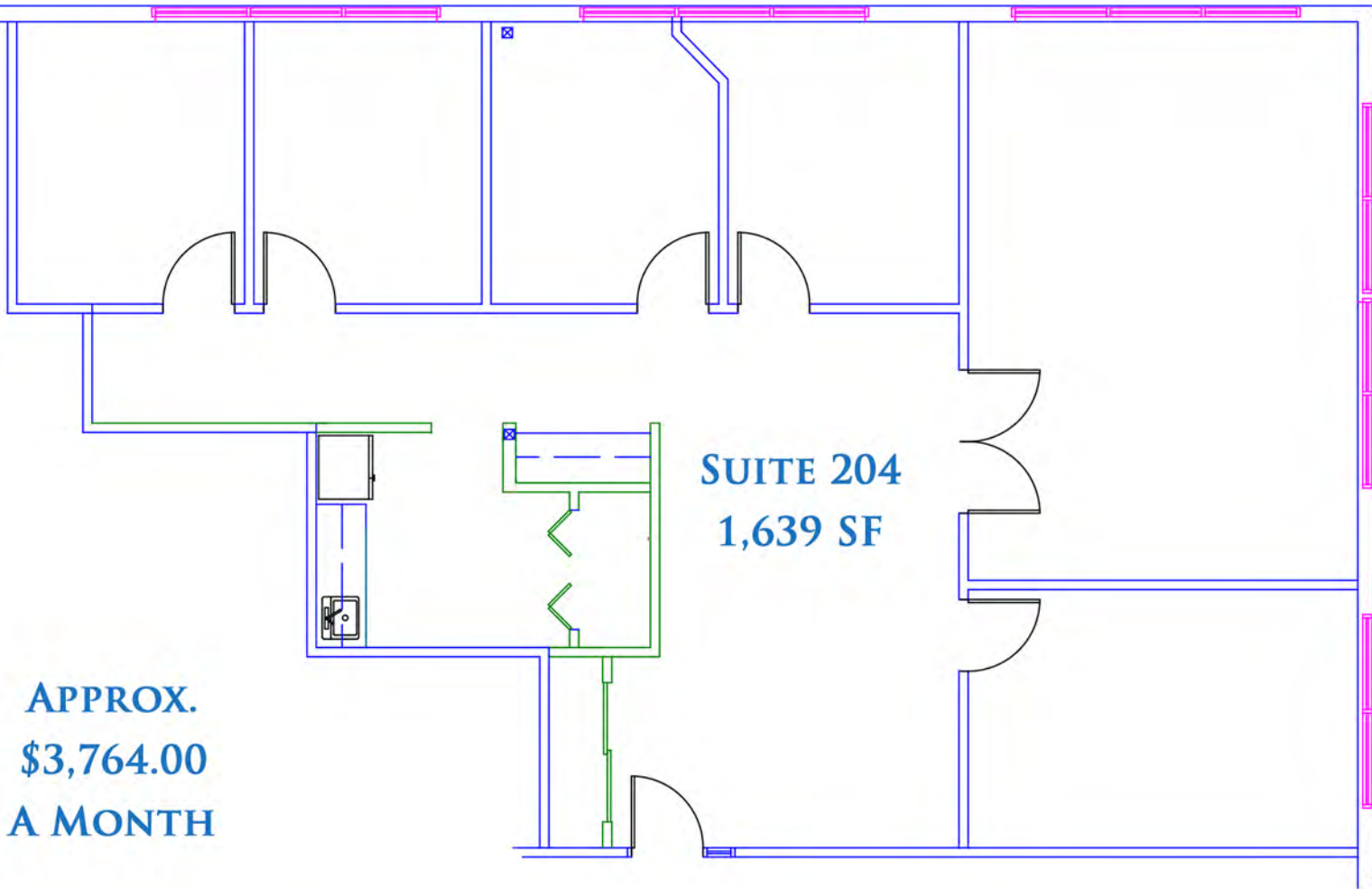
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COMMERCIAL REAL ESTATE SINCE 1990

OFFICE: 651-482-1871

OAK RIDGE CENTRE

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