

# OAK RIDGE CENTRE

4801 HIGHWAY 61, WHITE BEAR LAKE, MN 55110

FOR LEASE

PERFECT OFFICE SPACES



## LEASE RATES

OFFICE NET RENT            \$14.00 SF  
2018 EST. OP. EXP.        \$10.02 SF

- 708 SF - 1,570 SF AVAILABLE
- PROFESSIONALLY OWNED AND MANAGED
- EXCEPTIONAL CLASS A BUILDING
- PERFECT FOR PROFESSIONAL OFFICE, MEDICAL, & SERVICE
- MANY AREA AMENITIES
- JUST OFF HWY 61, WALKING DISTANCE FROM DOWNTOWN WHITE BEAR LAKE



JEFF SALZBRUN  
612-788-1552  
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JEFF NORDNESS  
651-341-5044  
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OFFICE: 651-482-1871

# ERSI

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REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990



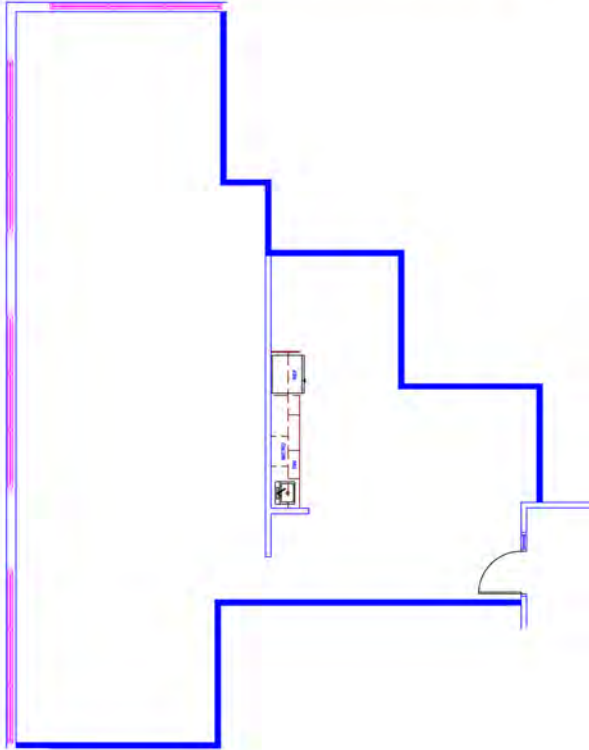
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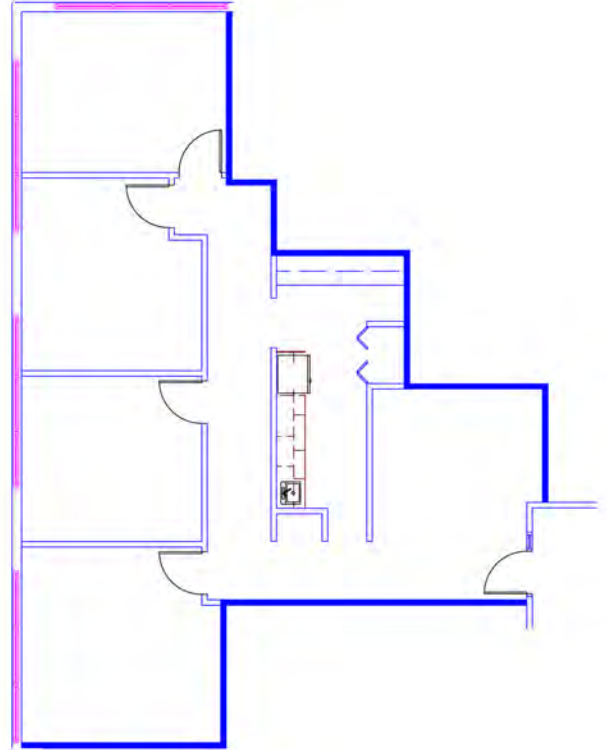
FOR LEASE

2ND FLOOR

## EXISTING LAYOUT



## POTENTIAL LAYOUT



SUITE 205

1,570 SF AVAILABLE

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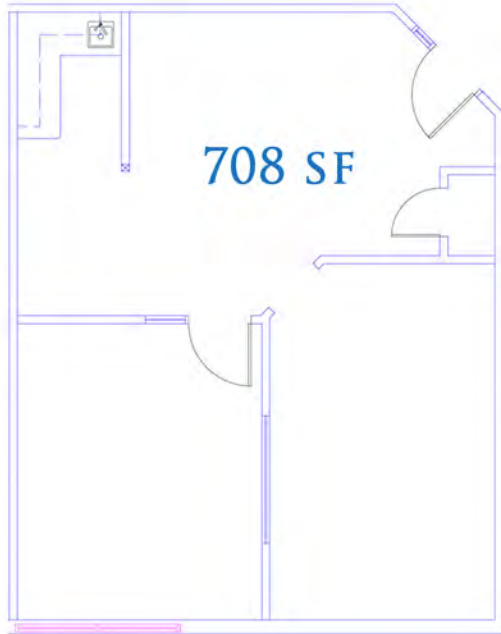
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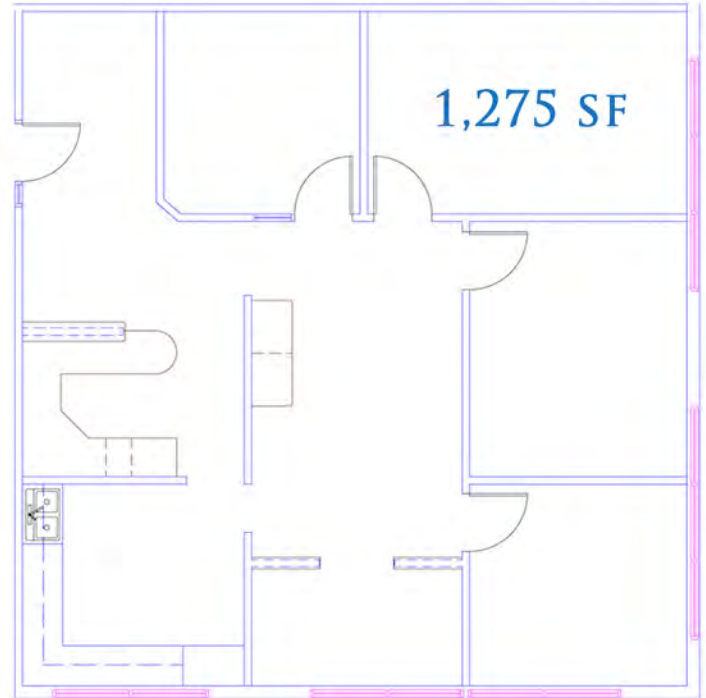
4801 HWY 61, WHITE BEAR LAKE, MN 55110

FOR LEASE

3RD FLOOR



SUITE 305



SUITE 310



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