

# FOR SUB-LEASE



## OAK RIDGE CENTRE

4801 HIGHWAY 61, WHITE BEAR LAKE, MN 55110

### LEASE RATES

OFFICE NET RENT            \$14.00 SF  
2020 EST. OP. EXP.        \$10.75 SF

*(GAS AND ELECTRIC SEPARATE)*

- 1,639 SF AVAILABLE
- SUB-LEASE EXPIRES JULY 31, 2023
- PROFESSIONALLY OWNED AND MANAGED
- EXCEPTIONAL CLASS A BUILDING
- PERFECT FOR PROFESSIONAL OFFICE, MEDICAL, & SERVICE
- SHARED CONFERENCE ROOM & ELEVATOR
- JUST OFF HWY 61, WALKING DISTANCE FROM DOWNTOWN WHITE BEAR LAKE



## EXCEPTIONAL FOR MEDICAL OR OFFICE

**ERSI** | ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

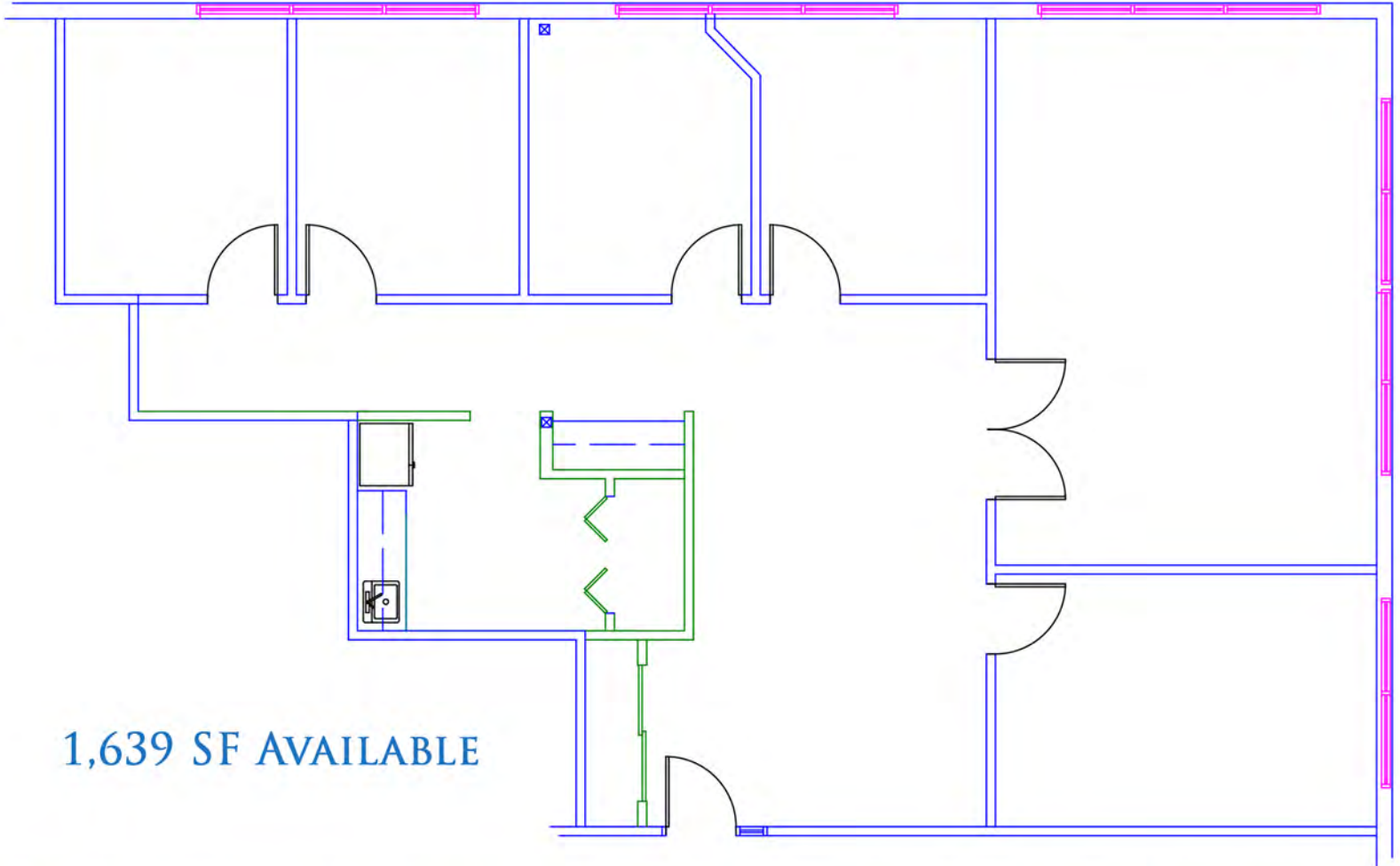
JEFF NORDNESS  
651-341-5044  
jeff@essencerealestate.com

OFFICE: 651-482-1871



# OAK RIDGE CENTRE

4801 HIGHWAY 61, WHITE BEAR LAKE, MN 55110



# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

651-341-5044

jeff@essencerealestate.com

OFFICE: 651-482-1871