

BIRCH LAKE PROFESSIONAL BUILDING

1310 Hwy 96, White Bear Lake, MN 55110



OFFERING SUMMARY

AVAILABLE SF:	634 - 1,592 SF
LEASE RATE:	\$18.50 SF/yr (Gross)
LOT SIZE:	2.13 Acres
BUILDING SIZE:	30,000 SF
SUBMARKET:	Northeast
TRAFFIC COUNT:	22,100

PROPERTY OVERVIEW

Birch Lake Professional Building is highly visible along Hwy 96, which sees over 22,000 vehicle per day, offering excellent exposure and convenience to passing traffic. Large surface parking lot for clients and workforce.

Convenient to I-35E and Hwy 61 on Hwy 96. Approximately two miles west of downtown White Bear Lake.

PROPERTY HIGHLIGHTS

- Easy and quick access to I-35E and Hwy 61
- Ample parking
- Elevator
- Area amenities: Lifetime Fitness Campus, White Bear Lake Sports Center, Cub Foods, LifeSpa, Caribou Coffee, Anytime Fitness, US Post Office, Kowalski's Market, Carbone's Pizzeria & Pub, Punch Pizza, Acqua Restaurant, Culver's, Applebee's, Burger King, Jimmy John's, and Walgreens

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

DAVID LUND
Senior Associate
O: 651.354.5637
david@amkprop.com
MN #40468728

ANDY MANTHEI
Senior Director Brokerage Services
O: 651.262.1006
C: 651.331.9136
andy@amkprop.com
MN #20366237

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OFFICE FOR LEASE

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 103	Available	634 SF	Gross	\$18.50 SF/yr
Suite 235	Available	1,592 SF	Gross	\$18.50 SF/yr

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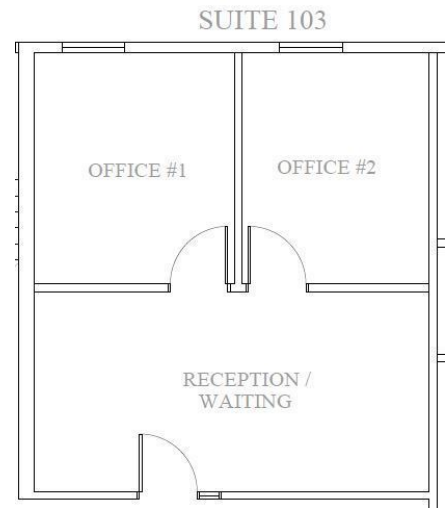
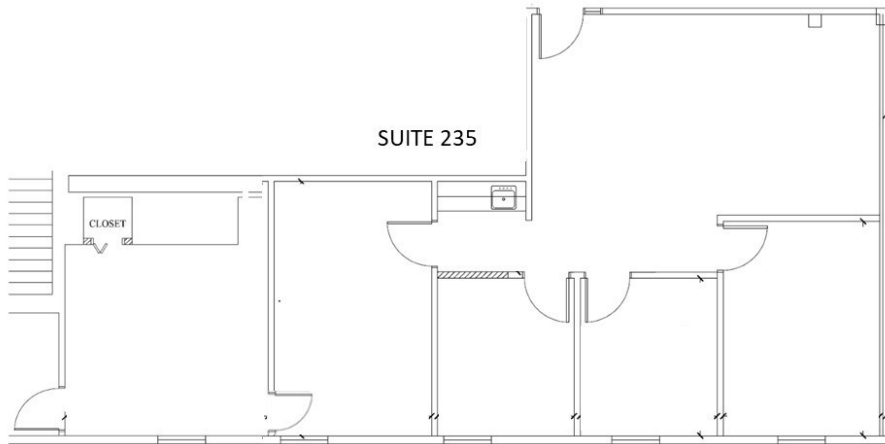
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SUITE 235: 1,592 SF

SUITE 103: 634 SF



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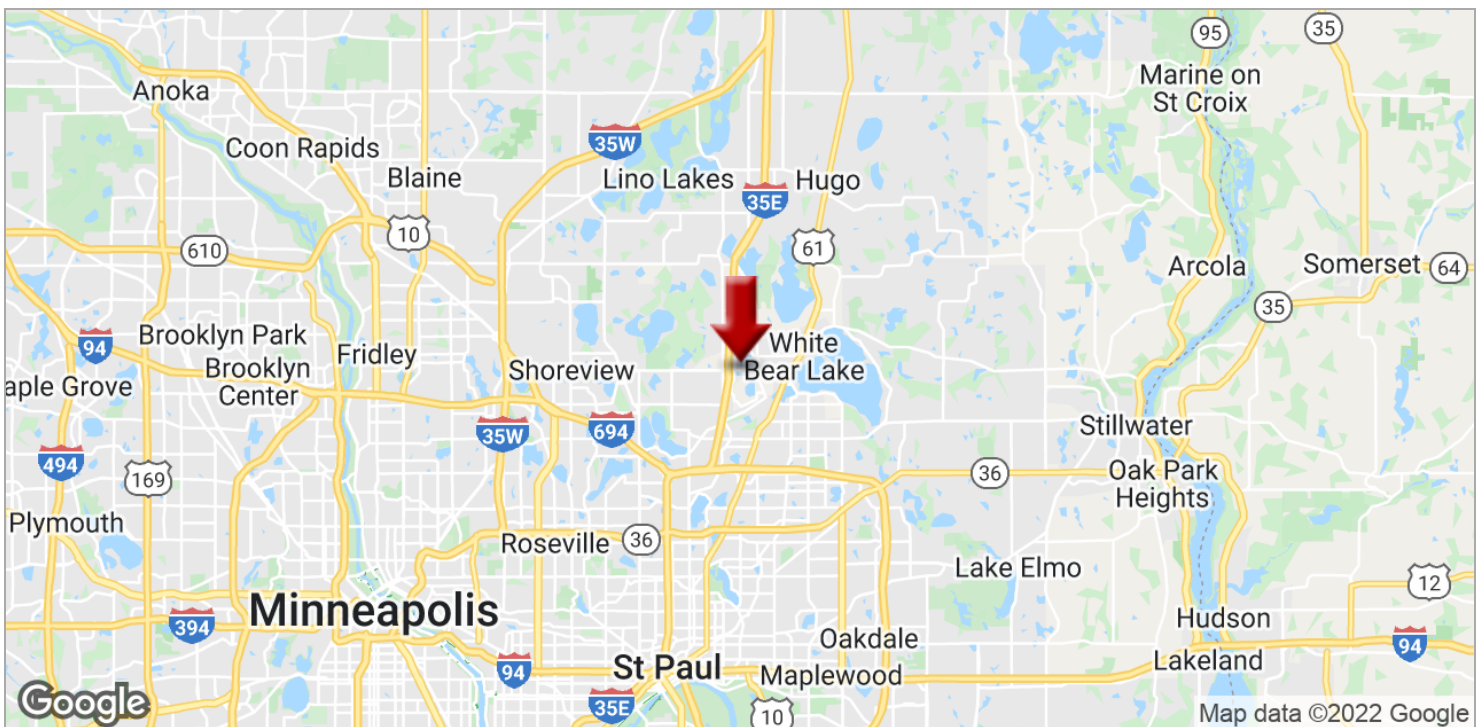
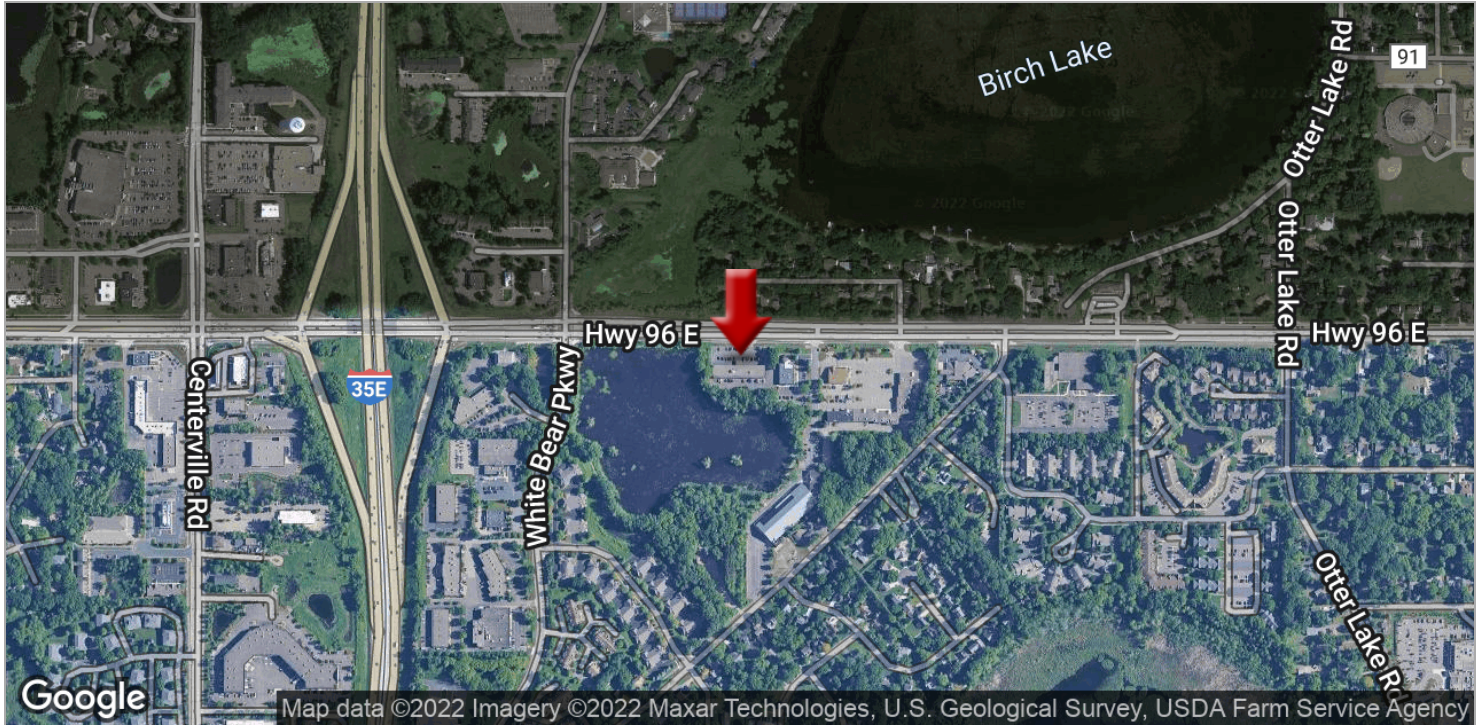
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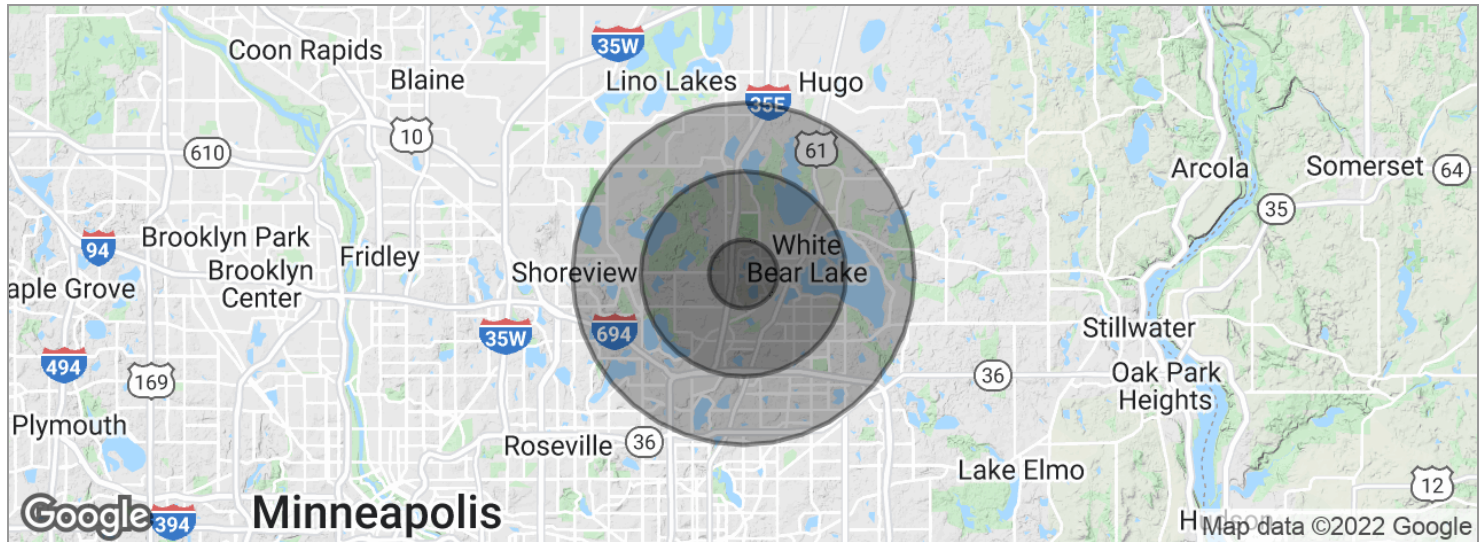
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,534	41,911	107,899
Median age	39.0	41.2	41.2
Median age (male)	35.0	38.0	39.0
Median age (Female)	42.0	43.7	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,396	17,460	44,310
# of persons per HH	2.3	2.4	2.4
Average HH income	\$77,445	\$87,514	\$88,272
Average house value	\$294,029	\$313,603	\$318,167

* Demographic data derived from 2010 US Census

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