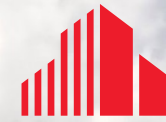


Parkway Place



CUSHMAN &
WAKEFIELD



Parkway Place

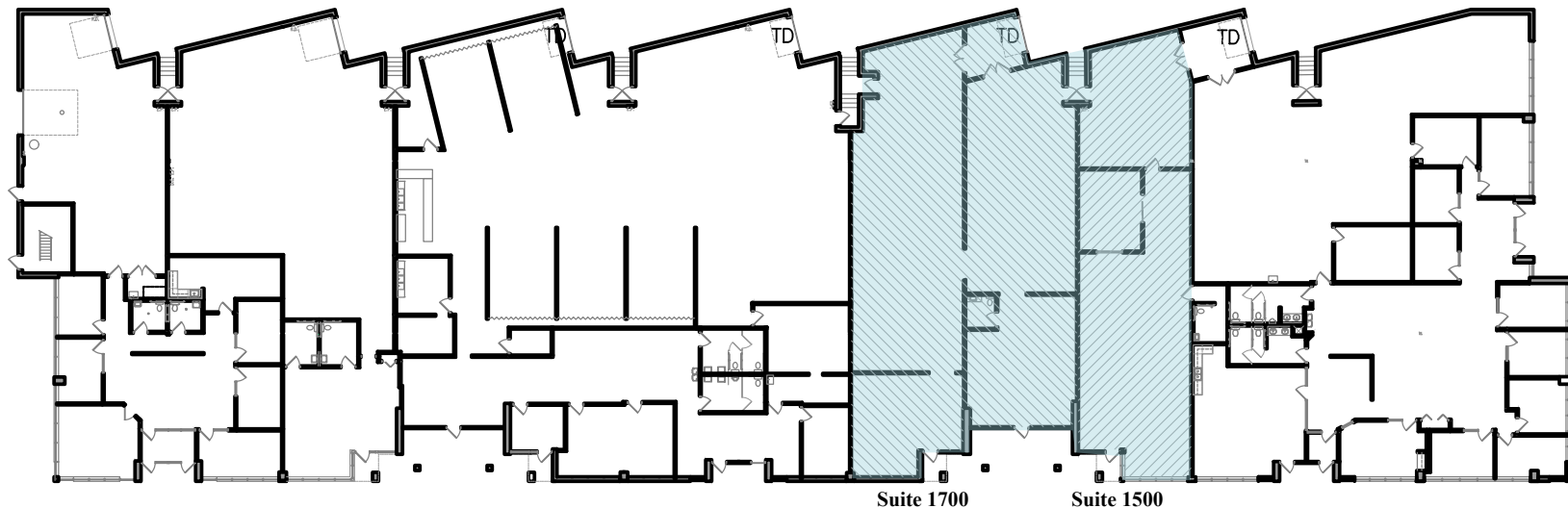


Property Highlights

- 93,766 SF Business Park
- Excellent visibility to 35-E
- Professional image
- Ample parking
- Small bay opportunities
- Flexible sizes to accommodate most users

Vacancies

Lease Rates				2025 Estimated Tax/CAM		
Negotiable				\$5.74 PSF Total		
Building	Suite	Total SF	Office SF	Warehouse SF	Min. Divisible SF	Loading
4255	1500	2,668 SF	1,820 SF	749 SF		1 Dock
4255	1700	4,714 SF	1,315 SF	3,399 SF		1 Dock
4255	1500 + 1700	7,382 SF	3,135 SF	4,148 SF		2 Docks



Parkway Place

BUILDING SIZE: 32,511 SF

CLEAR HEIGHT: 14'

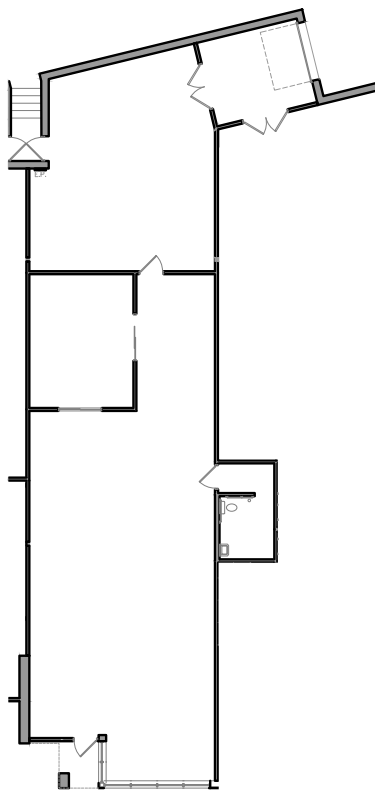
2025 TAX/CAM: \$5.74 PSF Total

LEASE RATES: Negotiable

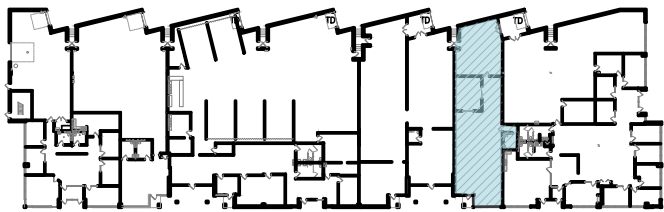
4255

White Bear Parkway
Vadnais Heights

Vacancies		
Suite 1500	2,668 SF	1 Dock



Building Key:



BUILDING SIZE: 32,511 SF

CLEAR HEIGHT: 14'

2025 TAX/CAM: \$5.74 PSF Total

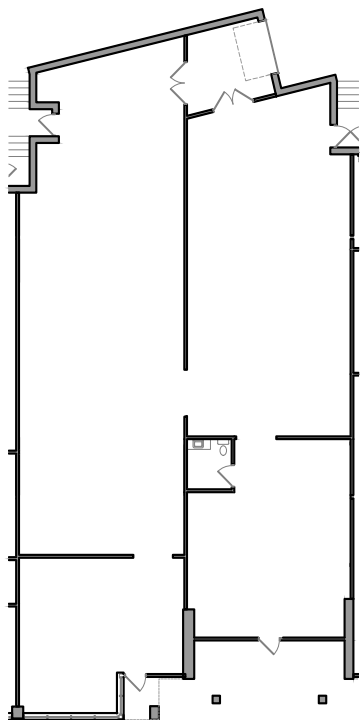
LEASE RATES: Negotiable

Parkway Place

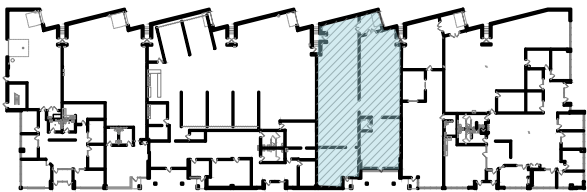
4255

White Bear Parkway
Vadnais Heights

Vacancies		
Suite 1700	4,714 SF	1 Dock



Building Key:



BUILDING SIZE: 32,511 SF

CLEAR HEIGHT: 14'

2025 TAX/CAM: \$5.74 PSF Total

LEASE RATES: Negotiable

Parkway Place

4255

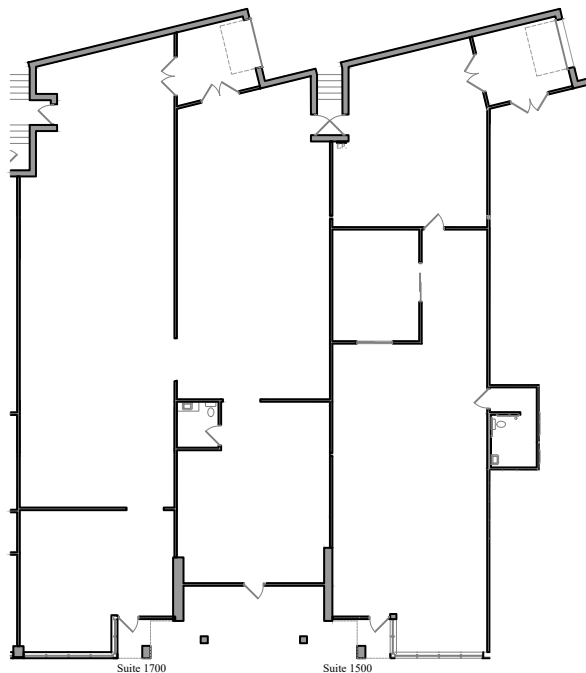
White Bear Parkway
Vadnais Heights

Vacancies

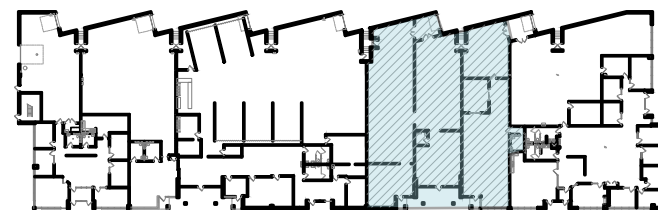
Suite 1500 + 1700

7,382 SF

2 Dock



Building Key:



Parkway Place



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