

Parkway Place



Parkway Place

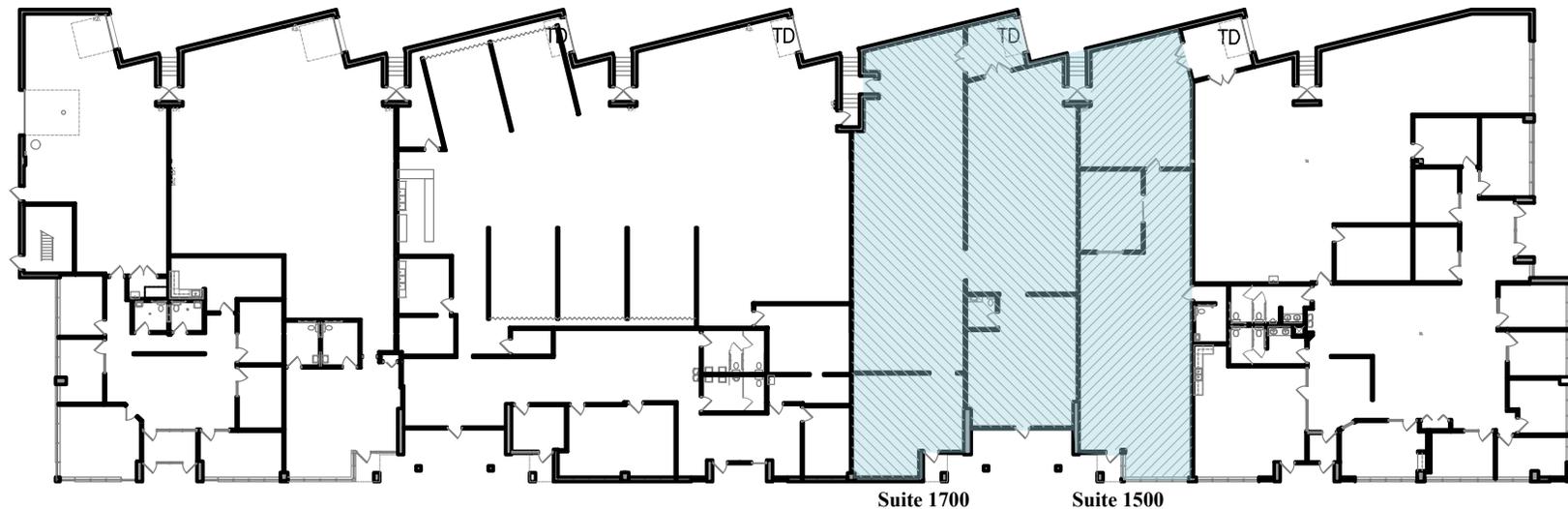


Property Highlights

- 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



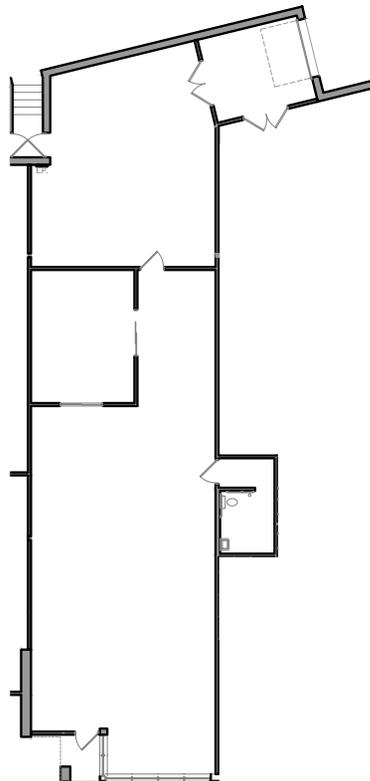
Parkway Place

BUILDING SIZE: 32,511 SF
CLEAR HEIGHT: 14'
2025 TAX/CAM: \$5.74 PSF Total
LEASE RATES: Negotiable

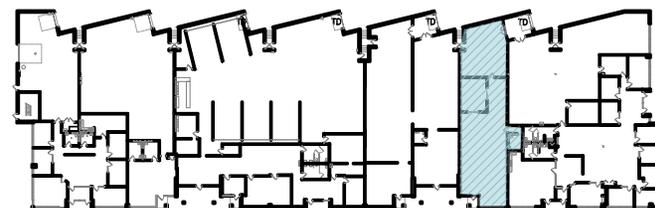
4255

White Bear Parkway
Vadnais Heights

Vacancies		
Suite 1500	2,668 SF	1 Dock



Building Key:



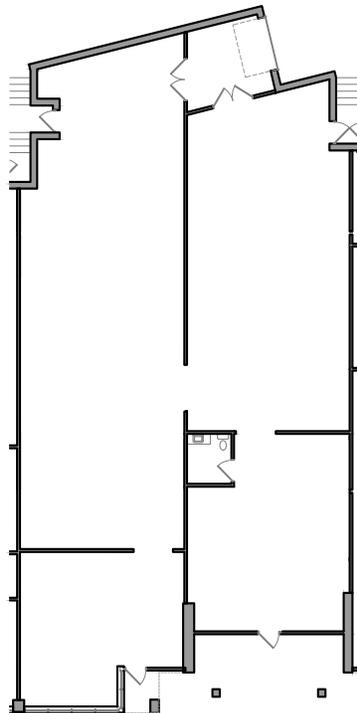
Parkway Place

BUILDING SIZE: 32,511 SF
CLEAR HEIGHT: 14'
2025 TAX/CAM: \$5.74 PSF Total
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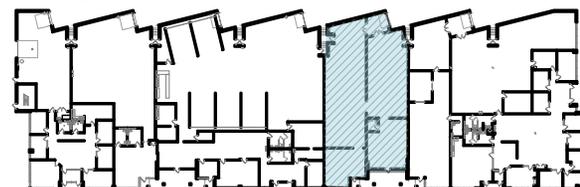
4255

White Bear Parkway
Vadnais Heights

Vacancies		
Suite 1700	4,714 SF	1 Dock



Building Key:



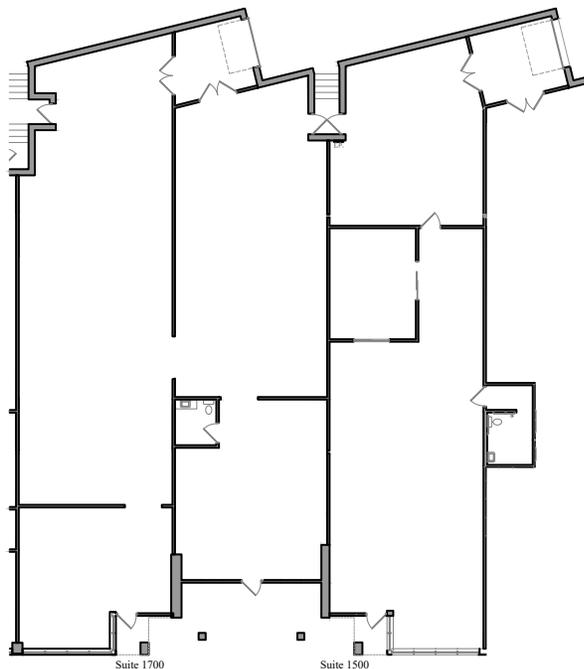
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BUILDING SIZE: 32,511 SF
CLEAR HEIGHT: 14'
2025 TAX/CAM: \$5.74 PSF Total
LEASE RATES: Negotiable

4255

White Bear Parkway
Vadnais Heights

Vacancies		
Suite 1500 + 1700	7,382 SF	2 Dock



Building Key:



Parkway Place



For more information please contact:

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