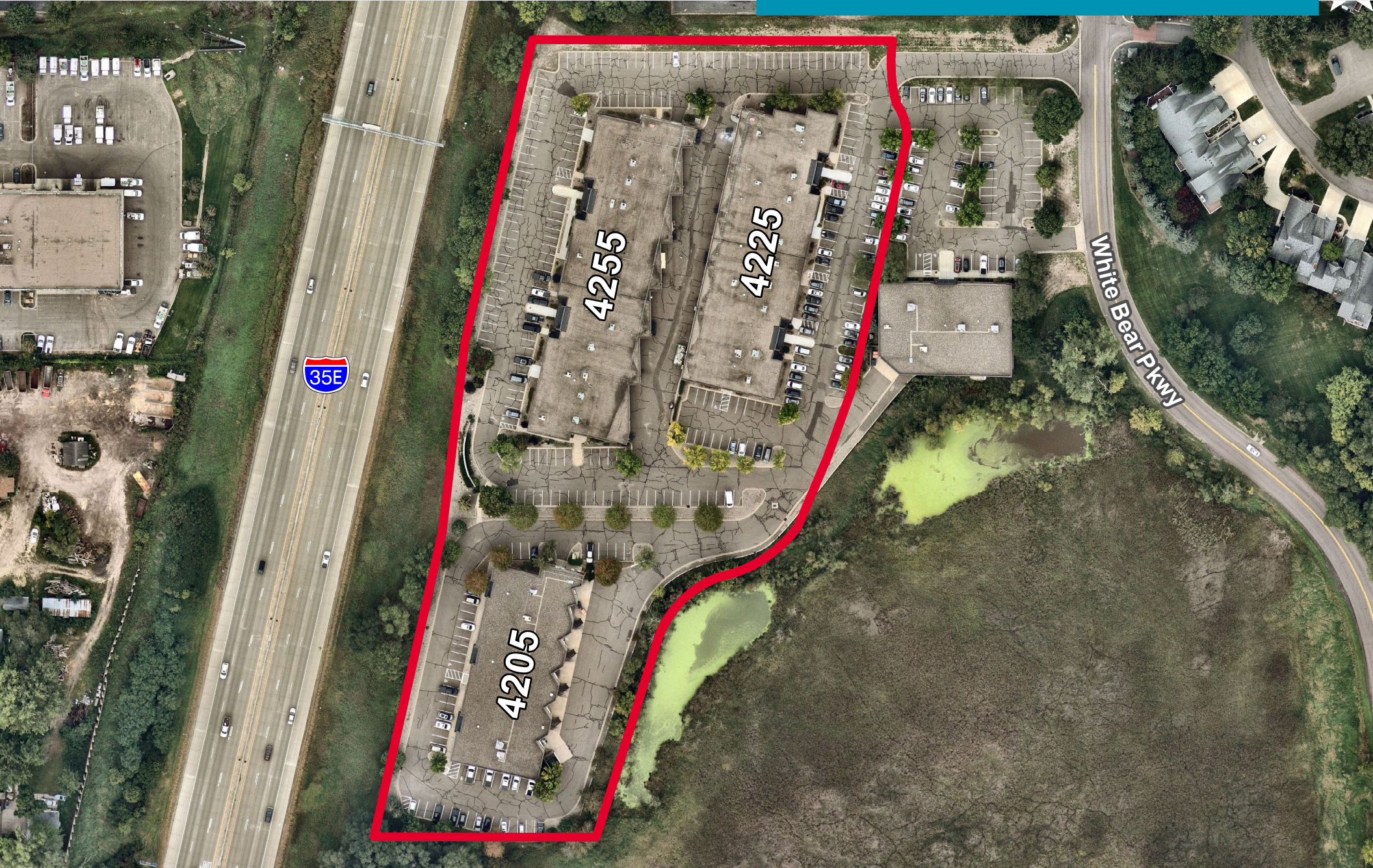


# Parkway Place



# 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	2023 Estimated Tax/CAM
Negotiable	\$5.16 PSF Total

Building	Suite	Total SF	Office SF	Warehouse SF	Min. Divisible SF	Loading
4205	600	5,536	3,179	2,357	5,536	2 Docks 1 Drive-in
4225	1240	8,915	7,172	1,743	8,915	3 Drive-ins

# Parkway Place

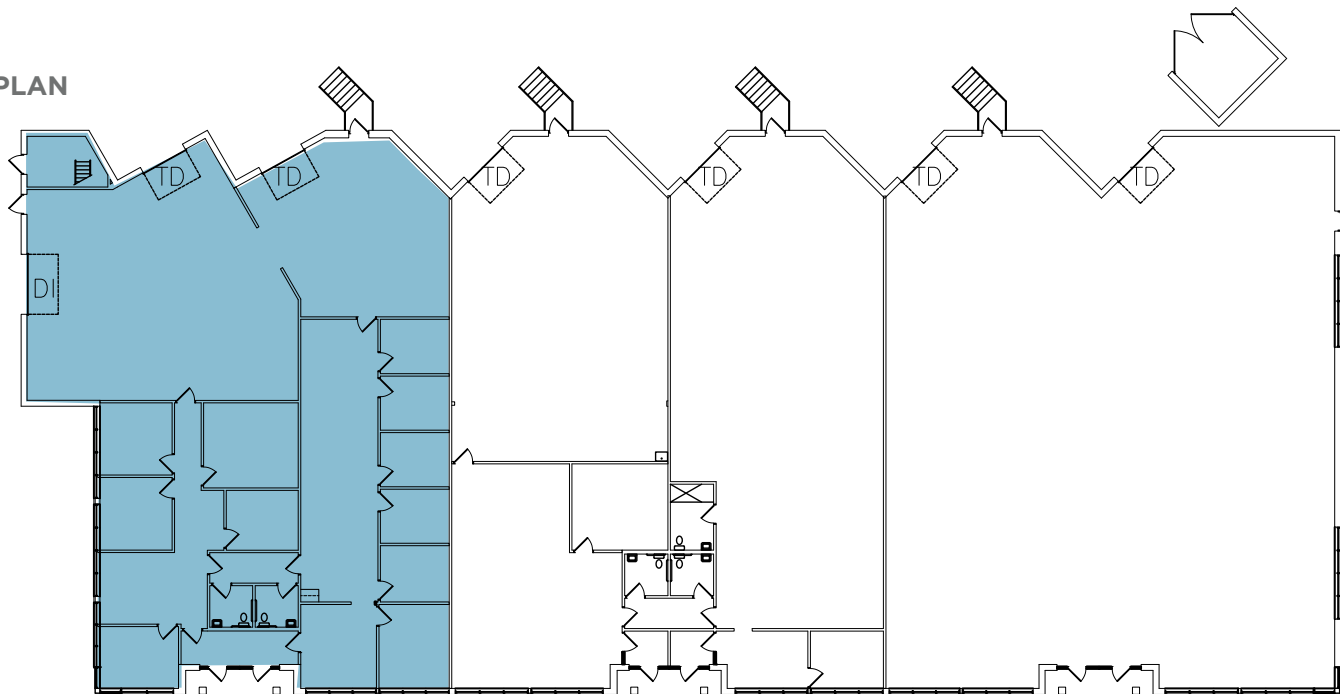
**BUILDING SIZE:** 19,229 SF  
**CLEAR HEIGHT:** 14'  
**2023 TAX/CAM:** \$5.16 PSF Total  
**LEASE RATES:** Negotiable

# 4205

White Bear Parkway  
Vadnais Heights

Vacancies		
Suite 600	5,536 SF	2,357 SF Warehouse 3,179 SF Office 2 Docks 1 Drive-in

**BUILDING PLAN**



# Parkway Place

## 4205

White Bear Parkway  
Vadnais Heights

### Floor Plan

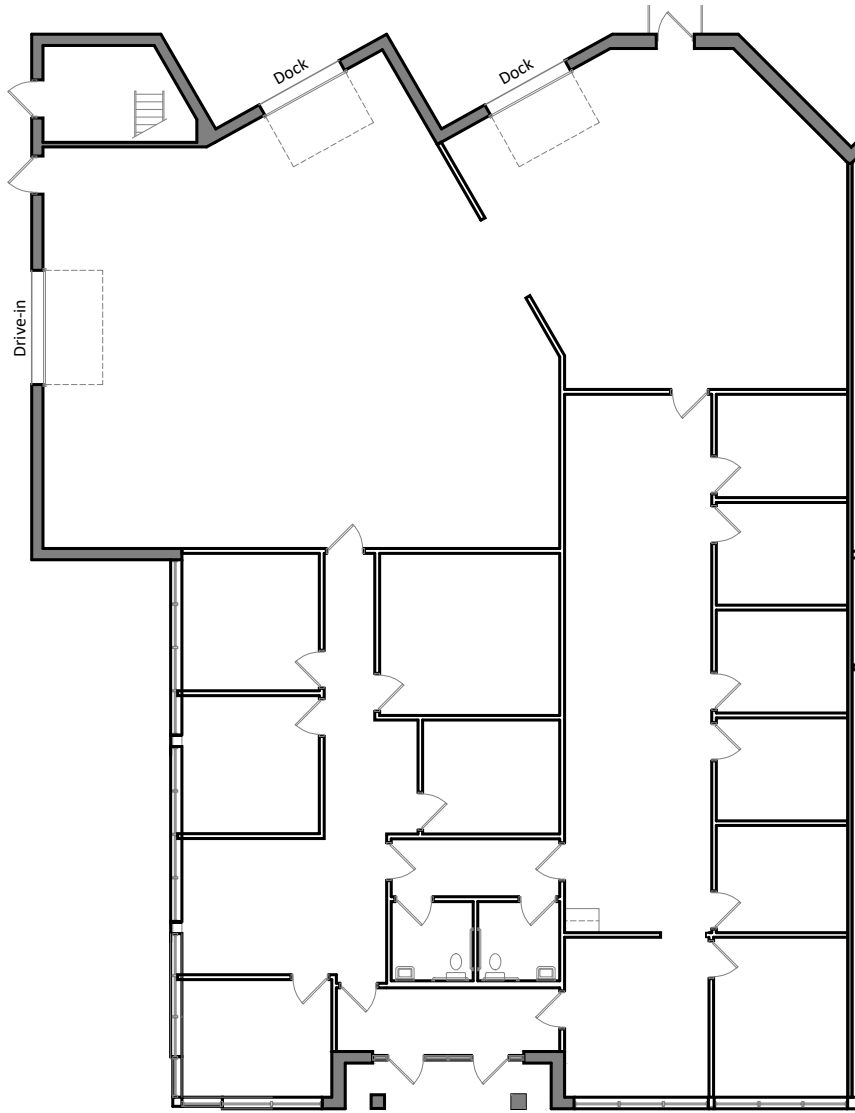
Scale 1/16"=1'-0"

Square footage:

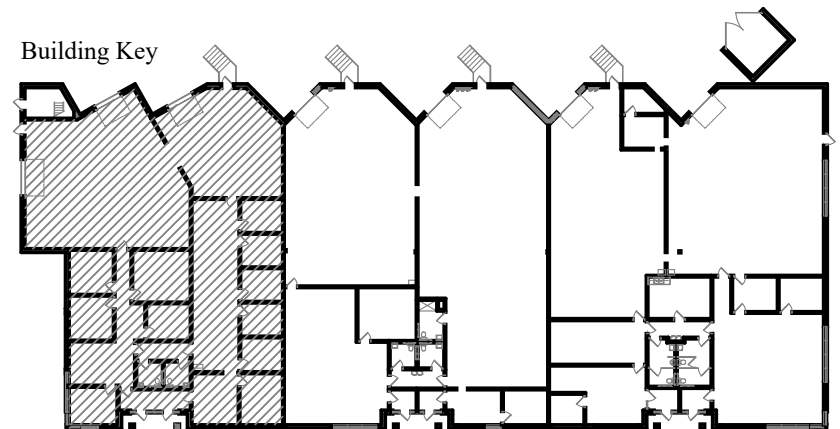
Office = 3,179 sq. ft.

Warehouse = 2,357 sq. ft.

Total = 5,536 sq. ft.



### Building Key



# Parkway Place

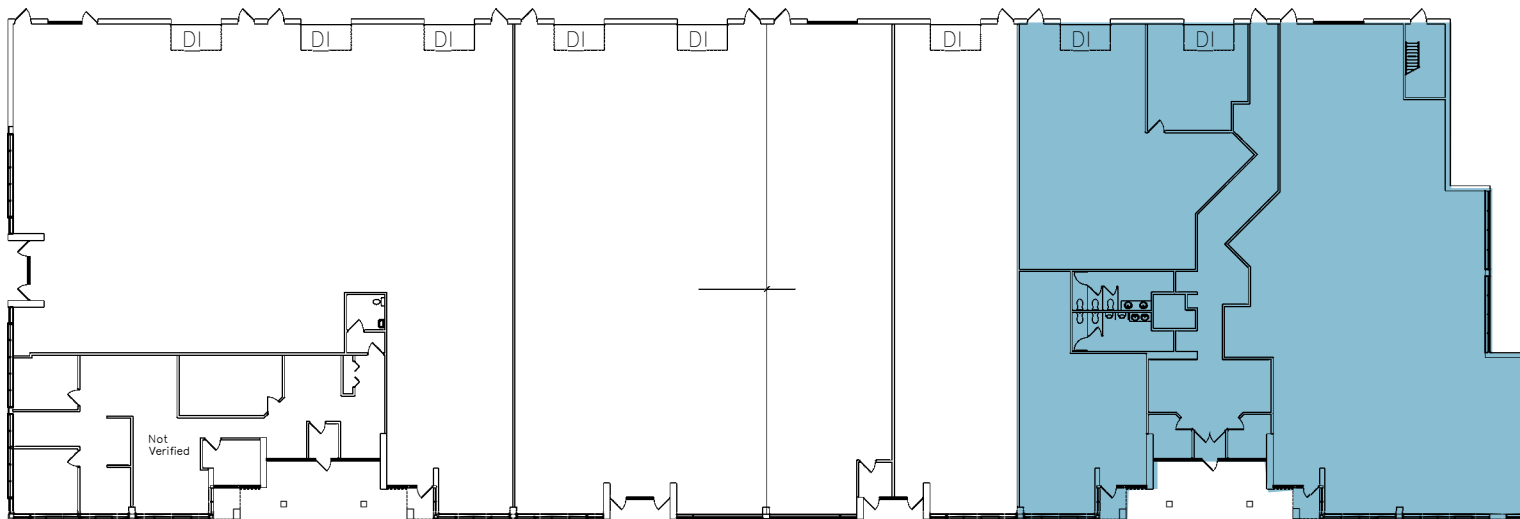
**BUILDING SIZE:** 28,663 SF  
**CLEAR HEIGHT:** 14'  
**2023 TAX/CAM:** \$5.16 PSF Total  
**LEASE RATES:** Negotiable

# 4225

White Bear Parkway  
Vadnais Heights

Vacancies		
Suite 1240	8,915 SF	1,743 SF Warehouse 7,172 SF Office 3 Drive-ins

## BUILDING PLAN



# Parkway Place

# 4225

White Bear Parkway  
Vadnais Heights

## Floor Plan

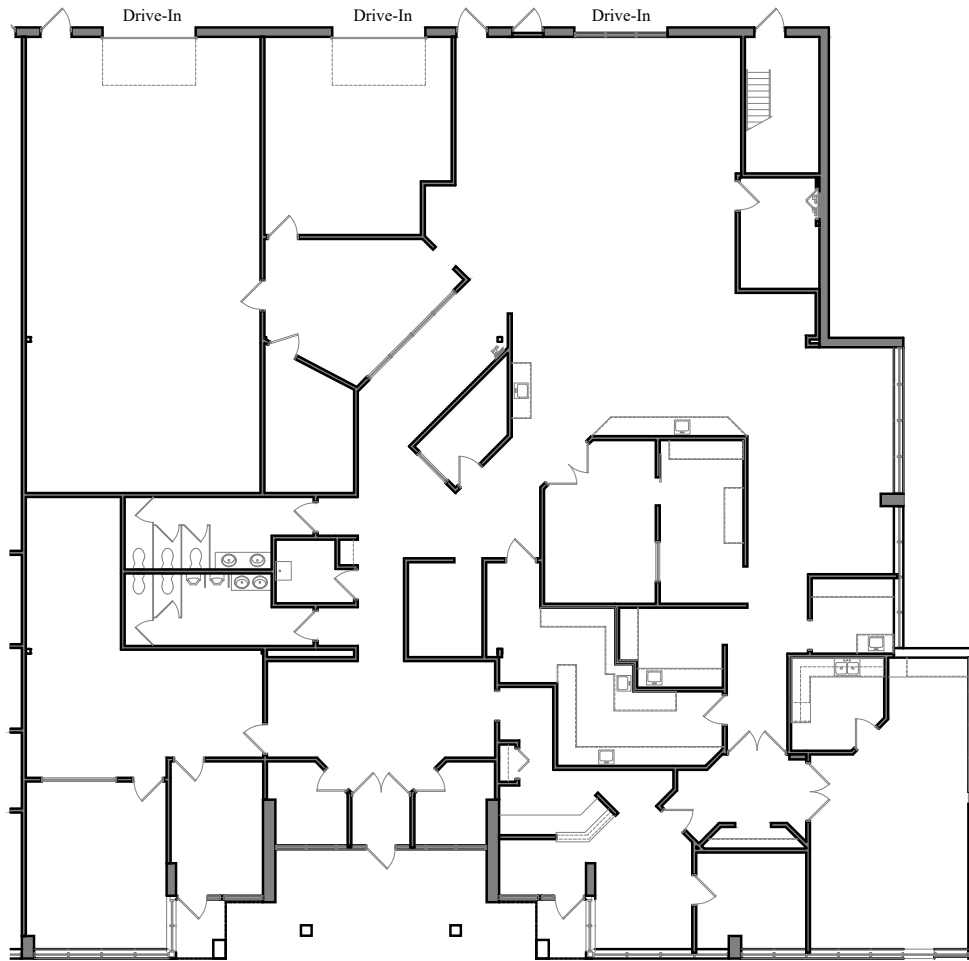
Scale 1/16"=1'-0"

Square footage:

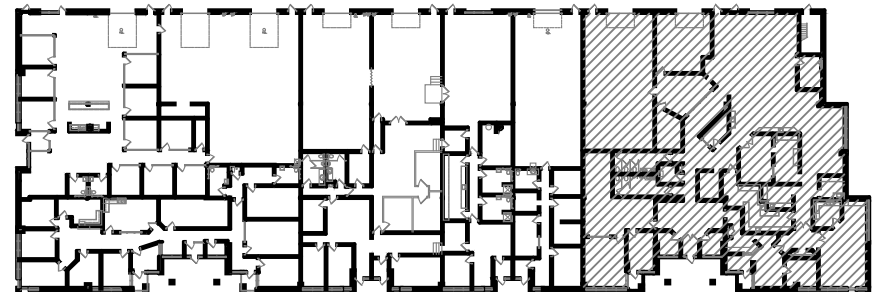
Office = 7,172 sq. ft.

Warehouse = 1,743 sq. ft.

Total = 8,915 sq. ft.



## Building Key



# Parkway Place



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