

BIRCH LAKE PROFESSIONAL BUILDING

1310 HWY 96, WHITE BEAR LAKE, MN 55110

Net Leased Multi-Tenant
Office Investment Opportunity



OFFERING SUMMARY

LIST PRICE: \$3,900,000

BUILDING SIZE: 28,858 SF

NOI: \$336,835

CAP RATE: 8.64%

OCCUPANCY: 89.66%
with Seller Leaseback

YEAR BUILT: 1997/2019 (Renovations)

TAX/CAM: \$8.10 PSF (2026)

APN: 213022110001

LOT SIZE: 2.13 Acres

PARKING: 111 Spaces

SIGNAGE: Monument

ZONING: GX-C
General Mix Corridors

PROPERTY OVERVIEW

This offering presents the opportunity to acquire a stabilized multi-tenant office investment property totaling 28,818 rentable square feet with a diversified tenant base consisting of 30 office suites. The property is currently 89.66% occupied with Seller leasing back 5,071 square feet at closing, generating stable in-place cash flow while providing additional upside through the lease-up of the remaining smaller office suites.

Strategically located just east of I-35E and Hwy 96, the property is positioned along a major thoroughfare in White Bear Lake, providing convenient access to major transportation corridors and the surrounding Twin Cities metropolitan area. The property benefits from excellent visibility and accessibility within one of the north metro's established commercial districts.

Situated on 2.13 acres, the asset offers an exceptional parking ratio with 111 surface spaces, providing tenants and visitors with abundant on-site parking capacity. The property also features monument signage along Hwy 96, enhancing tenant exposure and visibility.

The tenant roster provides a balanced income stream with lease terms ranging from six months to five years, creating a mix of immediate cash flow stability and future leasing flexibility. Existing vacancy provides investors the opportunity to increase occupancy and further enhance revenue through strategic leasing initiatives.

The property has benefited from recent capital improvements, including new HVAC, parking lot, elevator and common area upgrades. These improvements have enhanced the property's appearance, tenant experience, and competitive position while reducing near-term capital expenditure requirements.

Combining stable occupancy, diversified tenancy, recent renovations, abundant parking, strong visibility, and additional lease-up potential, this offering represents an attractive opportunity to acquire a well-positioned office investment with immediate income and long-term value creation potential.



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PHOTOS

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AERIAL PHOTO

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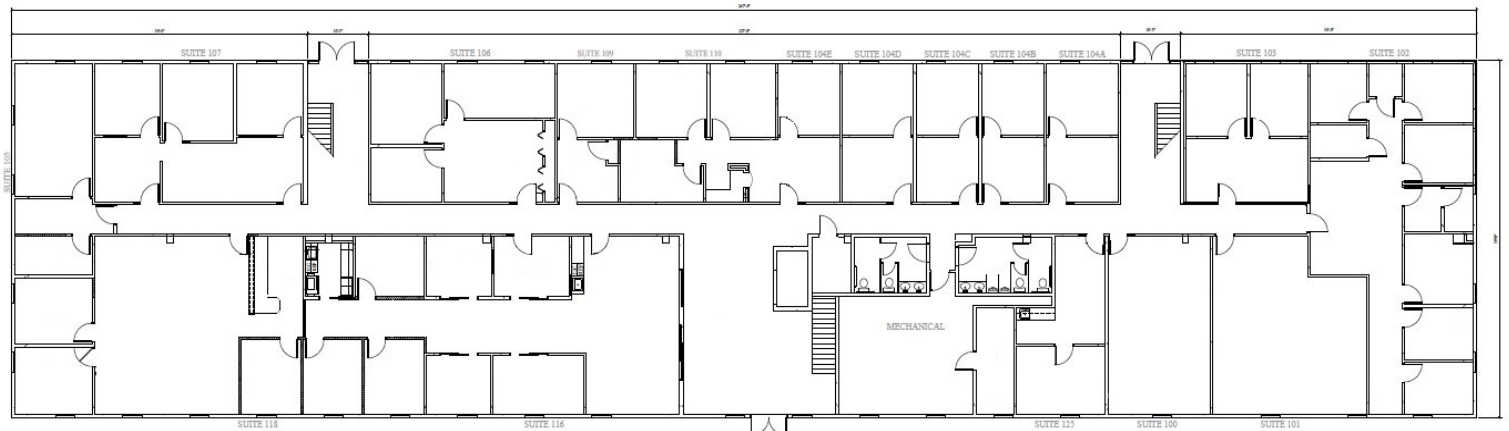


FLOOR PLANS

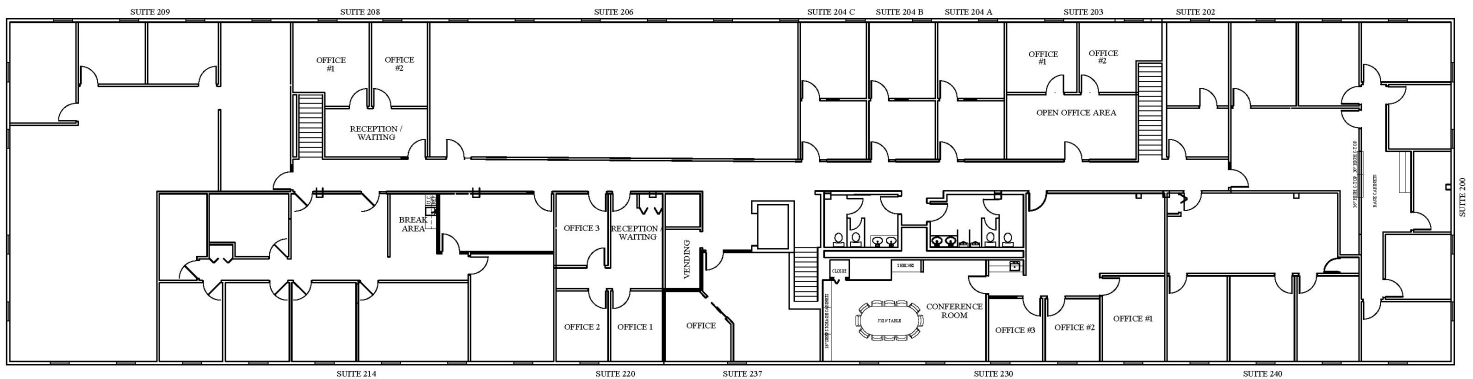
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FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



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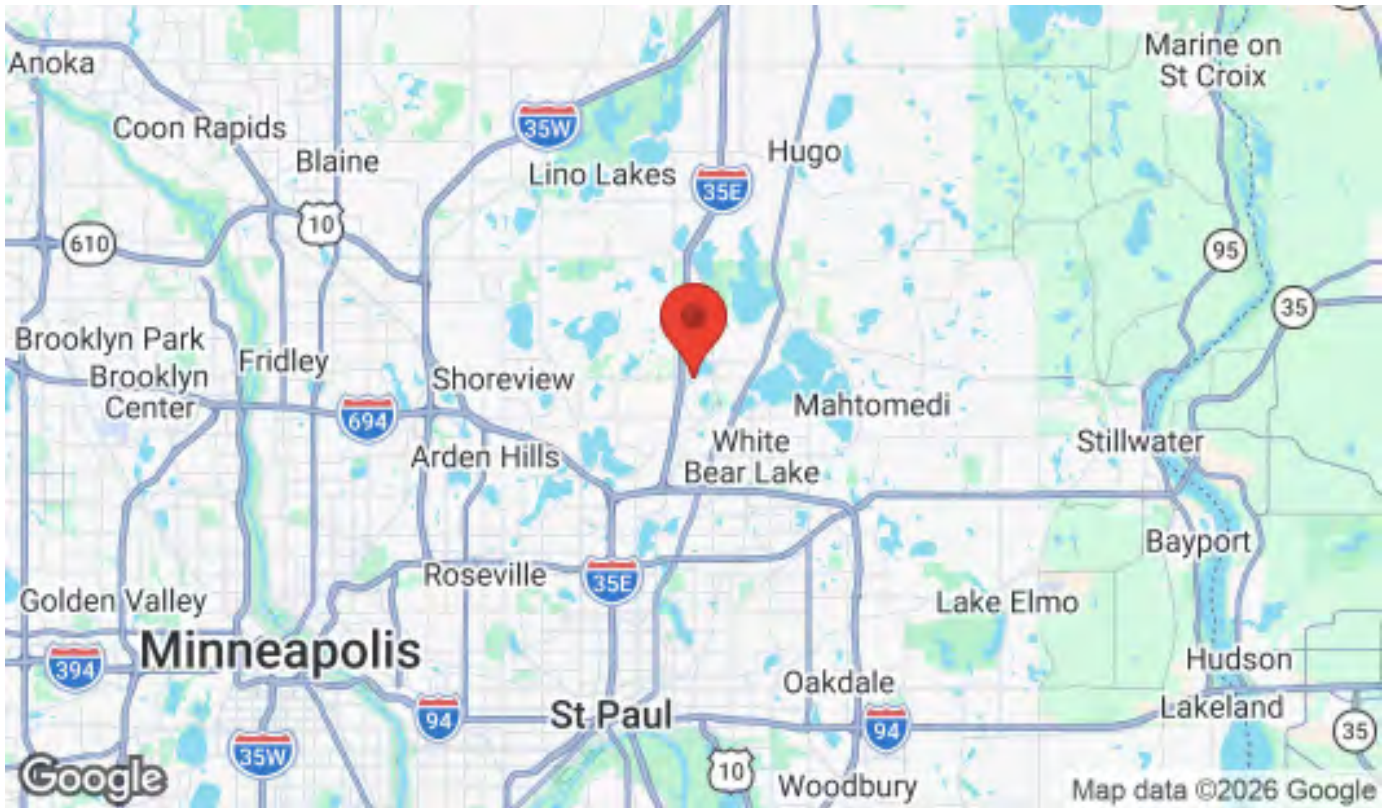
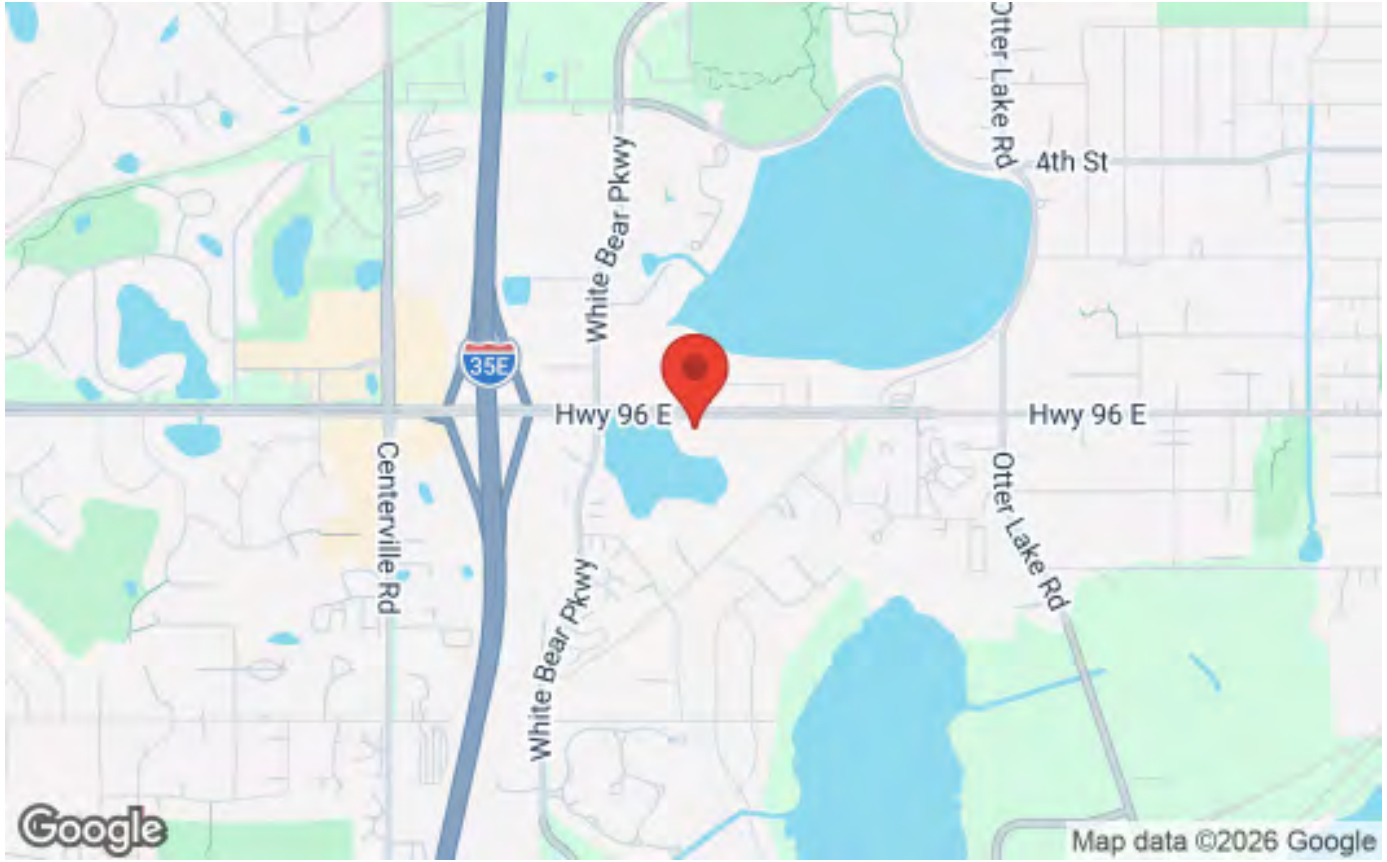
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LOCATION MAPS

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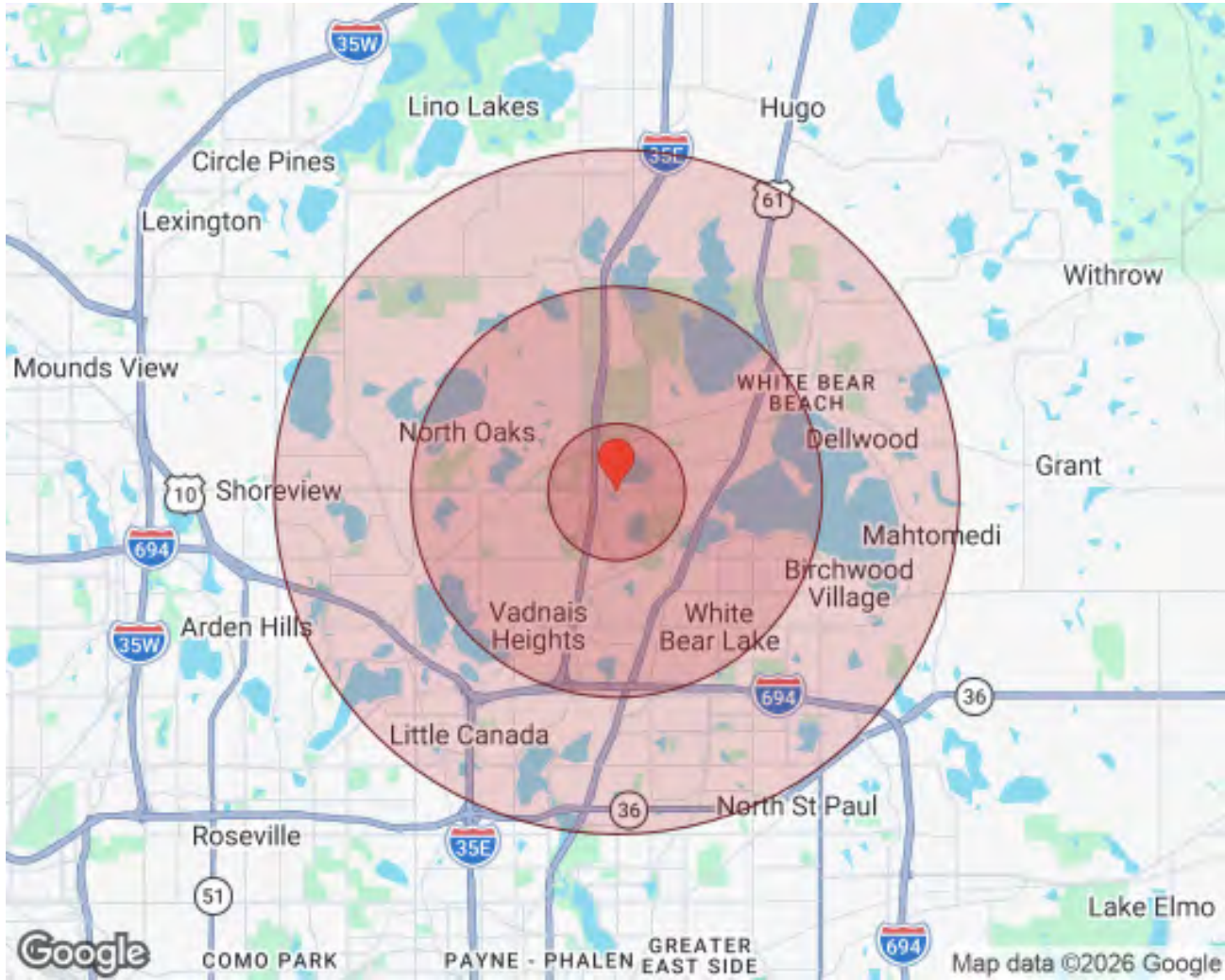
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,915	20,158	58,767
Female	3,154	21,052	60,984
Total Population	6,069	41,210	119,751

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,069	19,018	53,410
Occupied	2,818	17,455	49,209
Owner Occupied	1,836	13,125	36,052
Renter Occupied	982	4,330	13,157
Vacant	251	1,562	4,201

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	876	7,032	20,877
Ages 15 - 24	541	3,632	12,261
Ages 25 - 54	2,095	14,116	42,489
Ages 55 - 64	874	6,052	16,795
Ages 65+	1,682	10,377	27,329

Income	1 Mile	3 Miles	5 Miles
Median	\$85,892	\$95,684	\$101,381
Under \$15k	156	636	2,209
\$15k - \$25k	100	638	1,677
\$25k - \$35k	188	972	2,533
\$35k - \$50k	261	1,778	4,418
\$50k - \$75k	492	2,509	6,620
\$75k - \$100k	489	2,651	6,877
\$100k - \$150k	518	3,297	9,330
\$150k - \$200k	268	1,971	6,112
Over \$200k	347	3,003	9,434



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DISCLAIMER

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