

**FOR LEASE - \$18 PSF GROSS**

720 West St. Germain Street, St. Cloud



## Offering Summary

Use	Office
Lease Rate	\$18 psf Gross
Building Size	17,000 SF
Rentable Area	1,000 to 15,000 SF
Parking	St. Mary's Lot / Street
Tenant Improvements Available	

## Property Overview

Historic granite stone structure built by the Federal Government and occupied by the United States Post Office for the majority of its history. The building is centrally located on two of the busiest streets in downtown St. Cloud blocks from highway 23. This historic gem has been fully updated to a modern office building.

### Property Highlights

- 2 Blocks from highway 23.
- Modern office amenities and data/communication technology.
- Granite structure | Terrazzo marble floors.
- Federally built building

**SAM**  
**JOHNSON**

**PHONE**  
320-420-1177

**EMAIL**  
sam@parcel.properties

**COMPANY**  
Parcel Real Estate

**WEB**  
www.parcel.properties

### Property Details

Historically known as the "Federal Building" this granite stone structure was built by the Federal Government in 1937. The building was occupied by the United States Post Office for the majority of its life. It has since been renovated into a fully functional modern office building with robust data & communication capabilities. The building is currently partially occupied by ArcaSearch. From the exterior polished granite, columnar windows encased in bronze, to the interior marble floors, tall ceilings and elaborate art work this building is sure to impress.

- Approximately 17,000 rentable square feet above ground. **Minimum of 1,000 SF lease.**
- **Basement:** 10,000 SF (ArcaSearch)
- **Floor 1:** 10,000 SF
- **Floor 2:** 7,000 SF (includes mezzanine)
- Parking available in St. Mary's Lot
- Additional contract parking nearby city ramp
- Granite stone structure
- Marble floors
- Functional elevator servicing all floors
- Private offices
- Open office areas
- Kitchen & break room area
- Numerous storage areas
- Private mezzanine area
- Fully secured
- Air conditioning is forced air
- Near tons of restaurants, shops & bars
- Highly visible
- Excellent data & communication technology

### Lease Information

ArcaSearch is looking for tenant's to join them with both BIG and SMALL footprints. The best way to identify if the Federal Building is an option for you is to schedule a tour with Sam Johnson today. There's a ton of flexibility depending on your use and space needs, and we're prepared to make it work for your needs.

**Available 1,000 to 17,000 SF above ground for lease. \$18per SF gross.**

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# Parcel

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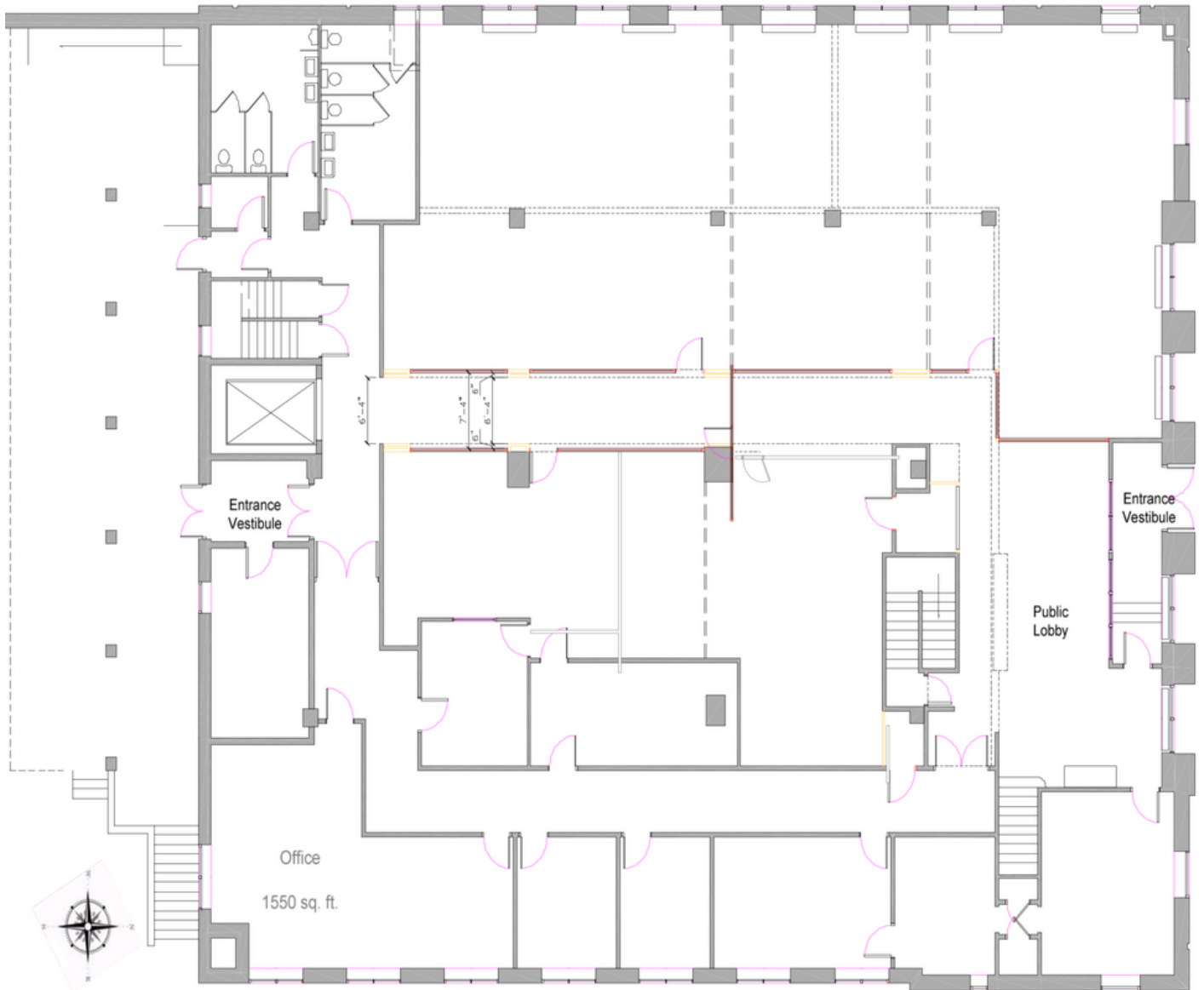
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The Historic Farlow Building, 720 St. Germain Street, St. Cloud

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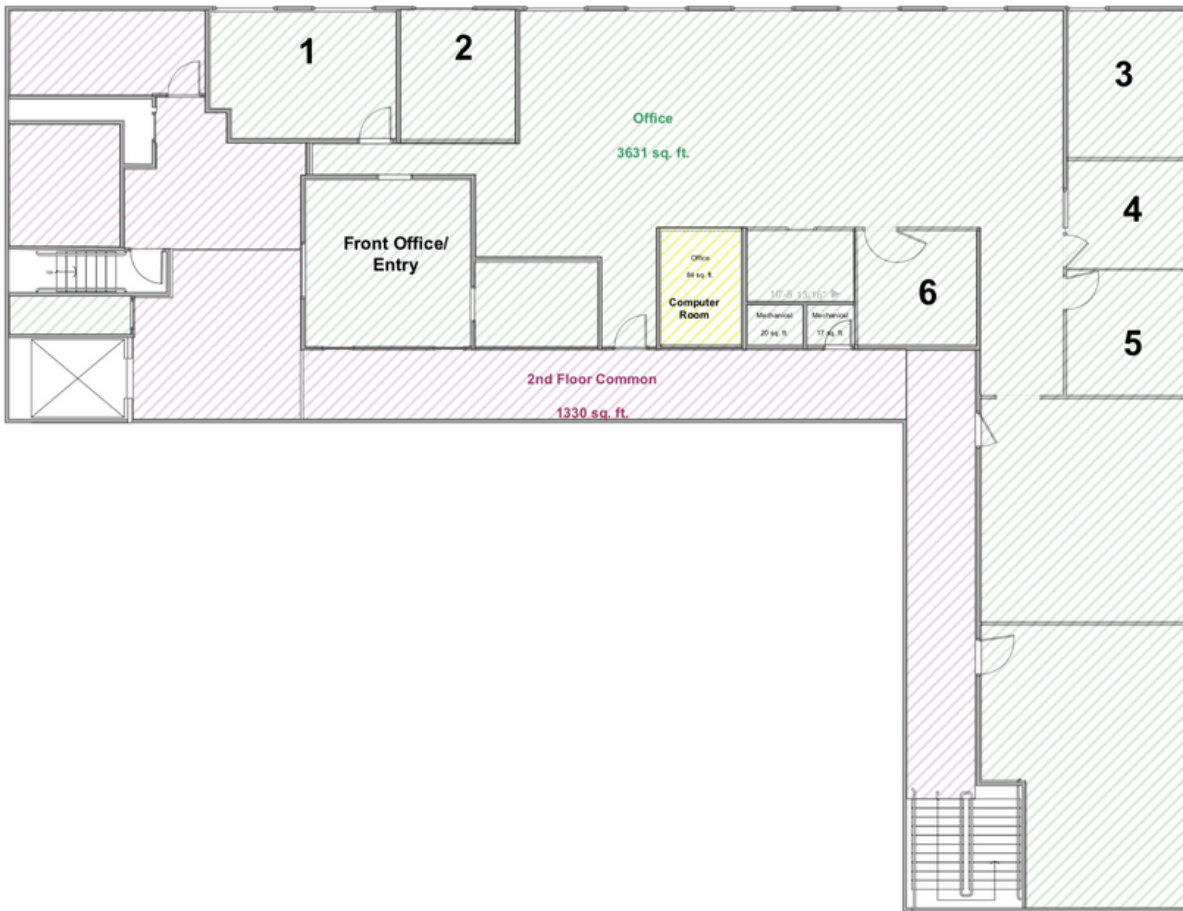
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**The Historic Federal Building**  
720 St. Germain Street,  
St. Cloud

**Second Floor - Current**  
04.16.08

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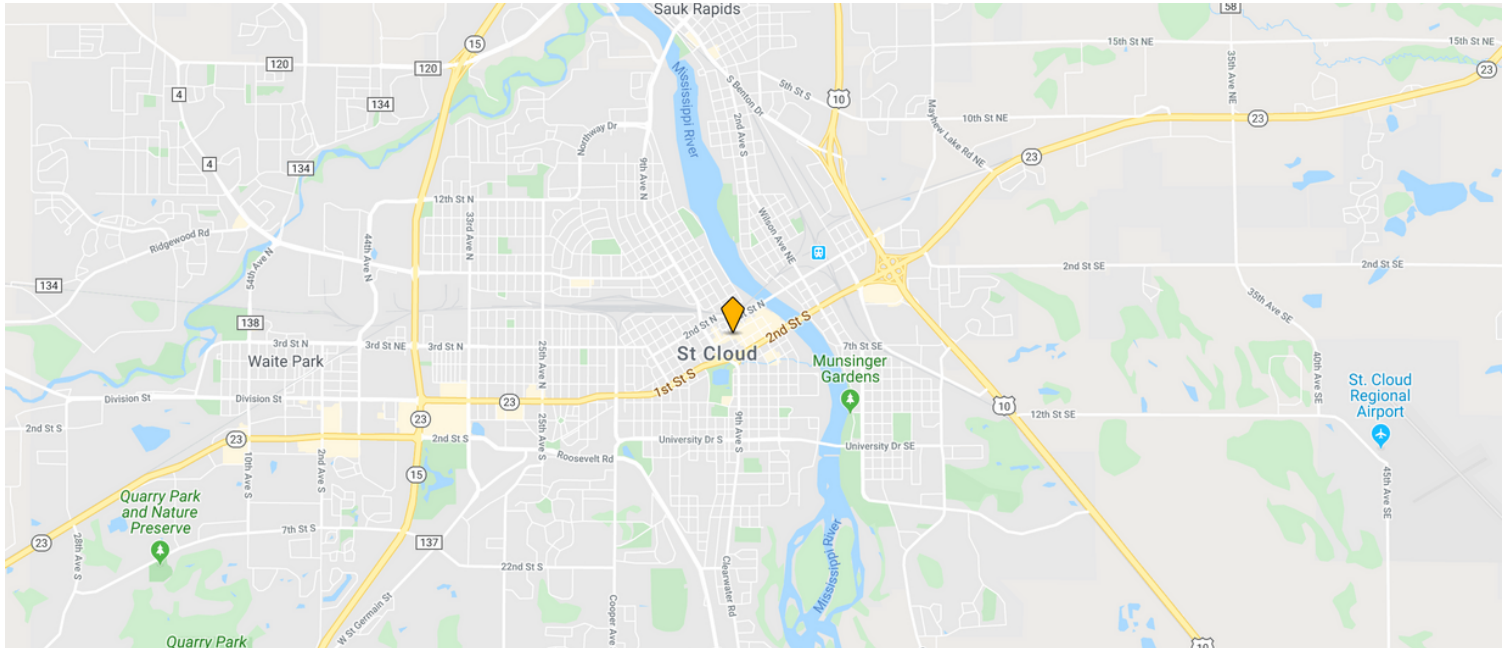
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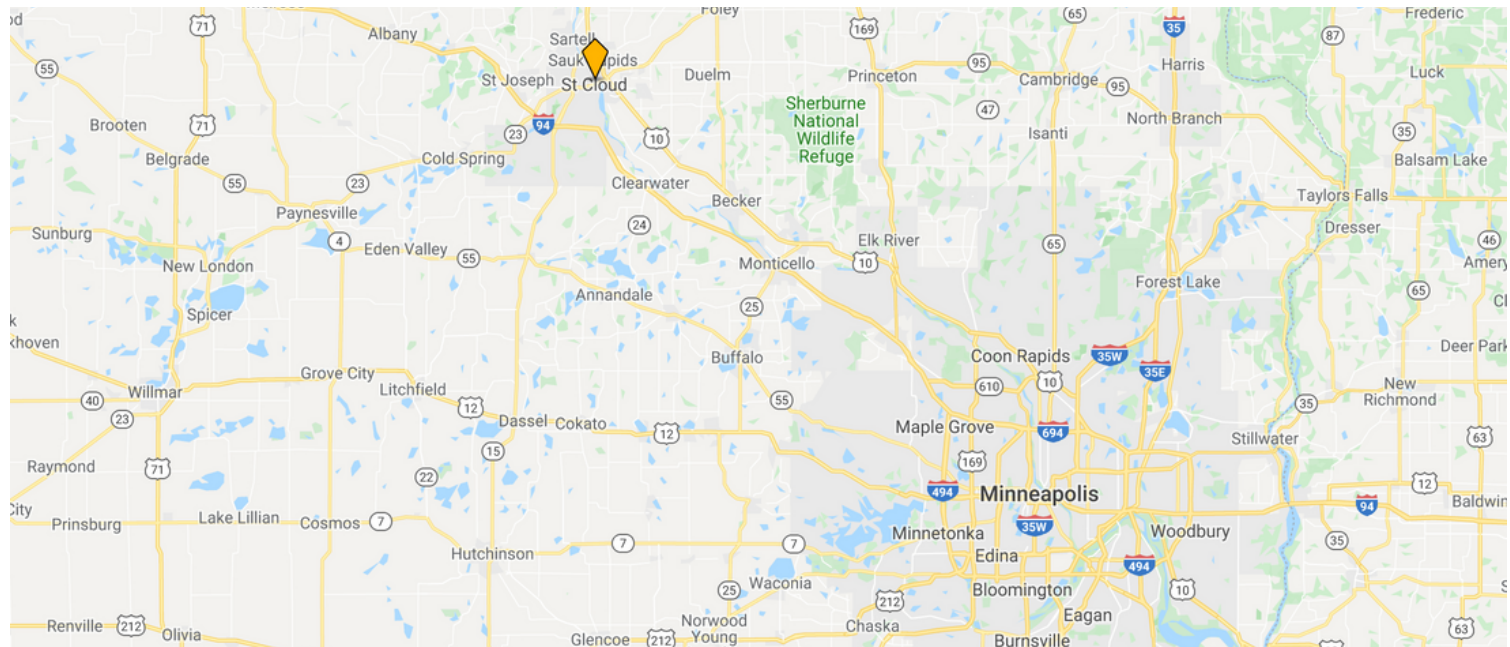
REAL ESTATE

**FOR SALE - \$1,750,000 OR  
FOR LEASE - \$14 PSF NNN**  
720 West St. Germain Street, St. Cloud

## MAP



## MAP



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