



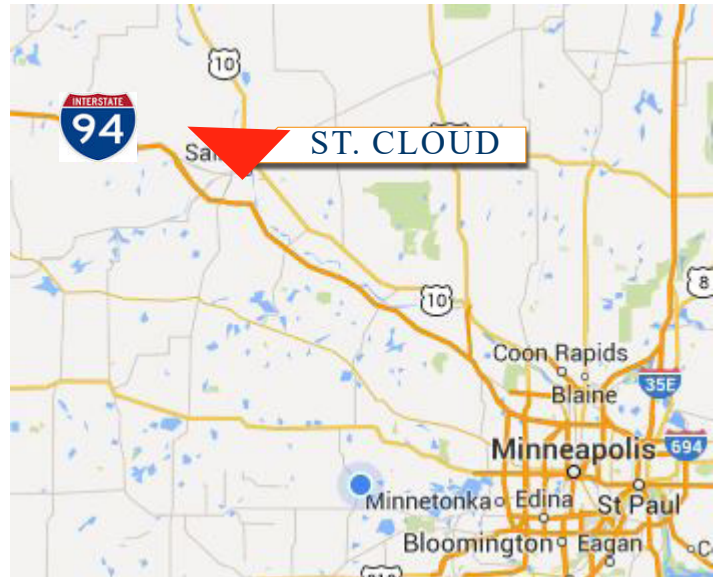
COMMERCIAL REALTY SOLUTIONS

For Lease
6,750 s.f. Office Suite
912 West Saint Germain St., St. Cloud 56301



PROPERTY INFORMATION

- * Lease Rate **\$12.50/psf** NNN
- Operating Expenses \$5.50
- * Building is 45,406/sf
- Space Available : 6,750/sf
- * Stearns County
- * Original Construction - 1925
- * Completely Renovated 2009 (\$4M Investment)
- * Regency Venue Built in 2019 (\$1M Investment)
- * Zoned: C-3 Central Business
- * Businesses in the Area Include:
Jules' Bistro, The White Horse, Lathrop GPM,
The Paramount Theatre, Mahowald Insurance,
Lofts Salon & Spa, US Bank, Regency Event Center,
Midwest Financial Partners, Courtyard by Marriott,
Refuge Chapel, Grandstay Hotel and numerous others



Contact:
ERIC O'BRIEN
(320) 406-3910
EObrien@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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LOCATION INFORMATION

- * Premier Office Building in Core Downtown St. Cloud
- * North of Highway 23
- * 2 Miles West of Highway 10
- * Near Many Amenities and Services



TRAFFIC COUNTS - 2021

- * 10th Avenue S - 15,300 VPD
- * W Saint Germain St. - 6,200 VPD

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912 REGENCY PLAZA | Lower Level Floor Plan



PROPERTY INFORMATION

- * Building Event Center Available for Tenant Events (5 to 500 people)
- * Dedicated Tenant Parking is Negotiable
- * 21 Total Parking Stalls



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Common Areas



PROPERTY INFORMATION

- * Exterior Entryways have Security/Electronic Locks
- * Private Suites are accessed by an Electronic FOB; with unique FOBs for each employee
- * Common Area Restroom
- * Common Area Elevator

Suite Entrance

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PROPERTY INFORMATION

Suite Description:

- * (3) Large Private Offices
- * Large Break Area
- * Open Floor Plan/Call Center Area
- * Fiber Optic Internet

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