

FOR LEASE | **\$9 PSF**
NNN



Located Within The Busy St. Cloud Area

This is an excellent opportunity for health care, professional office users and providers offering service support in the area. Conveniently located within the busy St. Cloud Retail area and enjoys easy access to I-94, HWY 15 and HWY 23. This building offers great amenities such as heated sidewalks, an outdoor picnic area and a well maintained, lighted parking lot.

- Three suites available; Suite 200 (1,524 SF), Suite 500 (1,739 SF), Suite 700 (1,520 SF).
- Quality masonry/steel construction with a full sprinkler system.
- Full Glass Entry provides abundant Day-Light into the Suite.
- The Metro Bus Line stops at the Center.
- Signage Opportunities are available on the building and Pylon Sign.
- Neighbors at this building include Affinity Plus, Spot Rehab and Thrivent Financial.
- Traffic Volume at 2nd Street S & W St. Germain Street is 21,900 AADT (2017).
- CAM 2019 Estimate; \$5.70 PSF includes real estate tax.



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This information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Granite City Real Estate LLC guarantees the accuracy of such information.