

# FOR LEASE

## Sixth Floor Corner Office Suite

816 W St Germain Street Suite 607  
St Cloud, MN



**Tremendous views of  
Downtown St Cloud  
and Lake George**

Views on all 3 sides and most  
every office has a window!

Space is easily expandable  
into the adjacent suite!

\$15.00 PSF plus Elec/AC  
Landlord pays for  
heat/water/sewer

2 Private Parking spaces are  
available for \$45 Per Month  
(subject to change)



### Downtown St Cloud Corner Suite on 6<sup>th</sup> Floor in the Historic Medical Arts Building

- 1,600 SF of finished professional office space on 6<sup>th</sup> floor
- 3-Sided View of Downtown St. Cloud and Lake George
- Windows in nearly every office
- Handicap accessible building complete with elevator
- Lots of storage space in closets and a file room with built in cabinets
- 2 Kitchenettes with upper/lower cabinets - One as conference room
- 5-6 Private Offices
- Large Reception Area with another open space for additional office or open work area
- Expansion space has options with a separate entrance for 700 SF and up to 3,400 SF which would encompass the entire 6<sup>th</sup> floor!

**WARNERT COMMERCIAL  
REAL ESTATE**

1203 33<sup>rd</sup> Street So  
ST CLOUD, MN 56301  
[www.warnertcommercial.com](http://www.warnertcommercial.com)

Contact:

Sheila DeVine, Broker  
320 492 3230  
[sdevine@warnert.com](mailto:sdevine@warnert.com)

