FOR LEASE



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)

WARNERT COMMERCIAL REAL ESTATE

1203 33rd Street So ST CLOUD, MN 56301 www.warnertcommercial.com

Contact:

Sheila DeVine, Broker 320 492 3230 sdevine@warnert.com

Sixth Floor Corner Office Suite

816 W St Germain Street Suite 607 St Cloud, MN









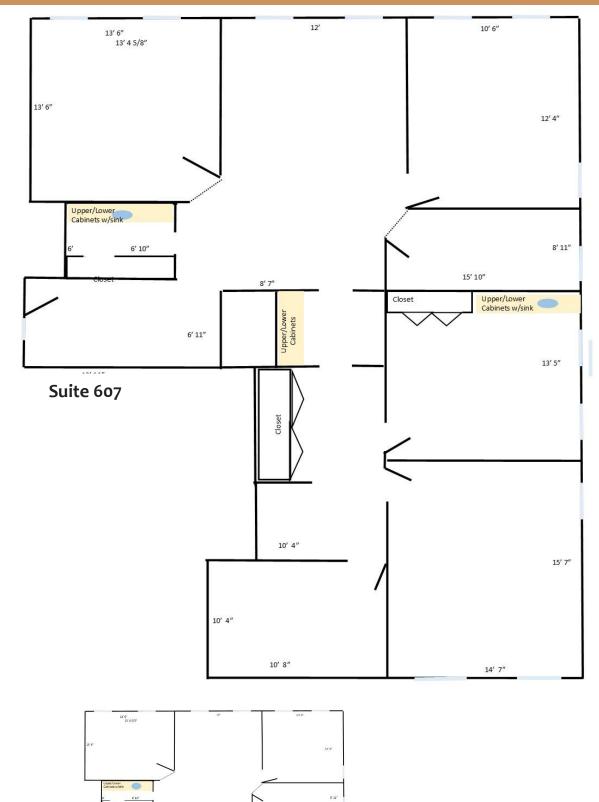




Downtown St Cloud Corner Suite on 6th Floor in the Historic Medical Arts Building

- 1,600 SF of finished professional office space on 6th 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 6th floor!

FLOOR PLAN



HALL/ELEVATOR AND STAIRCASE

10' :

Suite 607 plus expansion area of 700 SF shown in blue.

Call to see floor plan of the entire adjacent suite for up to an additional 3,400 SF