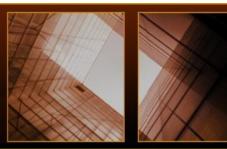


WARNERT COMMERCIAL REAL ESTATE

11110



Eight Ten Building 810 W. St. Germain St. Saint Cloud, MN 56301



Downtown Saint Cloud office availabilities in the Historic Eight Ten Building. 7,000+/- square feet between second and third floor. Additional space available on mezzanine level. Lease rates stating at \$8 per square foot. Views overlooking a bustling W. St. Germain St. If you're looking for affordable downtown office space, look no further. Call today for more details.

Property Features:		
Retail/Office Space:	13,500 Total SF	
Parking:	Metered Parking with Ramps Nearby	
Traffic:	4,500+ AADT	
Zoning:	C-3 Central Business District	
Lease Rates:	\$8 psf Gross	
Available:	Immediately	

#### For more information contact:

Matt Studer 320.251.9300 mstuder@warnert.com Sheila DeVine 320.251.9300 sdevine@warnert.com

### Office Space

Suite 202	
Max Contiguous:	3,692 SF
Minimum Divisible:	3,692 SF
Rent/SF/Year	\$8 / SF / Gross
Term:	Negotiable
Occupancy:	Vacant
Suite 303	
Max Contiguous:	3,257 SF
Minimum Divisible:	3,257 SF
Rent/SF/Year	\$8 / SF / Gross
Term:	Negotiable
Occupancy:	Vacant



This information has been obtained from sources believed reliable. We do not doubt its accuracy, however, we have not verified it. We make no guarantee, warranty or representation about it. It is your responsibility, along with your tax and legal advisors to independently confirm its accuracy.



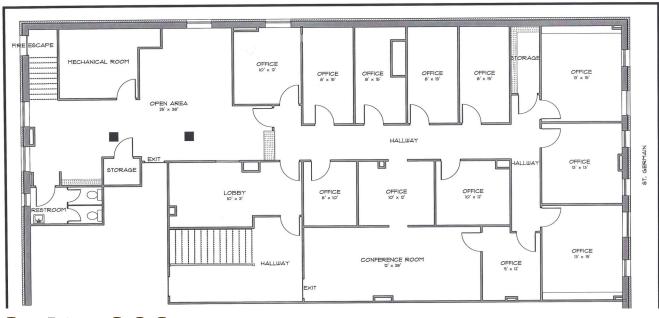






### WARNERT COMMERCIAL REAL ESTATE

## **Suite 202**



# Suite 303



#### For more information contact:

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