

# For Lease

## Franklin Avenue Business Center

1201 FRANKLIN AVENUE NE - ST. CLOUD



Lease Rate: \$12.00 per square foot, NNN



- Brand new 26,500 SF building with only 2,600 SF of available space remaining
- State of the construction with an energy efficient design
- - This building is very well located off of Benton Drive in Sauk Rapids, MN – just minutes from Highway 15
- Expansive use of windows & skylights providing excellent natural lighting
- Ample parking at your door in a well-lit parking lot
- Fire suppression system
- Highly visible with signage opportunity on the monument sign and at the suite entrance.
- \*Easily assessed with great visibility from both Benton Drive and State Highway #10.
- Ideal for retail, showroom and office use.
- Neighboring Tenants include a dentist, a CPA, healthcare transportation and a retail supplier of outdoor products.
- \$20.00 per square foot tenant improvement allowance to qualifying tenants
- Enjoy low Common Area Maintenance (CAM) Costs; Estimated 2017 CAM is \$3.00 per square foot.
- Flexible space w/ availability open floor plans. No common restroom.
- 12'-4" bottom of Joist and 14'-8" approx. floor to deck height.
- Newly upgraded front facade with professional image.
- Signage space available on building and Pylon sign.

Owned and managed  
by Inventure Properties



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320-253-0003  
[www.GraniteCityProperties.com](http://www.GraniteCityProperties.com)

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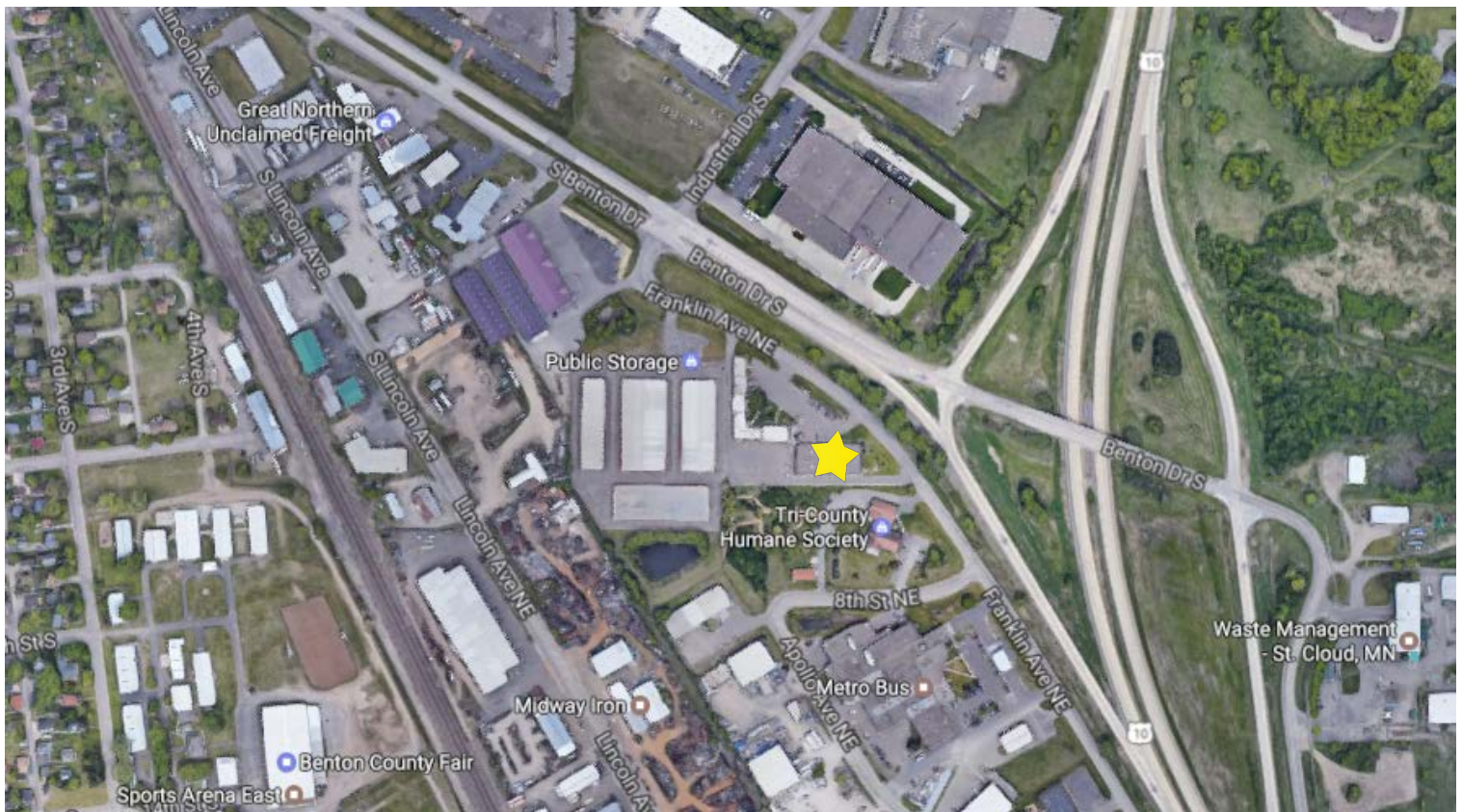


The information contained herein has been obtained from the property owner or other sources that we deem reliable. However, neither the owner nor Granite City Real Estate LLC guarantees the accuracy of such information.

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