



JOHNSON 229
real estate group

**FOR SALE - \$1,750,000 OR
FOR LEASE - \$14 PSF NNN**

720 West St. Germain Street, St. Cloud



Offering Summary

Sale Price \$1,750,000

Lease Rate \$14 psf NNN

Above Ground SF 17,000 SF

Rentable Area 3k to 17k SF

Age/Remodeled 1937/2007

Former United States Post Office

Property Overview

Historic granite stone structure built by the Federal Government and occupied by the United States Post Office for the majority of its history. The building is centrally located on two of the busiest streets in downtown St. Cloud blocks from highway 23. This historic gem has been fully updated to a modern office building.

Property Highlights

- 2 Blocks from highway 23.
- Modern office amenities and data/communication technology.
- Granite structure | Terrazzo marble floors.
- Federally built building

**SAM
JOHNSON**

PHONE
320-420-1177

EMAIL
sam@johnson229.com

COMPANY
Johnson 229 Real Estate, Inc.

WEB
www.johnson229.com



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Property Details

Historically known as the "Federal Building" this granite stone structure was built by the Federal Government in 1937. The building was occupied by the United States Post Office for the majority of its life. It has since been renovated into a fully functional modern office building with robust data & communication capabilities. The building is currently occupied by a national cloud service provider as an office building and host to their data center. From the exterior polished granite, columnar windows encased in bronze, to the interior marble floors, tall ceilings and elaborate art work this building is sure to impress.

- Approximately 17,000 rentable square feet above ground. **Minimum of 3,000 SF lease.**
- **Basement:** 10,000 SF (bonus space)
- **Floor 1:** 10,000 SF
- **Floor 2:** 7,000 SF (includes mezzanine)
- 8 on site parking stalls
- Additional contract parking very nearby
- Granite stone structure
- Marble floors
- High end conference room
- Functional elevator servicing all floors
- Private offices
- Open office areas
- Kitchen & break room area
- Data center in the basement
- Numerous storage areas
- Private mezzanine area
- Fully secured
- Air conditioning is forced air
- Near tons of restaurants, shops & bars
- Highly visible
- Excellent data & communication technology

Lease Information

Building is currently leased by a national cloud service provider. The tenant occupies the entire building and utilizes the basement for their data center. Current lease expires October of 2020. Current tenant lease expires late 2020, with potential partial retention of limited space into 2021 - Offices, break-rooms, and common areas are available in late 2020.

Single tenant is preferred but the building is well situated to be split amongst multiple tenants. Please call broker with specific questions regarding possible lease structures, dividing the space, historical operating expenses, etc.

Available 3,000 to 17,000 SF above ground for lease. \$14 per SF NNN.

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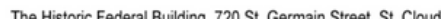
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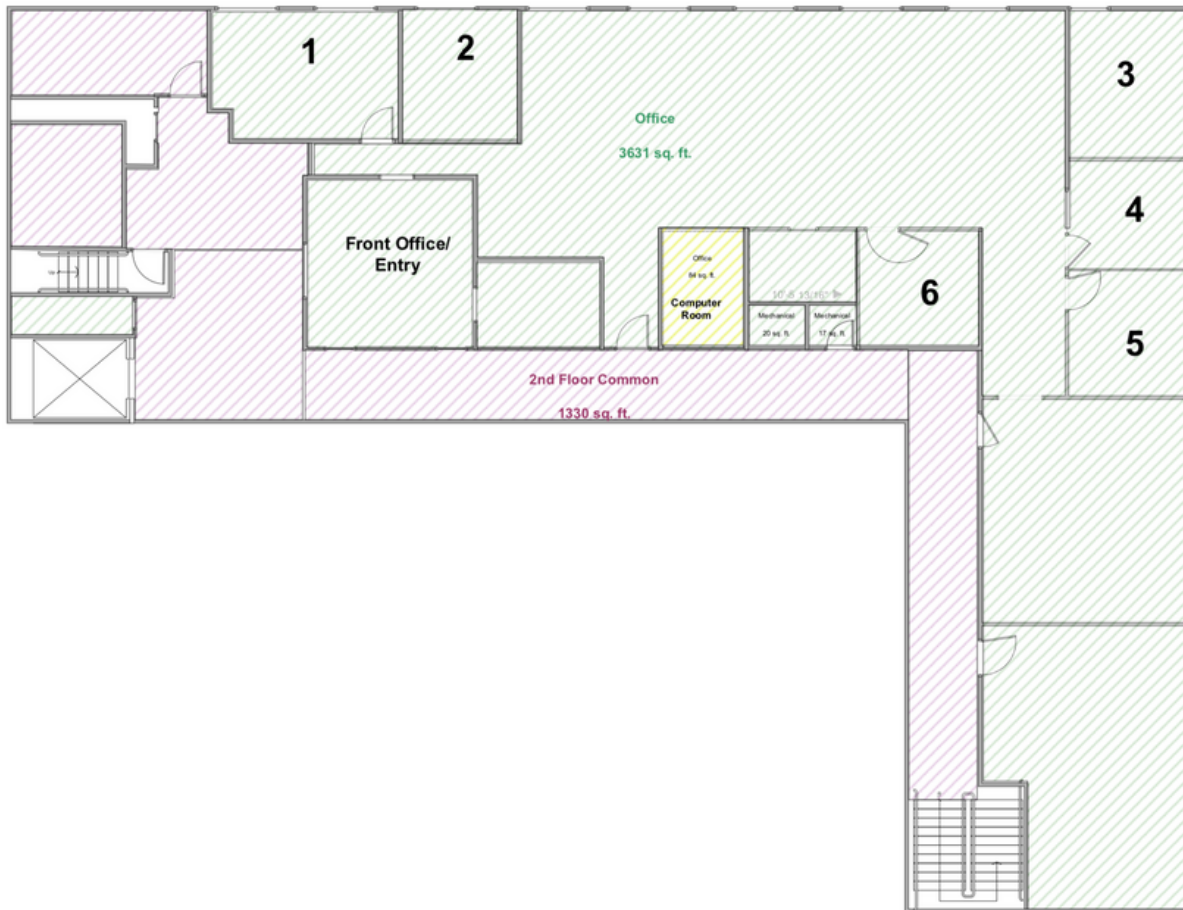
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The Historic Federal Building
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St. Cloud

Second Floor - Current
04.16.08

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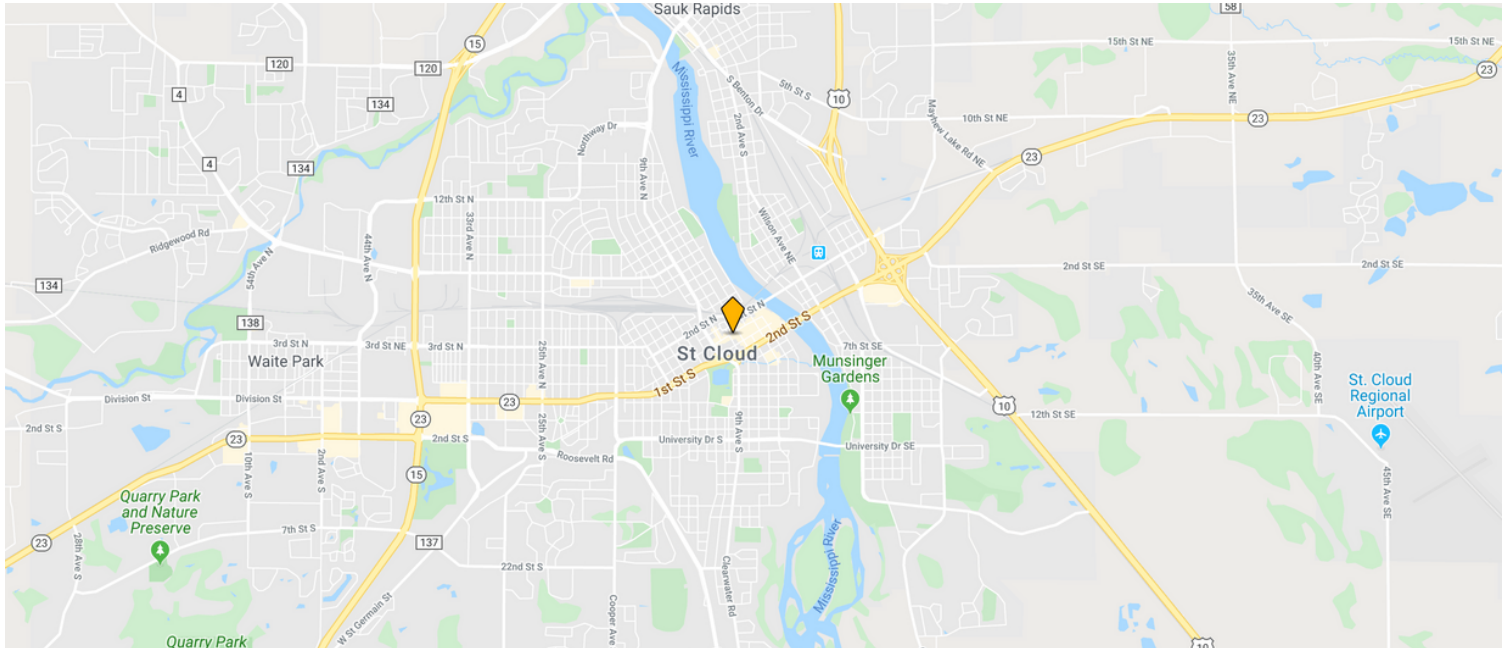


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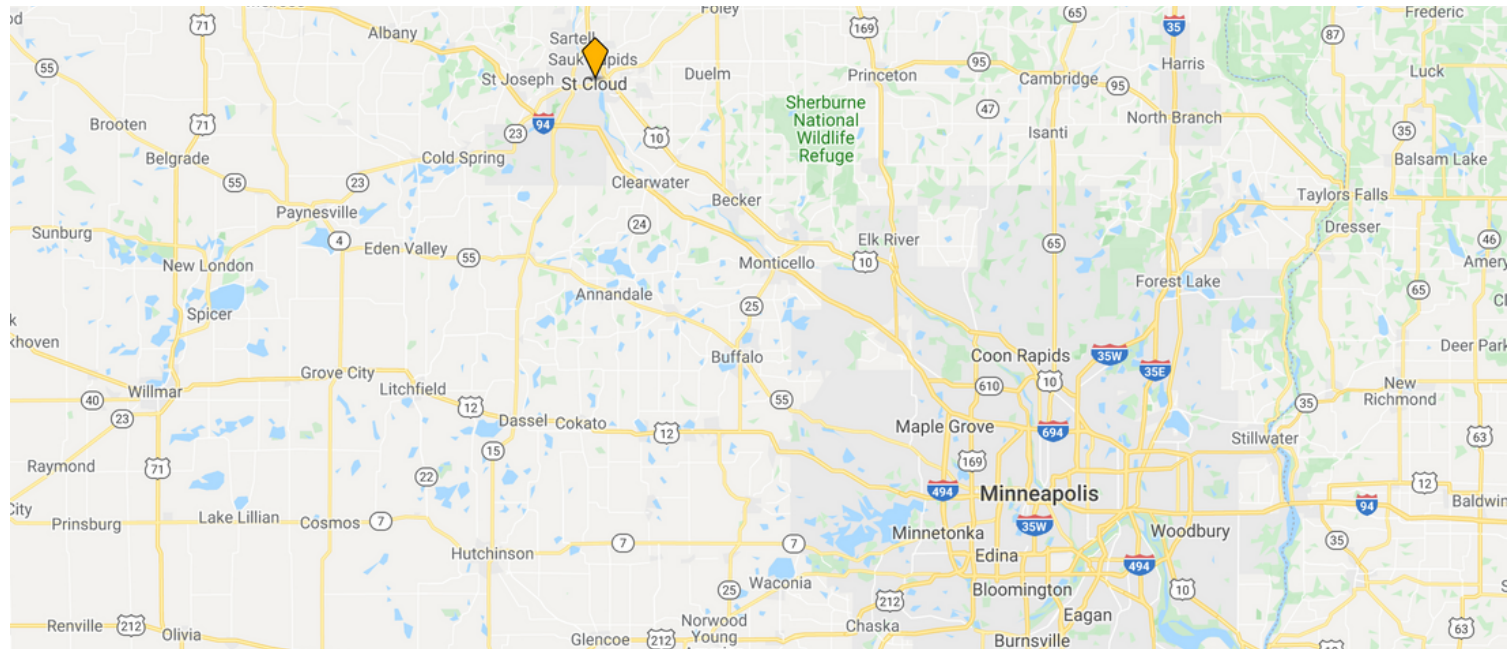
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MAP



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