



PROPERTY INFORMATION

- * Lease Rate **\$10.00/psf** (NNN)
- * Building is 168,768/sf (Former Herbergers)
 - Second Floor 55,697/sf
 - Ground Floor 55,697/sf
 - Lower Level 55,697/sf
- * Anchor Tenant: Capital One is leasing 55,571/sf
- * Available: 113,197/sf (Divisible)
- * Zoned: C3-Central Business District
- * Stearns County PID 82.52885.0001 & 82.52885.0065
- * Built in 1985
- * Building is located in an Opportunity Zone
- * Located in Historic Downtown St. Cloud
- * Great Downtown location near retail, office, numerous restaurants, entertainment, and hotels



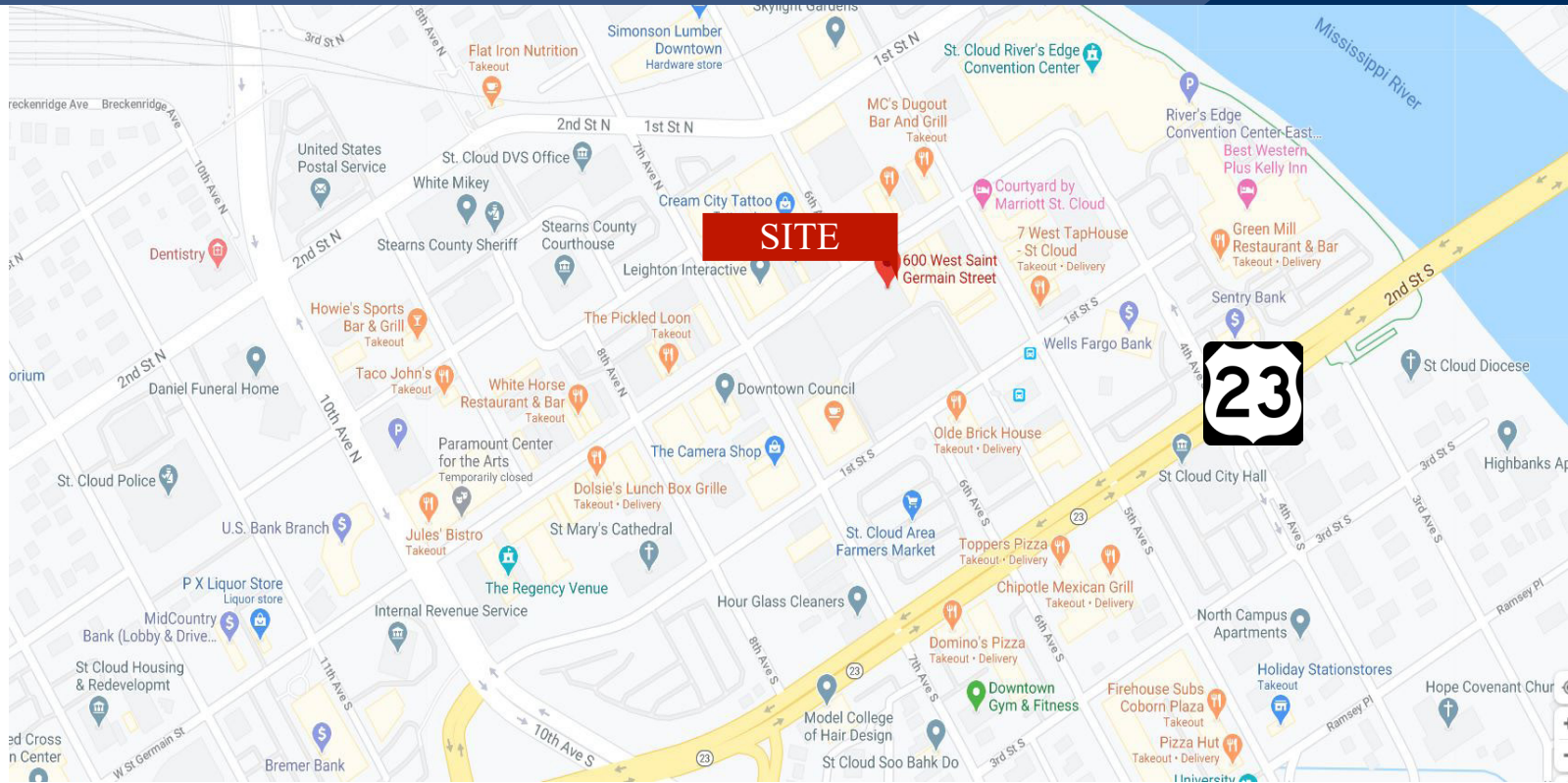
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COMMERCIAL REALTY SOLUTIONS

For Lease Commercial/Retail/Office Space 600-660 St. Germain W., St. Cloud 56301



LOCATION INFORMATION

- * In Historic downtown St. Cloud
- * North of Division Street
- * One block from River's Edge Convention Ctr.
- * Adjacent to a multi-level public parking ramp
- * Near Courtyard by Marriott Hotel

TRAFFIC COUNTS - 2018

- * 5th Avenue S - 4,550 VPD
- * W. St. Germain - 3,900 VPD
- * Highway 23/Division St - 33,000 VPD

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PROPERTY INFORMATION

- * Passenger Elevator
- * Freight Elevator
- * Escalators
(West End and Center of Building)
- * Paver Walkway/Court Area on St. Germain side of property

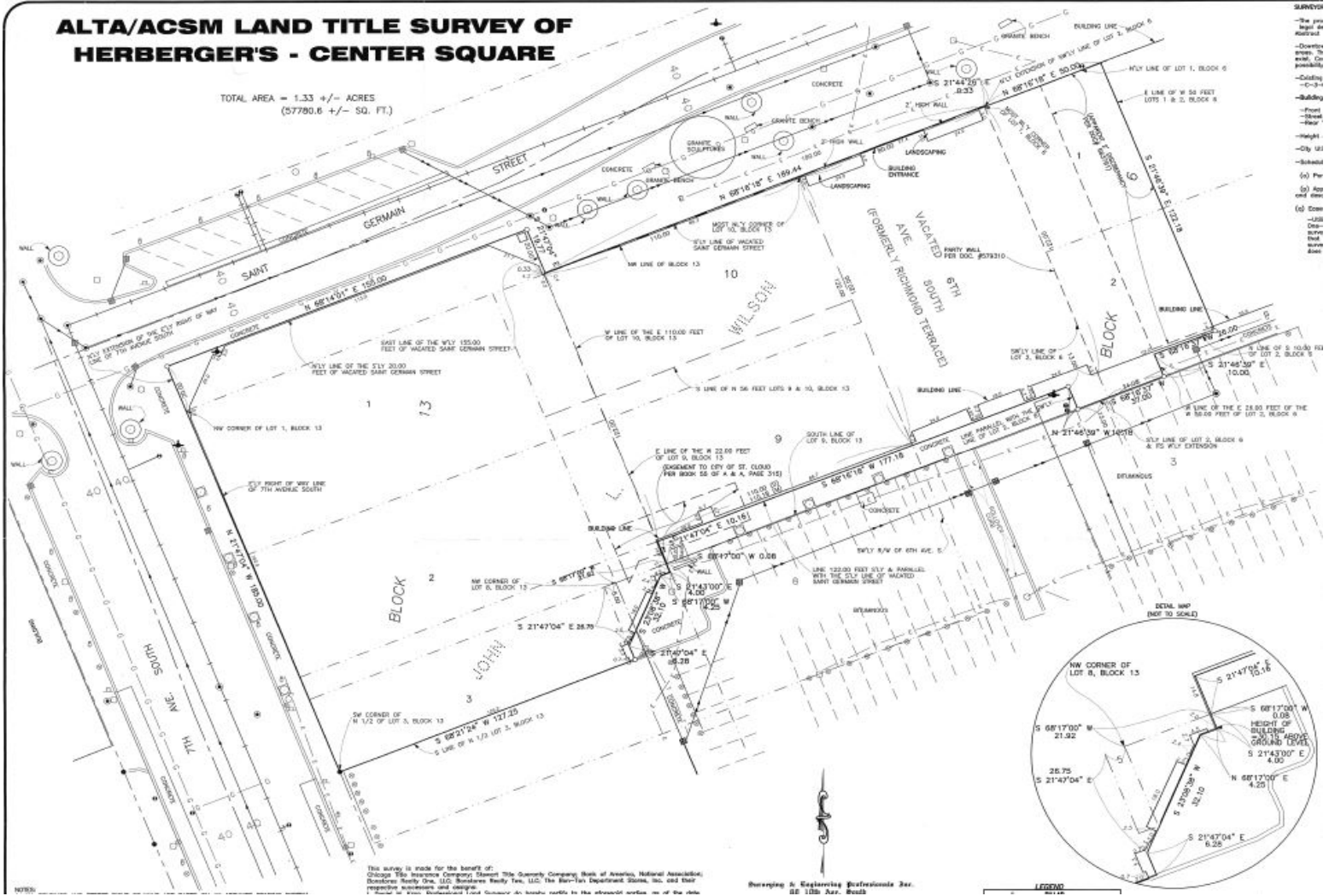
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SURVEY

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