

FOR LEASE | \$8 PSF NNN



Description

- 21,151 contiguous square feet available, with the potential to add 902 square feet of shared space currently being utilized as two (2) shared multi-purpose rooms (identified on the attached floor plan).
- 2020 Estimated Operating Expenses \$3.84 per square foot. Operating Expenses include insurance, janitorial, snow removal/lawn maintenance, building and parking lot maintenance and all utilities.
- Building layout includes: 6 Classrooms, Library, Computer Lab, Several Offices, Gymnasium, Lunch Room, Kitchen, Conference Room and much more.
- 65 non-exclusive surface parking stalls available on site
- Located in the heart of Sartell near dense residential.
- High efficiency mechanical and electrical system.
- Tenant is responsible for communication cost.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	6,589	49,953	87,760
Households:	4,582	31,864	44,107
Avg Household Income:	\$51,976	\$48,740	\$52,393



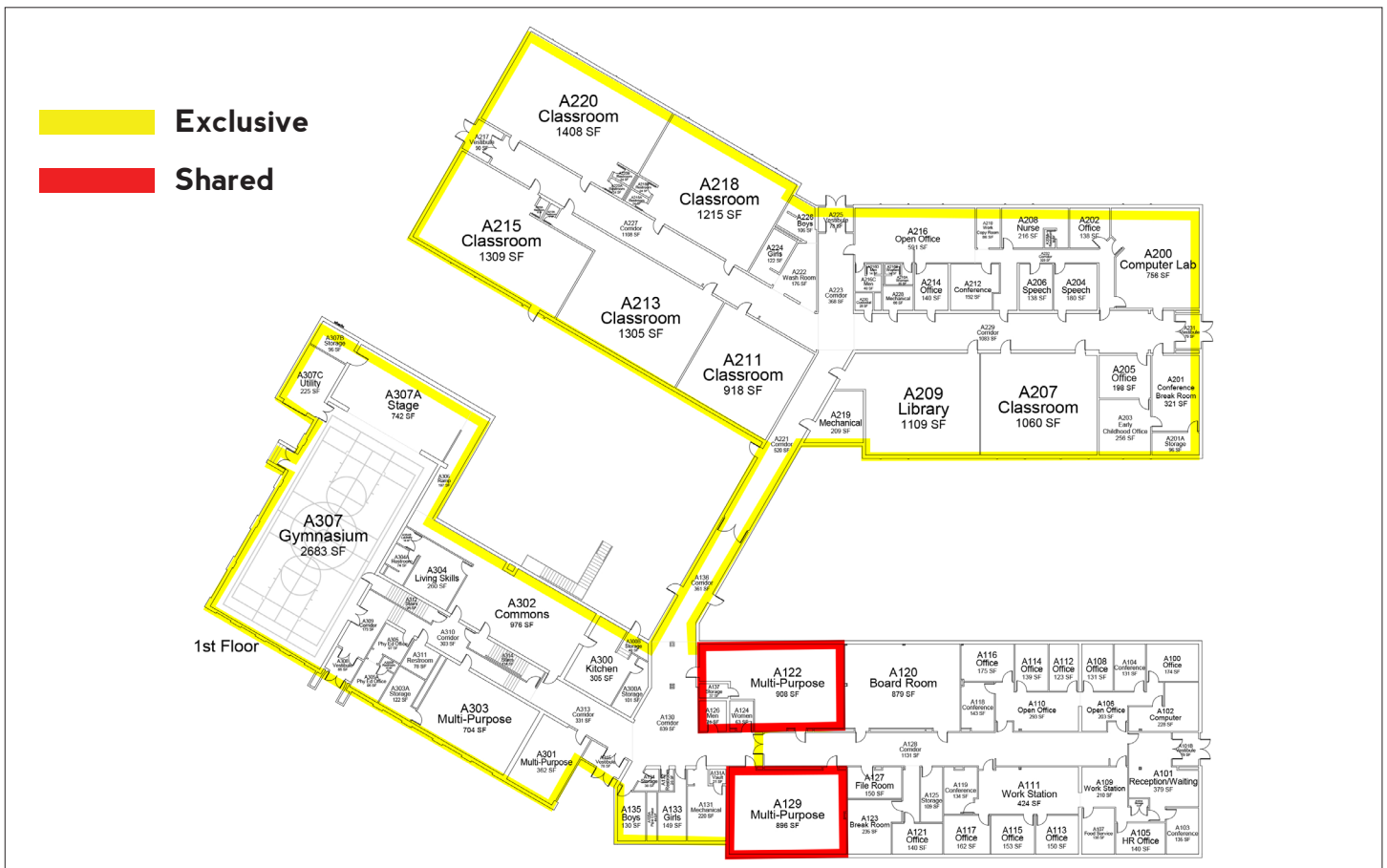
3900 Roosevelt Road #125
St. Cloud, MN 56301
320.253.0003
www.gcremn.com

Kate Hanson, CCIM
320.420.6485
katieh@gcremn.com



This information 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.

Floor Plan & Aerial



This information 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.