

FOR LEASE

3345 WEST ST. GERMAIN STREET
ST. CLOUD



LEASE RATE: \$11.50/SF MODIFIED GROSS

SPACE AVAILABLE: 1,262 SF



OFFICE/RETAIL SPACE WITH EXCELLENT VISIBILITY

Details:

- 1,262 square feet
- 35,000 households estimated in a 5 mile radius
- Great visibility and signage opportunity
- Minutes from Highway 15
- Tenant is responsible for heat, electric, telecommunications and refuse.
- Neighboring businesses include: Miller Marine, Miller Construction, Speedstop, Thomas Reprographics



58 10th Ave S
Waite Park, MN 56387
Office: 320.253.0003
www.GraniteCityProperties.com

Kate Hanson

320.420.6485
katieh@granitecityproperties.com



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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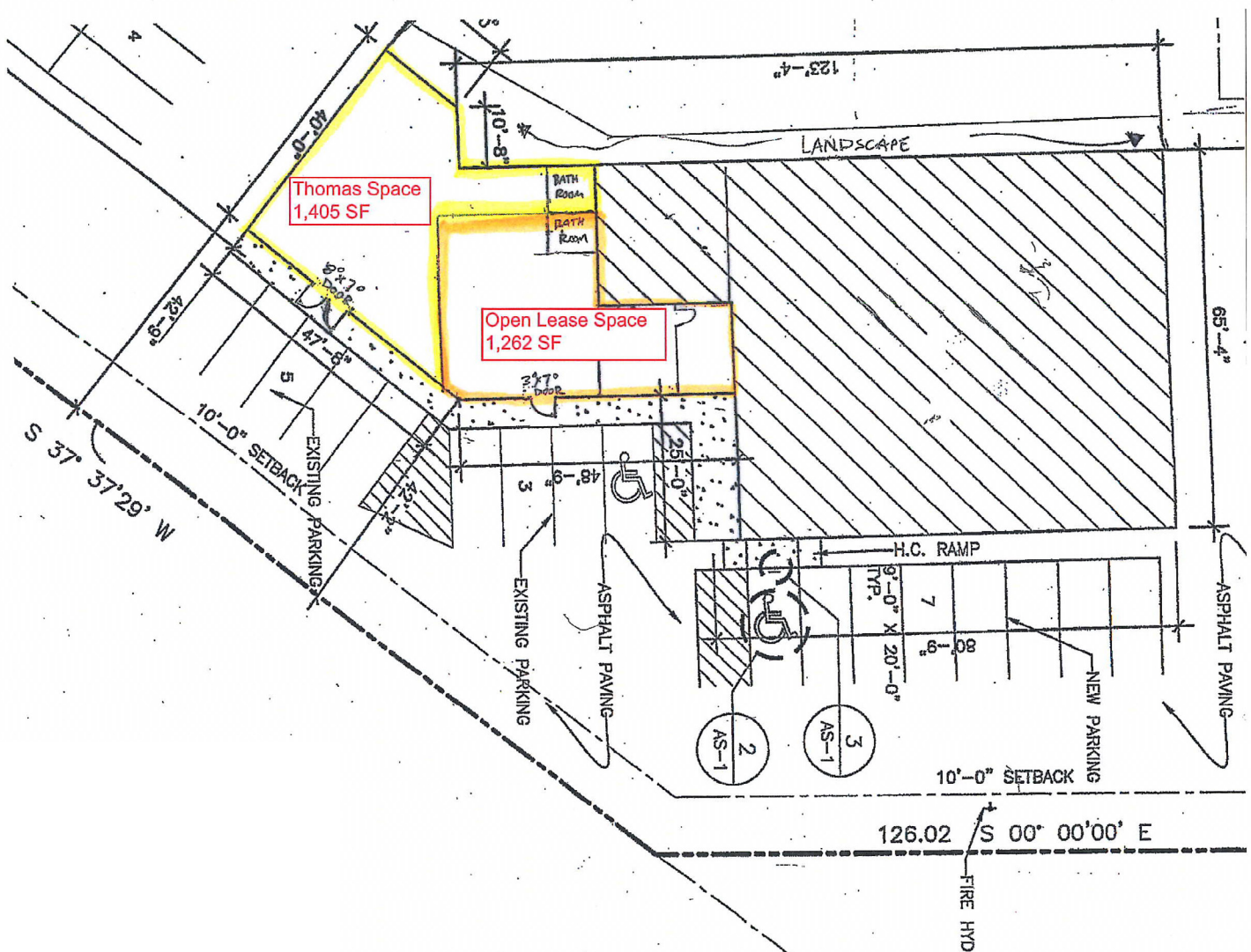
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Floor Plan:



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