

Office Building

HWY 15 BUSINESS CENTRE

3800 8TH ST N, SAINT CLOUD, MN 56301

FOR LEASE



PROPERTY DESCRIPTION

You will not find an opportunity better than the HWY 15 Business Centre. The HWY 15 Business Centre is located at a perfect location for any business.

LOCATION DESCRIPTION

HWY 15 Business Centre is located at the corner of HWY 15 and 8th st N that has traffic counts over 57,000 AADT.

PROPERTY HIGHLIGHTS

- Signage opportunities available on the pylons and building
- A \$20 per square foot Tenant Improvement Allowance is available for qualified users.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,179 SF
Building Size:	19,145 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,836	21,663	46,227
Total Population	6,376	50,505	114,217
Average HH Income	\$54,172	\$58,086	\$58,545

AUSTIN RUEHLE

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