



PROPERTY HIGHLIGHTS

- The property offers convenient parking with a surface lot containing 62 stalls, along with underground parking available for a monthly fee.
- Enjoy new amenities including a wellness room, a private phone room, and a training room that features an attached pre-function kitchen.
- Lobby and hallway corridors were recently renovated in Fall 2025, enhancing the building's modern appeal.
- 2025 Estimated operating expenses are \$11.46 PRSF, which includes in-suite utilities and in-suite janitorial services.

OFFERING SUMMARY

LEASE RATE:	\$13.25 SF/yr (NNN)
AVAILABLE SF:	4,712 - 6,135 SF
LOT SIZE:	58,568 SF
BUILDING SIZE:	83,188 SF

PROPERTY DESCRIPTION

Position your business at the pinnacle of professionalism in US Bank Plaza, the leading Class A office destination in the St. Cloud Metropolitan Statistical Area (MSA). Located at 1015 W Saint Germain Street, this iconic property offers exceptional visibility, high daily traffic, and convenient access to downtown amenities including restaurants, boutiques, and the Paramount Center for the Arts.

The building features newly added modern tenant amenities designed to enhance comfort and productivity. These include a dedicated wellness room, a private phone room, and a state-of-the-art training room that accommodates up to 136 occupants. The training room is complemented by a pre-function kitchen equipped with a refrigerator, sink, and seating area—ideal for hosting meetings, workshops, or corporate events.

Recent renovations completed in Fall 2025 have elevated the building's aesthetic and functionality, creating a contemporary and welcoming environment for tenants and visitors alike.

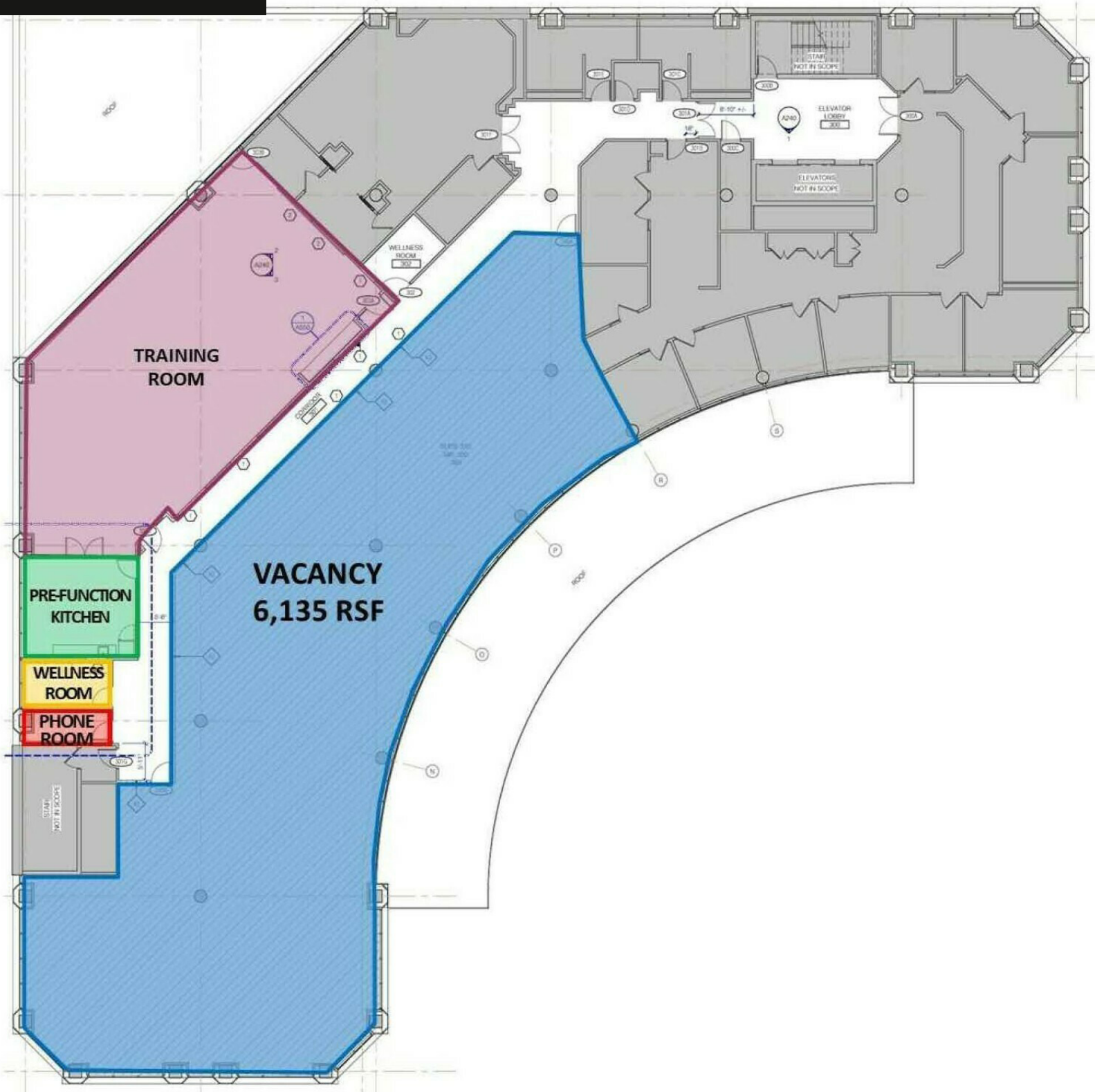
Accessibility is seamless, with direct adjacency to the Paramount Parking Ramp, offering 400 stalls, and the Cloverleaf Lot, providing an additional 56 stalls. Combined with on-site surface and underground parking options, US Bank Plaza ensures convenient access for both employees and clients.



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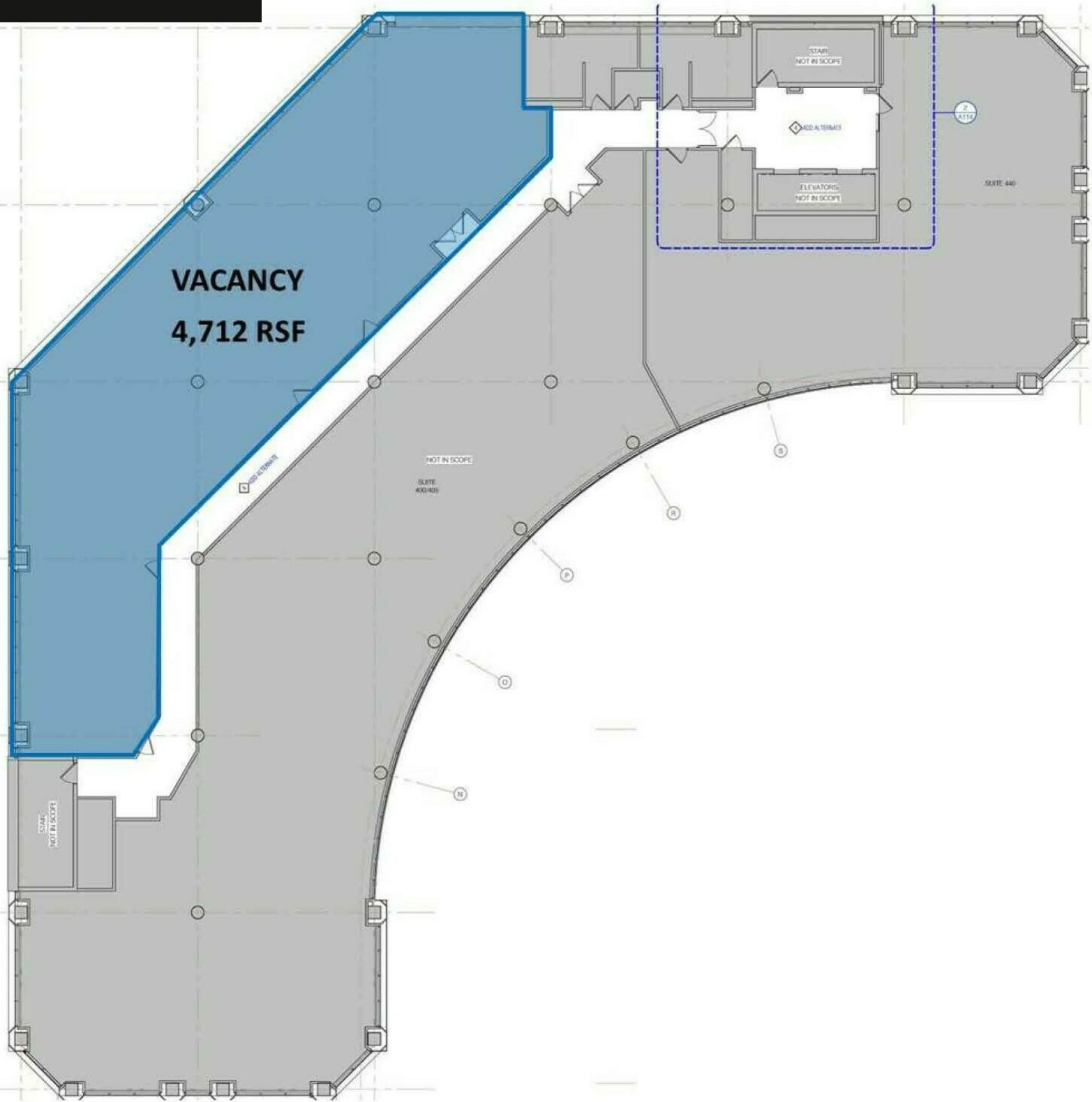
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For Lease

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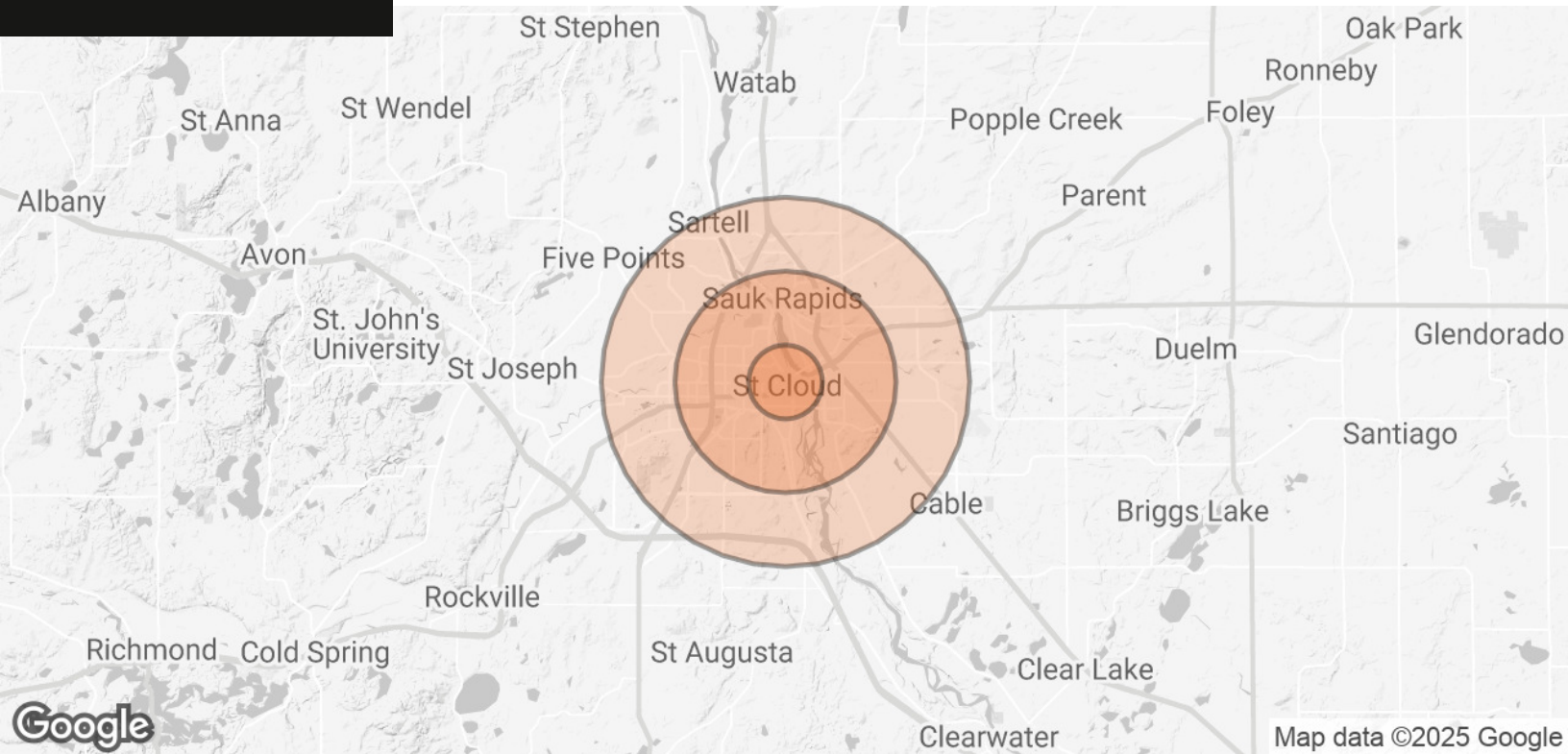
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,072	64,300	102,015
AVERAGE AGE	33	37	38
AVERAGE AGE (MALE)	33	36	37
AVERAGE AGE (FEMALE)	33	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,674	25,353	40,837
# OF PERSONS PER HH	2.8	2.5	2.5
AVERAGE HH INCOME	\$59,052	\$73,261	\$77,647
AVERAGE HOUSE VALUE	\$166,686	\$227,109	\$250,876

Demographics data derived from AlphaMap



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