



COMMERCIAL REALTY SOLUTIONS

**For Lease
Professional
Office Space**



ST. CLOUD

Commercial / Office

Lease Rate: \$11.00/sf Modified Gross

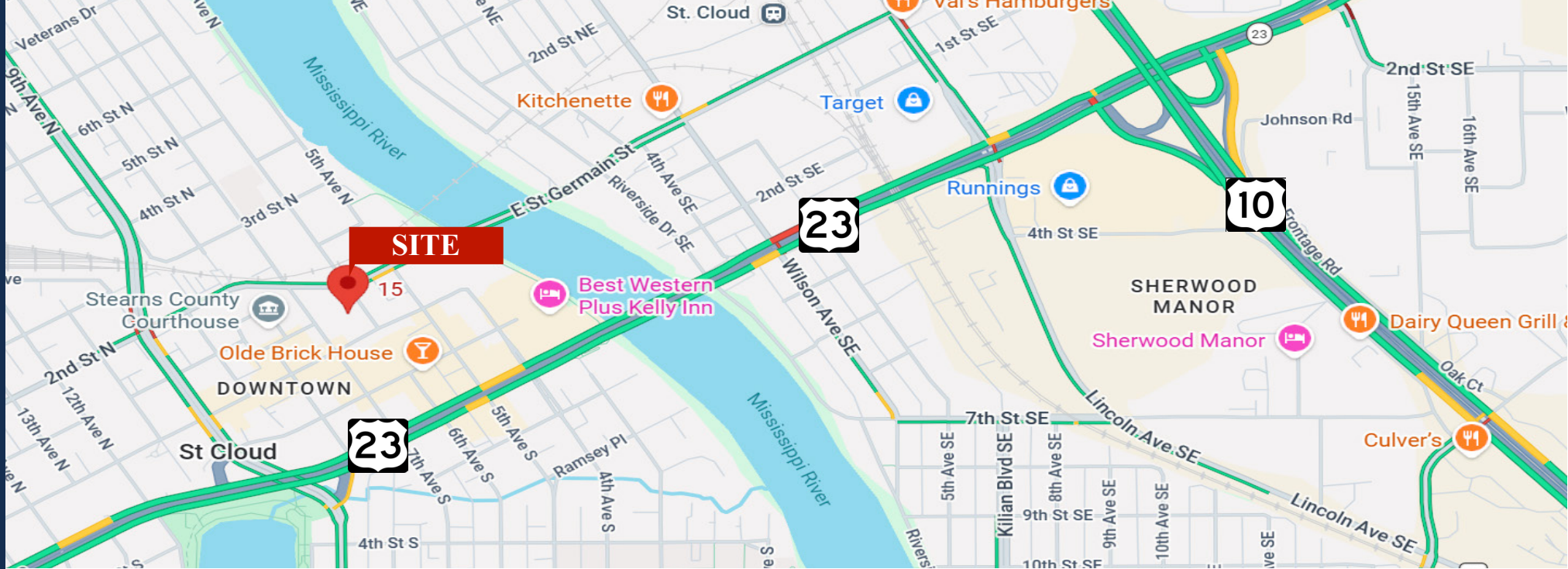
Building Size: 3,500/sf

15 6th Avenue N, St. Cloud, MN 56303

Doug Cook, Broker

651.333.2170

DCook@Crs-Mn.com

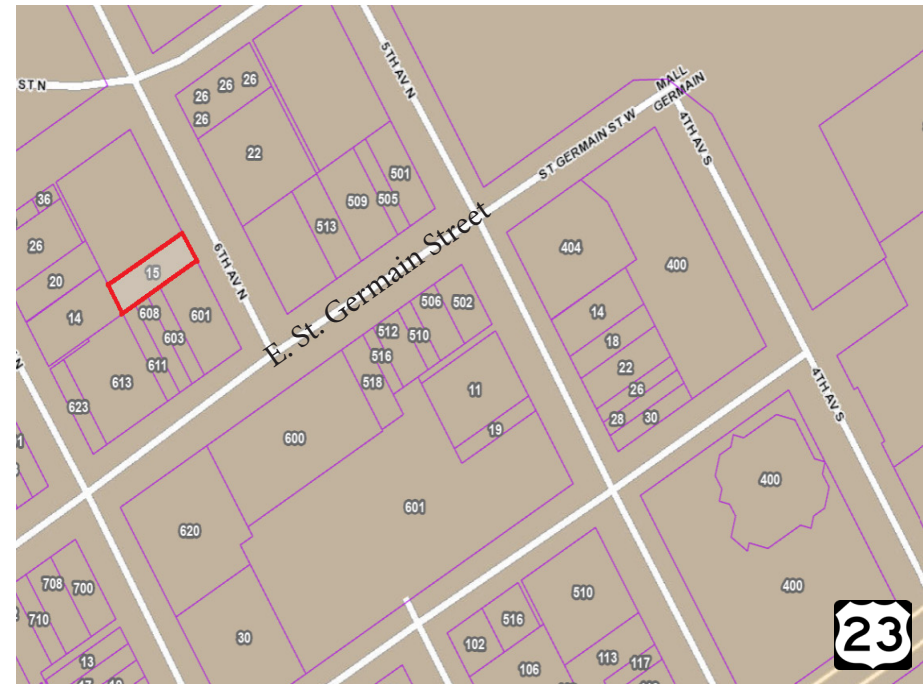


PROPERTY LOCATION

- * Downtown St. Cloud Location
- * Easy Access
- * Two Blocks North of Hwy 23 (Division Street)
- * One Mile West of US Hwy 10
- * Businesses in Area Include:
 St Cloud State University, Wells Fargo, Courtyard by Marriott,
 Olde Brick House, Paramount Center for the Arts,
 US Post Office (Main Location), River's Edge Convention Center,
 Encore Capital Group, Green Mill Restaurant & Bar,
 Great River Children's Museum and more.

TRAFFIC COUNTS - 2025

- * 1st St. North - 11,102 VPD
- * 14 7th Ave North - 2,908 VPD



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PROPERTY OVERVIEW

15 6th Avenue N., St. Cloud MN

Lease Rate

\$11.00/sf Modified Gross
(Includes Electricity)

Building Size	3,500/sf
Operating Expenses	\$2.35/sf (estimate)
County	Stearns
PID	82.51733.0000
Taxes 2026	\$3,545.00
Zoning	C-3 Central Business District Commercial Industrial
Floors	One (1)
Tenant	Single-Tenant
HVAC	Boiler / New A/C Unit

PROPERTY OVERVIEW

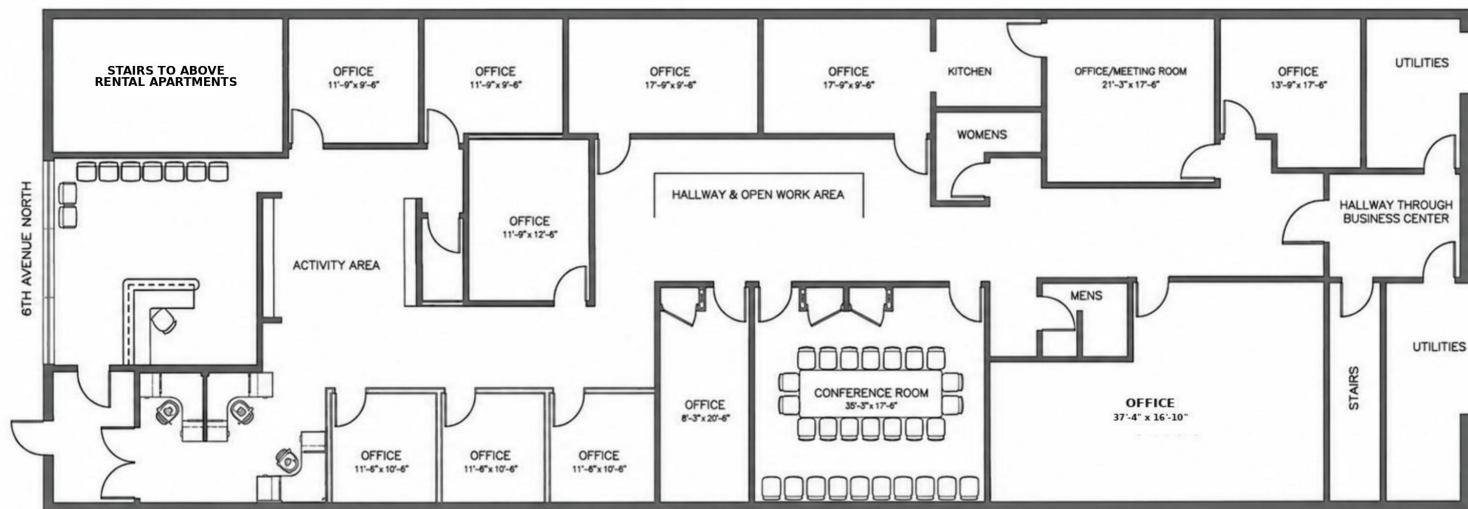
This approximately **3,500-square-foot office suite** offers an efficient combination of private offices, collaborative work areas, conference space, reception, kitchen/break room, and multiple restrooms, providing flexibility for a wide variety of professional office users. The thoughtfully designed floor plan accommodates businesses seeking a combination of private workspaces and open collaboration areas while allowing for future customization to meet specific operational needs. The suite features updated HVAC and is available under a modified gross lease with electricity included. The lessee is responsible for other operating expenses and a proportionate share of real estate taxes. **Immediate occupancy is available.**

Located in **St. Cloud's C-3 Central Business District**, the property benefits from one of the city's most flexible commercial zoning classifications. Permitted uses include professional and medical offices, financial institutions, personal service establishments, retail businesses, educational facilities, restaurants, hospitality, and a variety of other commercial uses, providing businesses with the flexibility to adapt as their operational needs evolve.

The property is situated in the heart of downtown St. Cloud, just two blocks north of Division Street (Highway 23) and approximately one mile west of U.S. Highway 10, offering convenient access to restaurants, hotels, financial institutions, St. Cloud State University, the River's Edge Convention Center, the Paramount Center for the Arts, the Great River Children's Museum, and numerous professional service businesses.

The downtown district is also served by the **St. Cloud Downtown Alliance's Block by Block Ambassador Program**, a nationally recognized initiative dedicated to creating a clean, safe, and welcoming downtown environment. Ambassadors provide services including sidewalk cleaning, graffiti removal, hospitality, business outreach, and visitor assistance, helping enhance the experience for businesses, employees, customers, and the community as a whole.

FLOOR PLAN



Spaniol Office Space - Floor Plan
15 6th Avenue N
St. Cloud, MN 56303

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INTERIOR



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EXTERIOR



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