

Office Building

27 7TH AVE N

27 7TH AVE N, SAINT CLOUD, MN 56303

FOR LEASE



PROPERTY DESCRIPTION

Located on the corner of Courthouse Square and 7th Ave N is this recently redone multi-tenant building in the heart of Downtown St. Cloud for lease. The building is just one block off of West Saint Germain Street, which is Downtown St. Cloud's premier commercial corridor, and three blocks off of Division Street which is St. Cloud's most densely traveled road. There are a variety of business uses surrounding the property ranging from local and national groups encompassing everything from retail to office including the Stearns County Courthouse being located just one block away.

PROPERTY HIGHLIGHTS

- 1st floor retail space and 2nd floor office space available
- Recent improvements completed on 1st floor and current equipment could be available
- Corner location for prime visibility and accessibility
- Three blocks north from the intersection of Division Street and 7th Avenue South
- Private restrooms on the first floor and common area restrooms available on the second floor available to tenants with elevator access

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN; Gross)
Available SF:	3,075 SF
Lot Size:	19,602 SF
Building Size:	6,179 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	6,484	40,661	54,215
Total Population	16,442	95,780	132,488
Average HH Income	\$49,215	\$63,016	\$71,326

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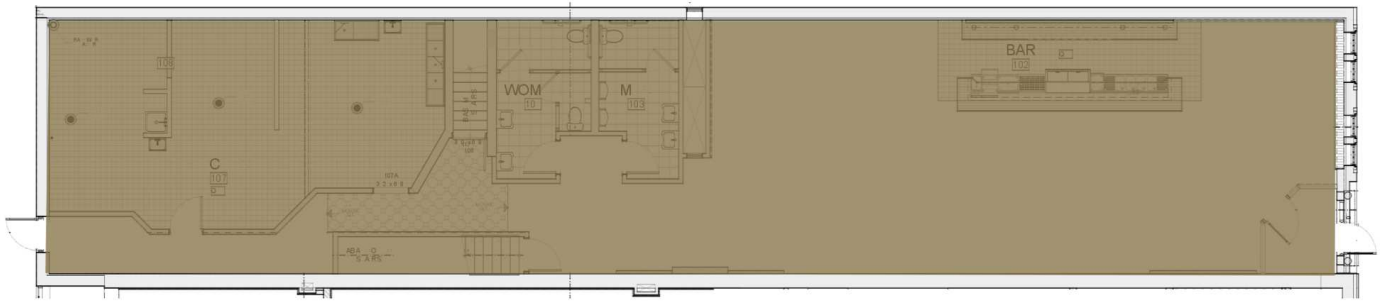


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Main Floor	For Lease	3,075 SF	NNN	Negotiable	-

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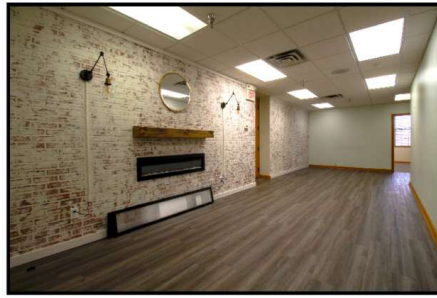
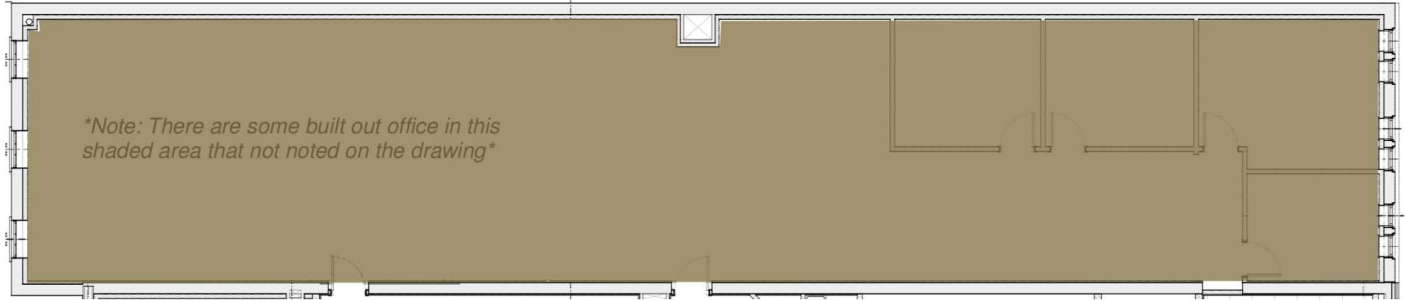


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 201	For Lease	3,075 SF	Gross	\$16.00 SF/yr	-

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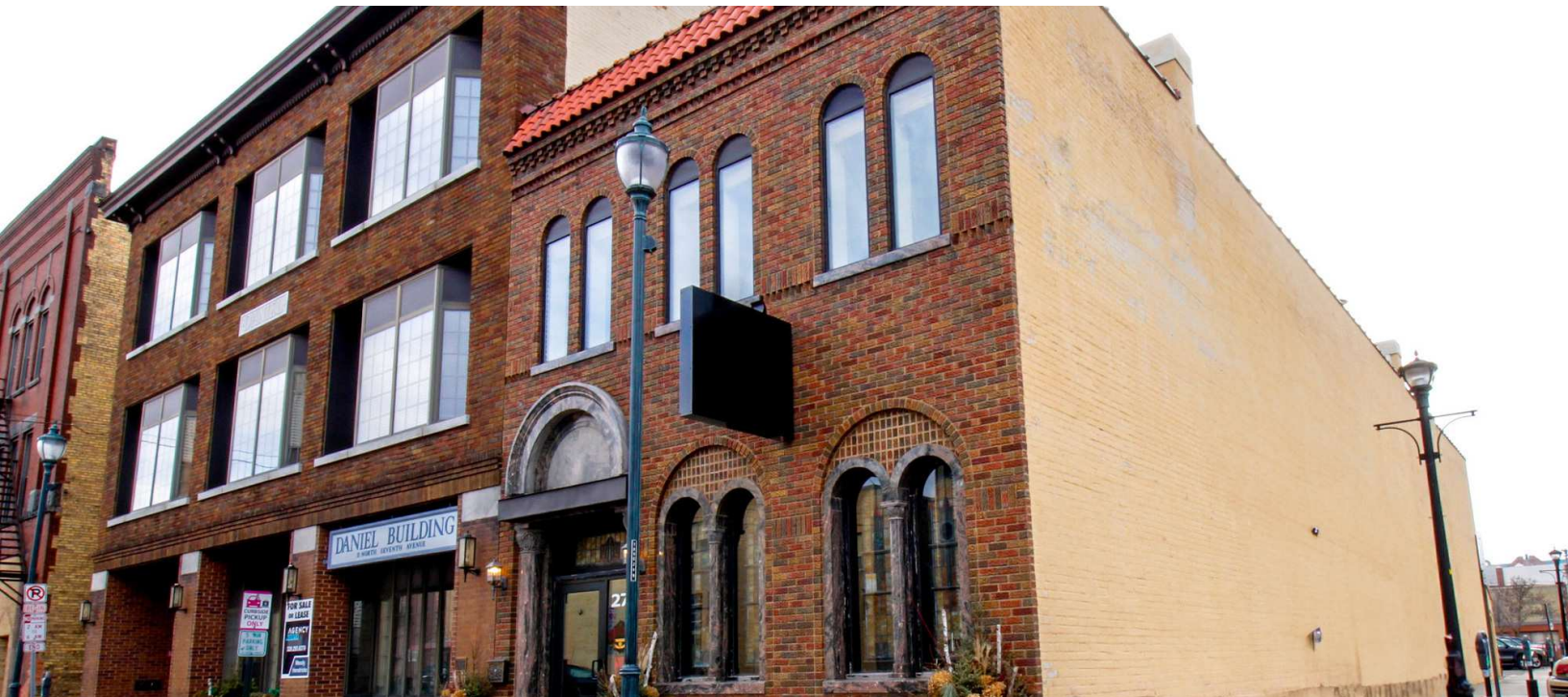


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