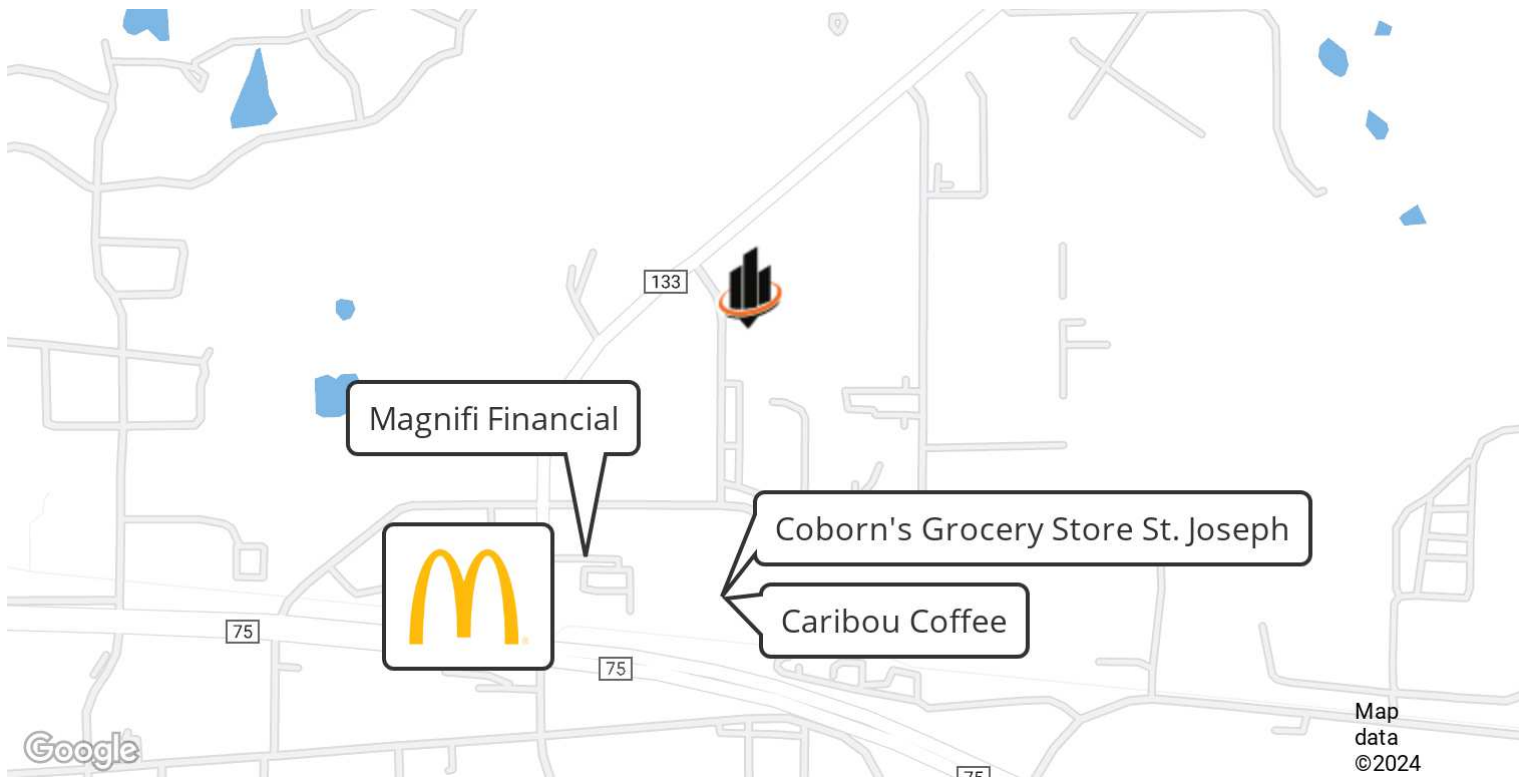


ST. JOSEPH OFFICE SPACE



OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/yr (Gross)
AVAILABLE SF:	850 SF
BUILDING SIZE:	16,000 SF

PROPERTY DESCRIPTION

Rare opportunity for efficient office space in St. Joseph, MN. Located right off of County Road 133 (the artery road connecting St. Joseph to Sartell). This property provides easy access to St. Cloud with close proximity to County Road 75.

PROPERTY HIGHLIGHTS

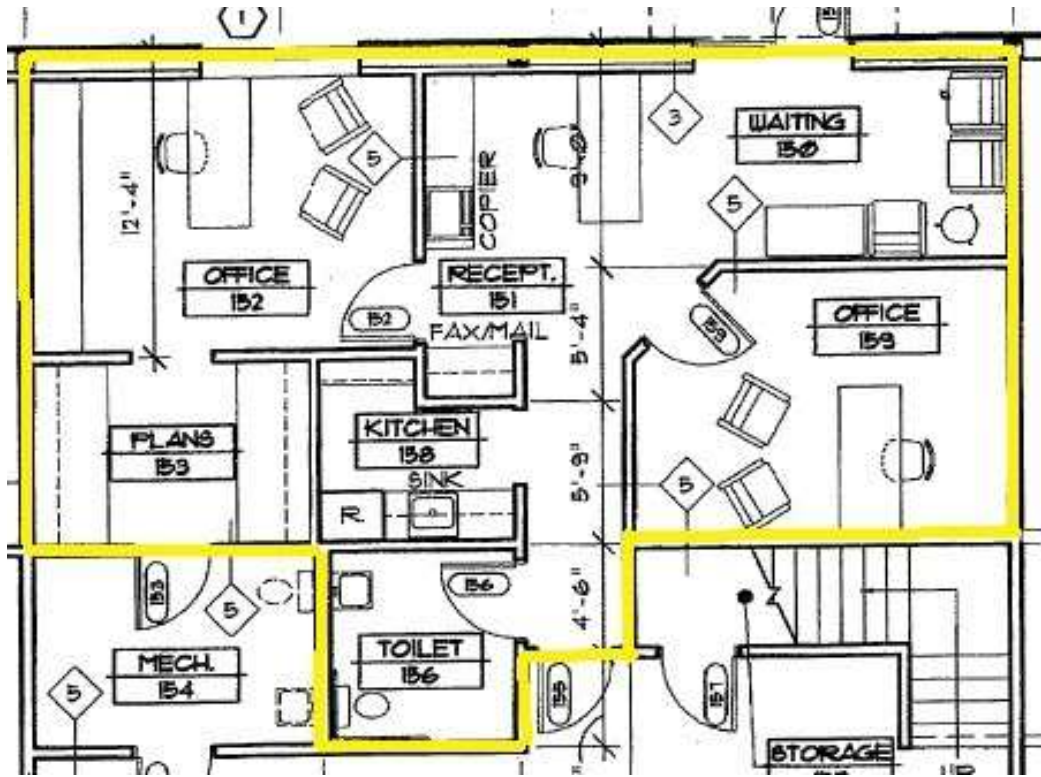
- Approximately 850 square feet.
- Layout includes reception, private offices, break area and private restroom.
- Opportunity for exterior building signage.
- Ample surface parking.

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FLOOR PLAN & FRONT ENTRANCE

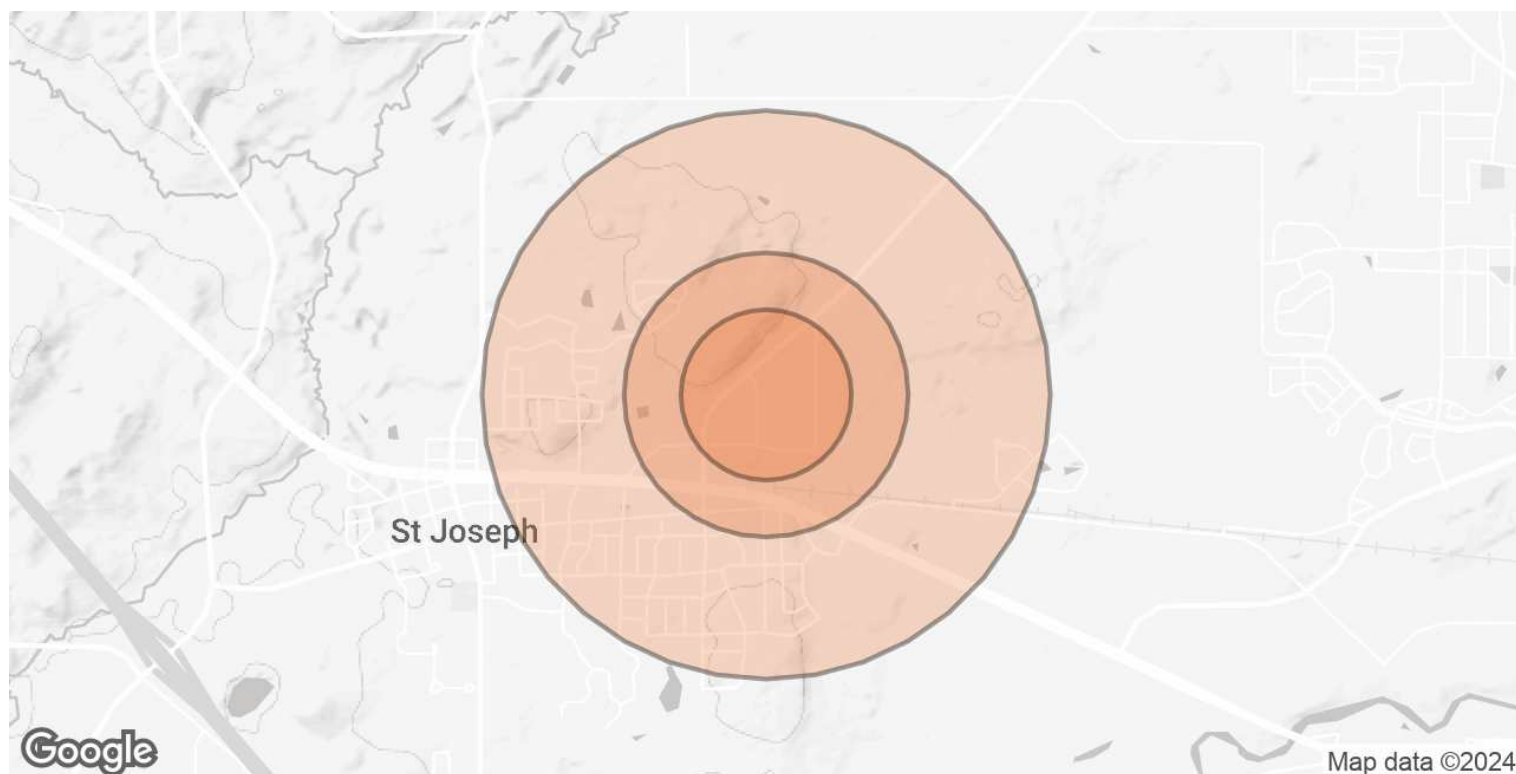


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	63	293	3,249
AVERAGE AGE	35	35	36
AVERAGE AGE (MALE)	34	35	37
AVERAGE AGE (FEMALE)	36	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	23	108	1,167
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$92,149	\$92,560	\$92,215
AVERAGE HOUSE VALUE	\$292,278	\$288,702	\$277,624

Demographics data derived from AlphaMap

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