



For Lease

Northern Select Building

3721 23rd Street South, St. Cloud, MN 56301



PROPERTY SUMMARY

Northern Select is a two-story professional office building offering an excellent opportunity with 3,337 sq. ft. available on the first floor. The recently completed build-out provides a move-in-ready space featuring six private offices, five built-in cubicles with power and data, an IT closet, a spacious central conference room, and a welcoming reception/waiting area. Located near the new Highway 15 and 33rd Street South Granite Crossings interchange, the property offers outstanding visibility and convenient access.

PROPERTY HIGHLIGHTS

- Opportunity for building signage/branding
- Excellent visibility from Hwy 15 with 22,349 AADT (2024)
- 3,337 sq. ft. first-floor, move-in-ready space
- Offers fiber internet and white noise sound abatement within the suite
- Recent build-out includes: 6 offices, 5 cubicles with power/data, IT closet, large conference room, and reception/waiting area
- Located near the Hwy 15 and 33rd Street South Granite Crossings interchange
- 75 shared parking stalls
- 2026 operating expenses estimated at \$9.00 PSF (includes utilities)



Kate Hanson, CCIM
Senior Advisor
O: 320.420.6485
kate.hanson@svn.com



Terrie Schramel
Advisor
O: 320.290.6535
terrie.schramel@svn.com





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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,337 SF	LEASE RATE:	\$11 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	3,337 SF	NNN	\$11.00 SF/yr

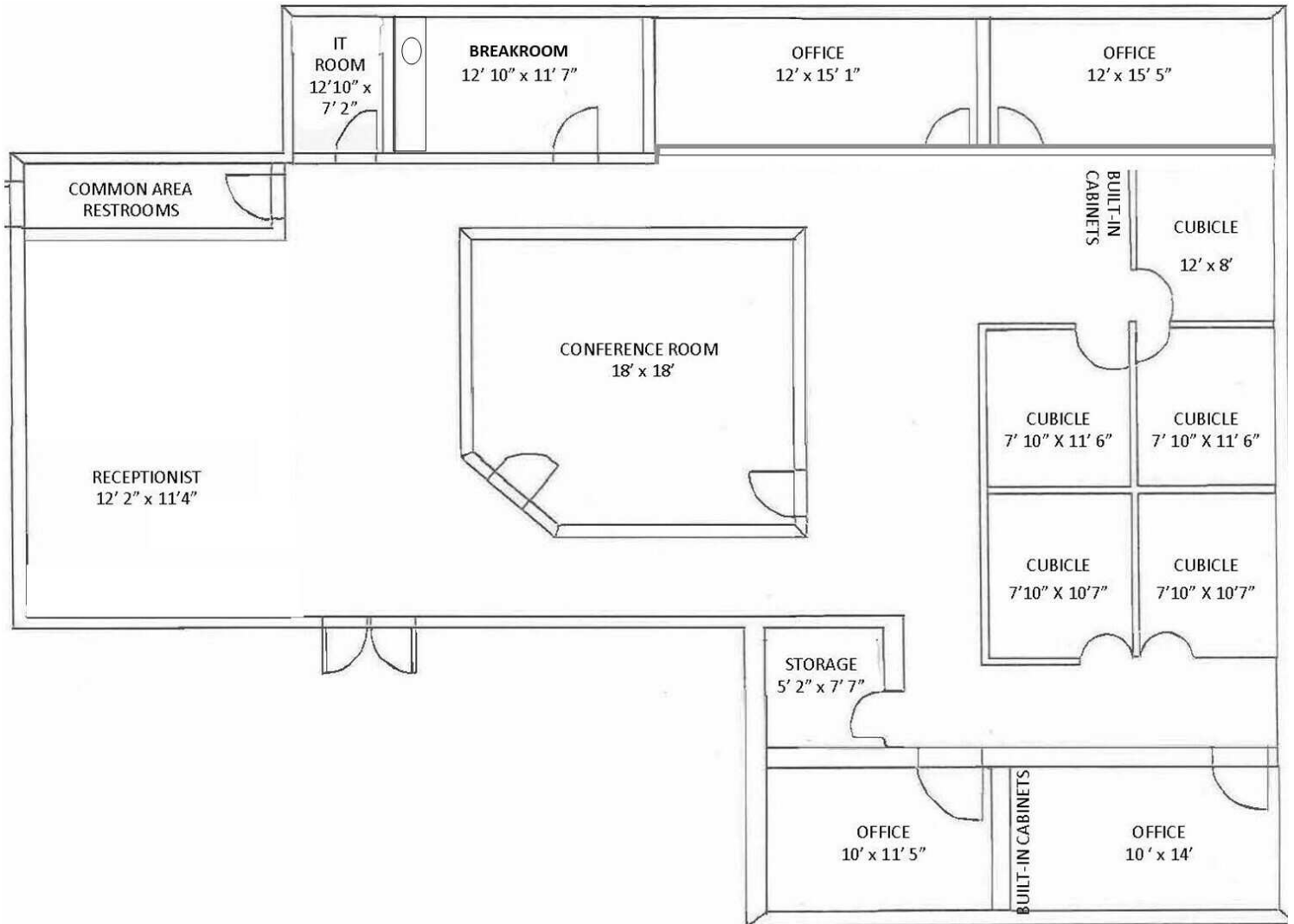


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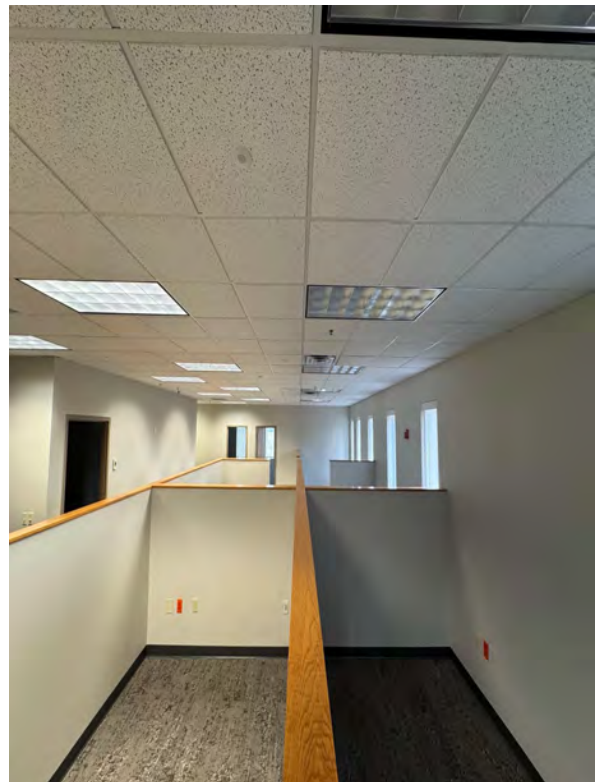


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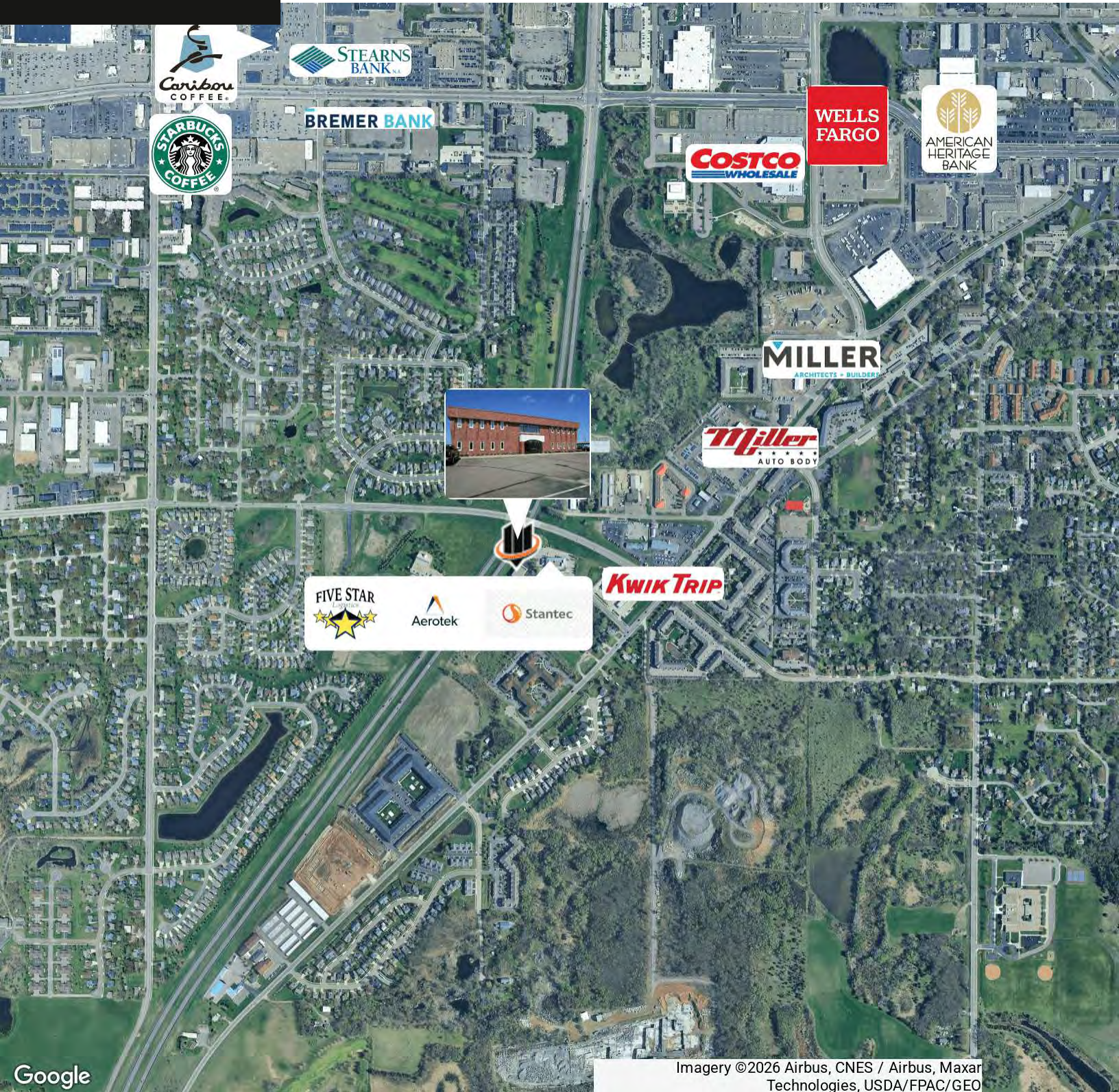
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