



33rd Avenue S, St. Cloud, MN 56301

- Suite 40 - 1,724 GSF CAM \$7.93/SF/2025
 - Current use is a salon with an air makeup unit in place
- Suite 44 - 1,512 GSF/1,385 NSF CAM \$7.93/SF/2025
- Plaza West Center is well known for the mix of long term tenants and anchored by Arby's Restaurant. Located on busy 33rd Street between Division Street and 2nd Street South. A block away from Walmart and the new COSTCO Retailer.
- Tenant allowance available based on lease terms & conditions

LEASE RATE: \$14.00 PSF

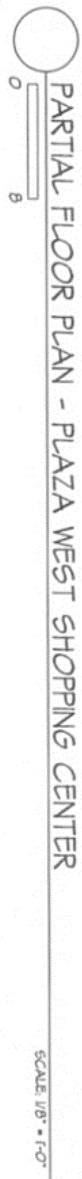
2025 NNN \$7.93

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