



**FOR
LEASE**

EASTGATE II
EASTGATE BUSINESS CENTER
425 East St. Germain St. Cloud MN 56304

668 SQUARE FEET

**GREAT LOCATION &
BEAUTIFUL SPACE!**

SUITE 102
MAIN FLOOR

MONTHLY RENT
\$12.00 PER SF Net

Includes:

- Free parking (170+ Vehicles).
- Professional On-Site Management.
- Free Use of Conference Room-Seats 24.
- Post Office Sub-Station in complex.
- FREE Notary Service Available on Premises.
- Personalized Signage.

Additional:

- Gas & Electric.
- Phone, Internet, Cable.

Amenities:

- Handicap Accessible.
- Fiber on Site.
- Quality Tenant Mix.
- High Visibility Suite.
- Clean, Well Maintained Common Areas.
- Custom Cabinets & Reception Area.
- Private St. Germain St. Entrance.
- Up to 5 Year Lease Available.

Additional tenant improvements are negotiable.

AVAILABLE IMMEDIATELY



RCA
COMPANIES
REAL ESTATE
INVESTMENTS
22 WILSON AVE. NE, SUITE 14
ST. CLOUD, MN 56304

E. St. Germain Street Access



Free Parking



2 - Offices
(Includes A Kitchenette)

For Information Contact:

Robert C. Abel
Broker

320-253-9746

320-267-6003

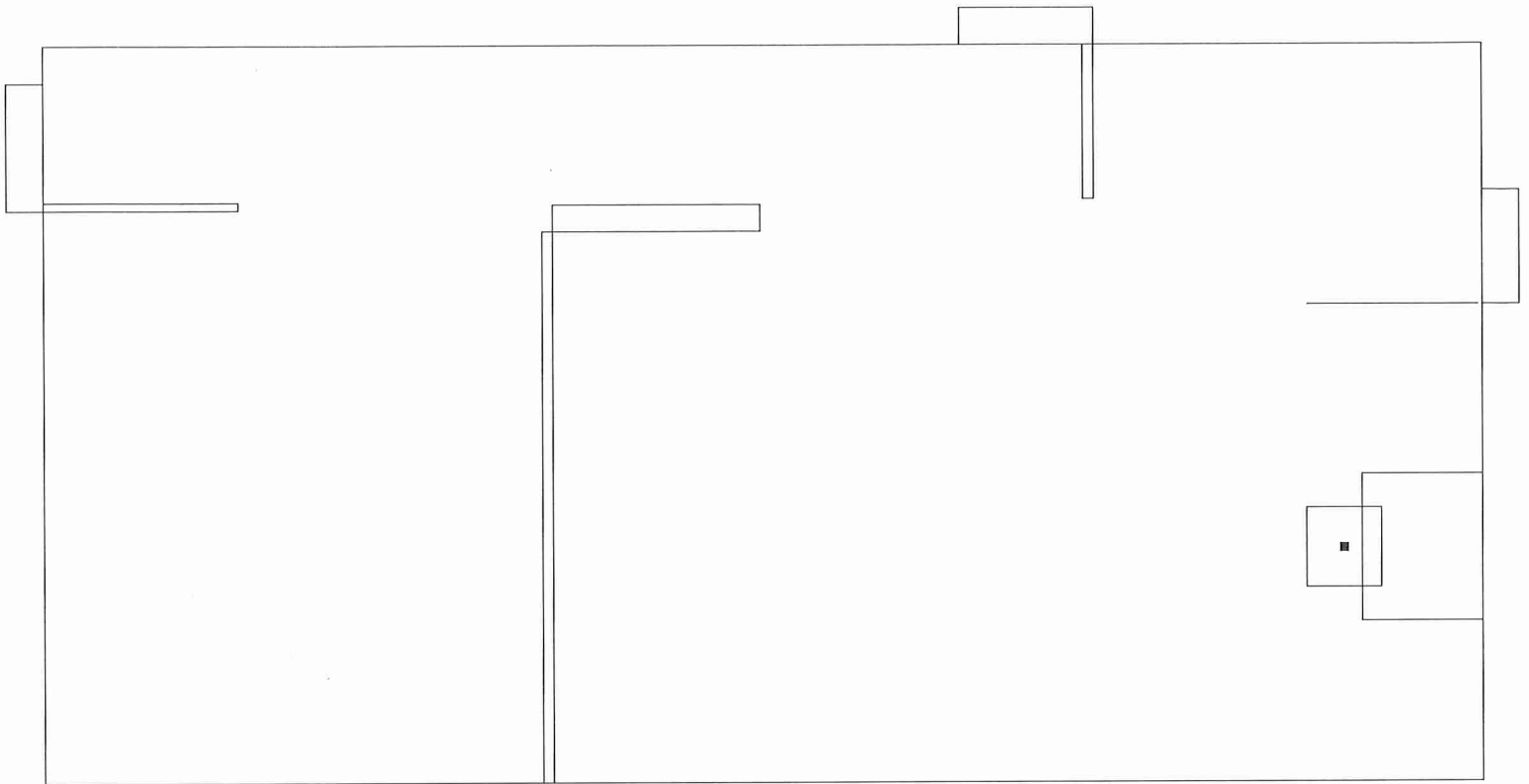
babel@rca-re.net

www.rca-re.net

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INVESTMENTS



Suite 102 - 668 Sq. Ft.



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INVESTMENTS



**FOR
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EASTGATE II
EASTGATE BUSINESS CENTER
425 East St. Germain St. Cloud MN 56304

2,330 SQUARE FEET

**GREAT LOCATION &
BEAUTIFUL SPACE!**

AVAILABLE IMMEDIATELY!

SUITE 103
MAIN FLOOR
MONTHLY RENT
\$13.50 PER SF Net
\$ 6.03 CAM

Includes:

- Free parking (170+ vehicles).
- Professional on-site management.
- Free use of conference room in Eastgate I (Seats 24)
- Post Office Sub-Station in complex.
- Light Bulb Replacement Maintenance on Call.
- FREE Notary Service Available on Premises.

Additional:

- Gas & Electric.
- Phone, Internet, Cable

Amenities:

- Handicap Accessible.
- Fibre on Site.
- Quality Tenant Mix.
- High Visibility Suite.
- Clean, Well Maintained Common Areas.
- Custom Cabinets & Reception Area
- Private St. Germain St. Entrance
- Up to 5 Year Lease Available.



Free Parking



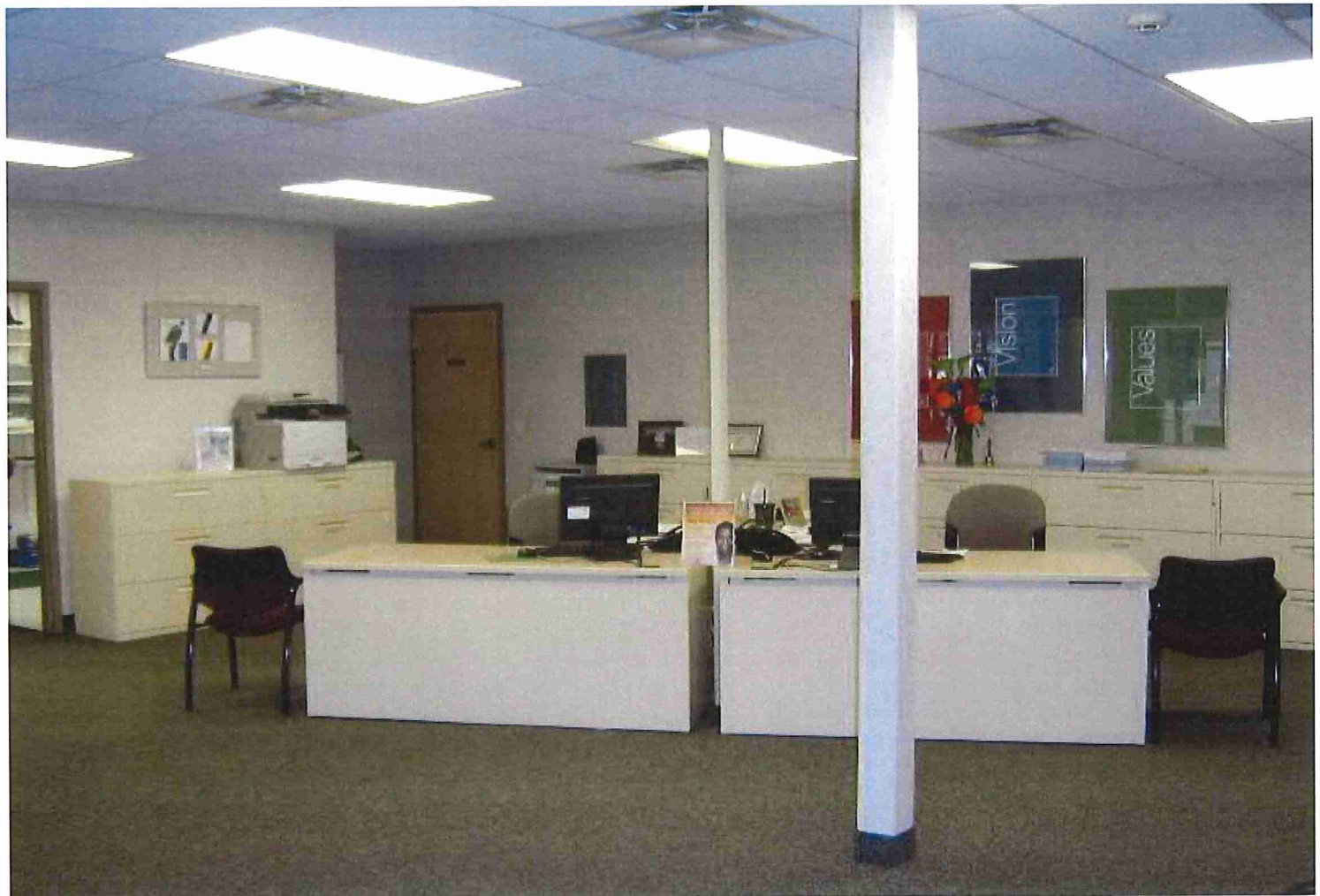
Well Maintained Hallways and common areas

Additional tenant improvements are negotiable.

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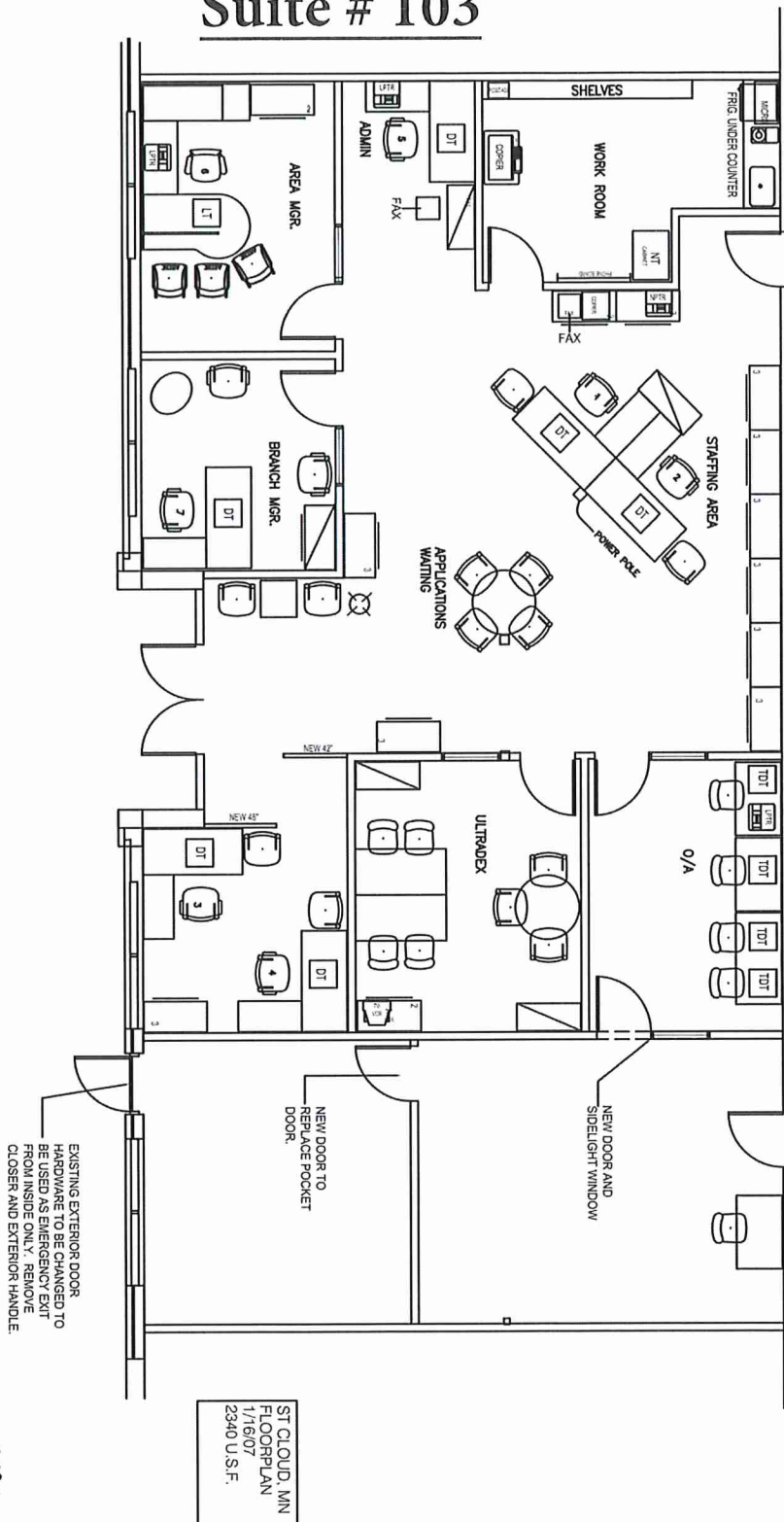
Updated: 7/11/2022





SPACE EXHIBIT

Suite # 103



ST. CLOUD, MN
 FLOORPLAN
 1/1/6/07
 2340 U.S.F.

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**FOR
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EASTGATE II

EASTGATE BUSINESS CENTER

425 East St. Germain St. Cloud MN 56304

1,112 SQUARE FEET

GREAT LOCATION!

**CORNER OF EAST ST. GERMAIN
AND WILSON AVE. NE**

SUITE 104 **MONTHLY RENT**
MAIN FLOOR **\$13.50/sq. ft. NET**
 \$ 6.03 CAM

Includes:

- Free parking (170+ vehicles).
- Professional on-site management.
- Free use of conference room in @ Eastgate I / 22 Wilson (Seats 24)
- 3 Private Offices, File Room & Kitchen. Light
- Bulb Replacement Maintenance on Call.
- FREE Notary Service in Complex.

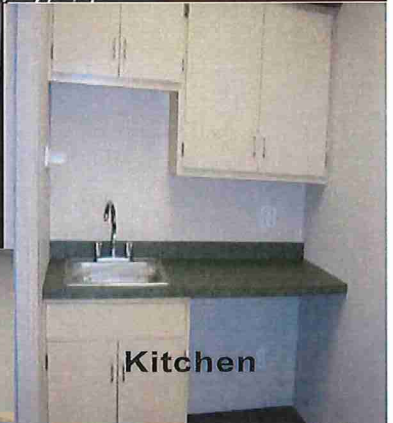
Additional:

- Gas and Electric
- Phone, Internet & Cable

Amenities:

- Handicap Accessible.
- Nice Space-Must Be Seen.
- Quality Tenant Mix.
- High Visibility Corner Suite.
- Clean, Well Maintained Common Areas.
- Custom Cabinets & Reception Area
- Private St. Germain St. Entrance
- Three Private Offices, Reception Area, File Room & Kitchen.

Up To 3 Year Lease Available.
Additional tenant improvements are negotiable.

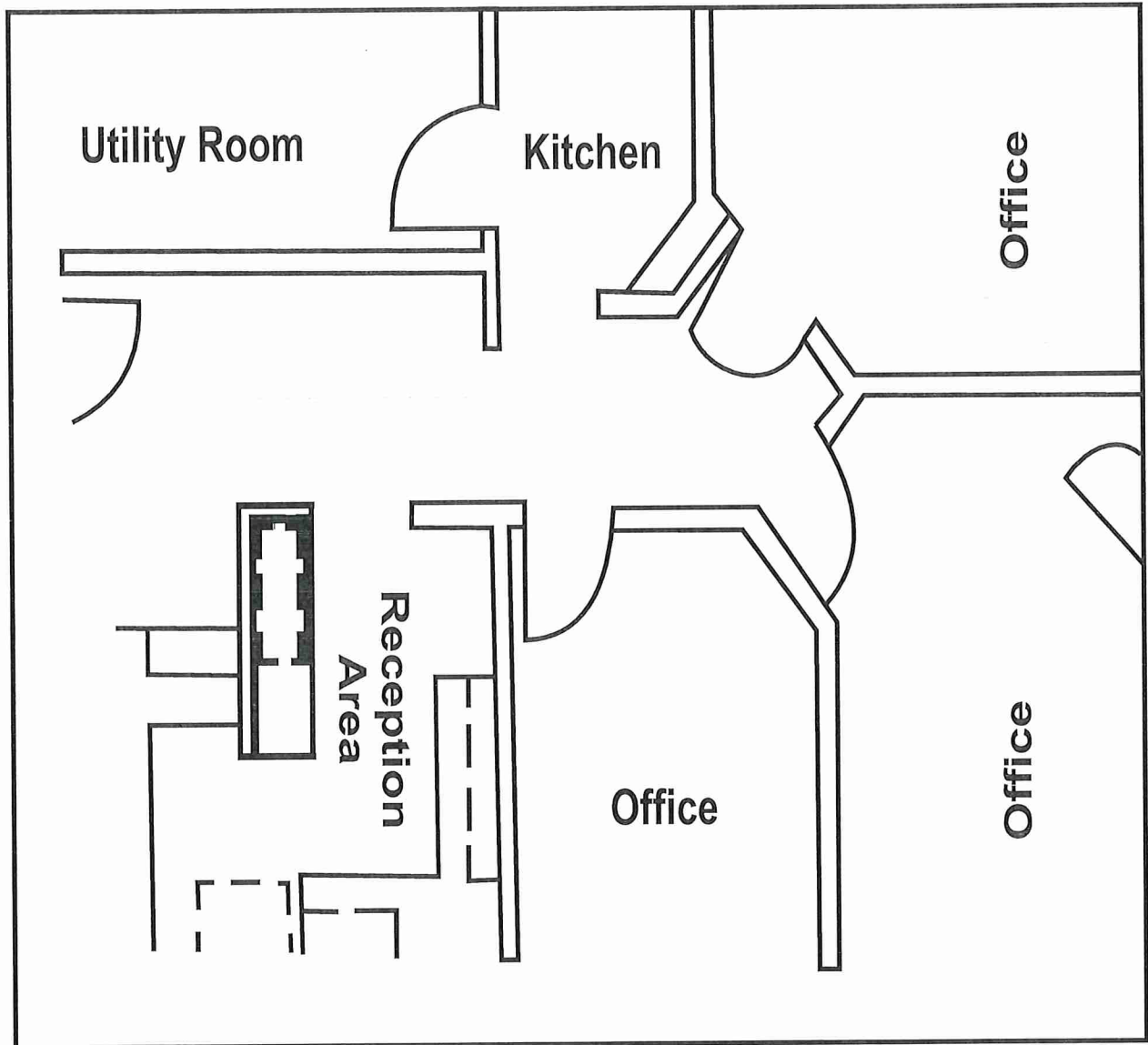


Free Parking!

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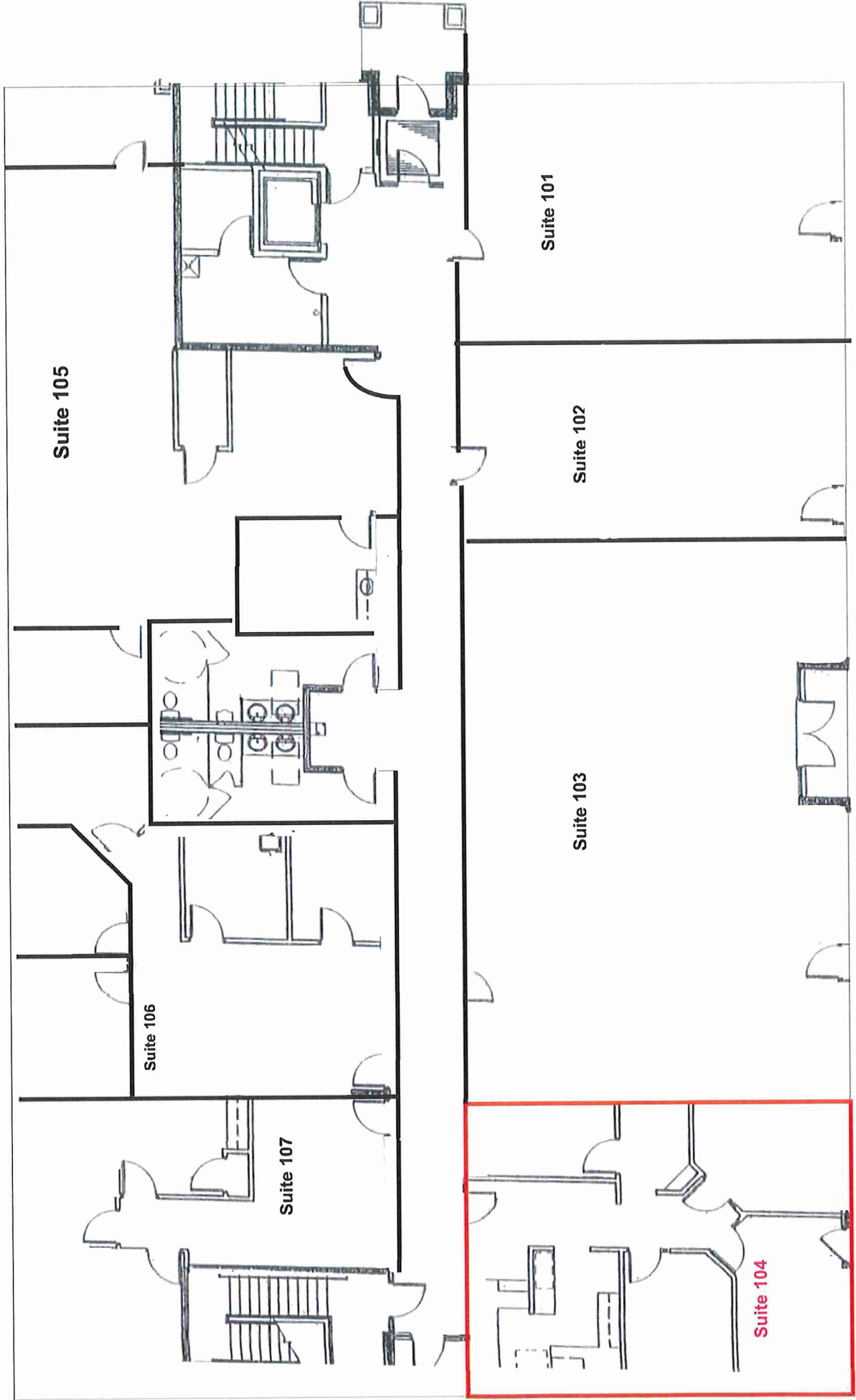
Eastgate II Suite 104 Diagram



East St. Germain

Wilson Ave. N.E.

Eastgate II Suites Diagram





FOR LEASE

EASTGATE II
EASTGATE BUSINESS CENTER
25 East St. Germain St. Cloud MN 56304

1,756 SQUARE FEET

MUST SEE SPACIOUS SUITE GREAT LOCATION!

SUITE 105

Monthly Rent

MAIN FLOOR

**\$12.00 NET +
\$ 6.03 CAM**

Includes:

- Free parking (170+ vehicles).
- Professional on-site management.
- Free use of conference room in Eastgate I (Seats 24).
- Copy & fax machine available.
- Post office sub-station in complex.
- 3 private offices, file room & kitchen.
- Light bulb replacement.
- FREE Notary Service Available in Complex.

Additional:

- Gas and electric.
- Phone, internet & cable.

Amenities:

- Handicap accessible.
- Nice space-must be seen.
- Quality tenant mix.
- High visibility.
- Clean, well maintained common areas.



For Information Contact:

Robert C. Abel
Broker
babel@rca-re.net

Chris Abel
Broker
cabelrca@gmail.com

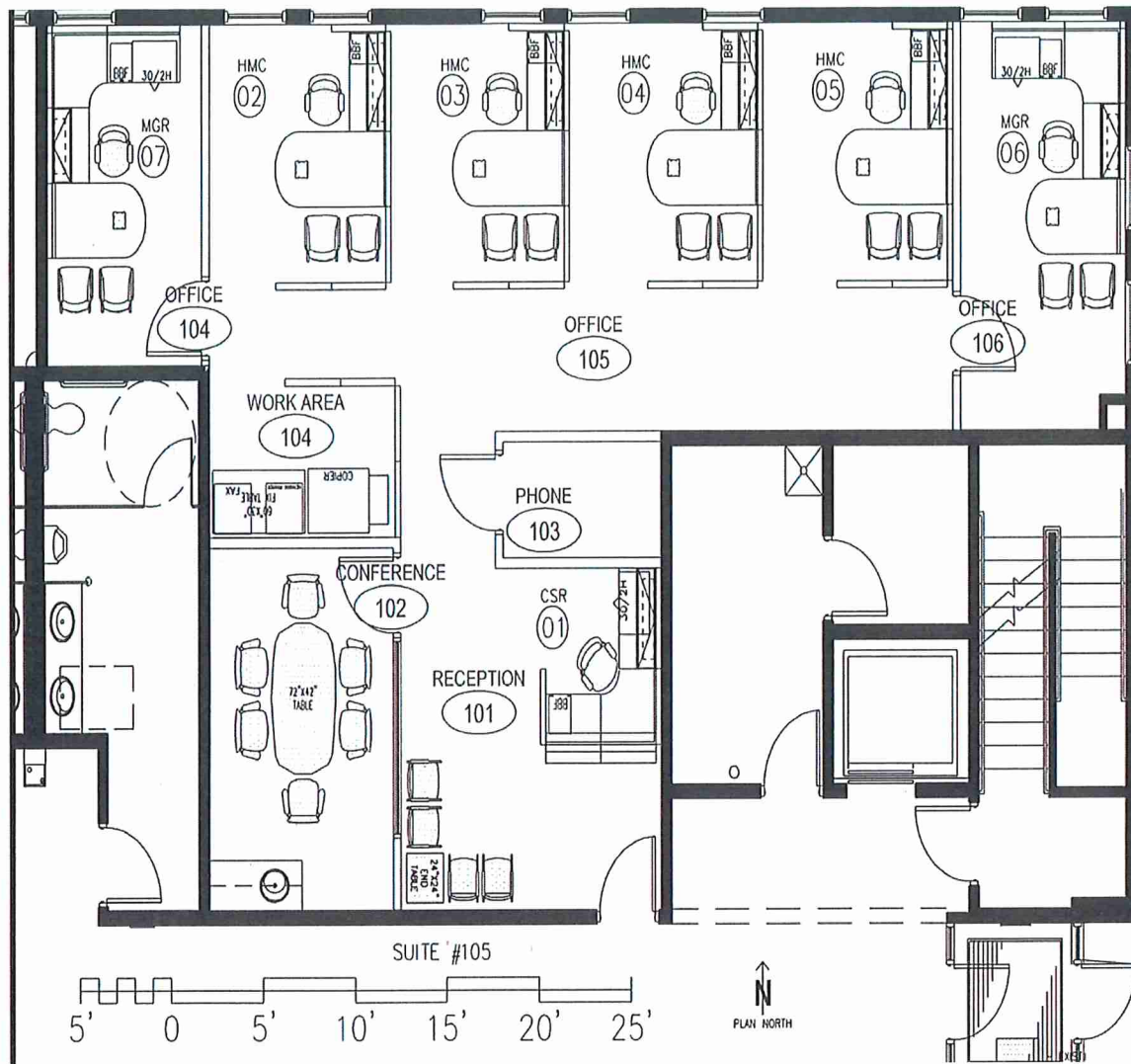
Office: (320) 253-9746
www.rca-re.net

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INVESTMENTS

Up to 3 year lease available.

Additional tenant improvements are negotiable.

Suite 105



This Suite is Available Fully Furnished with:

- * 2 Private Offices with Desk & Chairs
- * 4 Cubicles Fully Furnished
- * 1 Conference Room with Table & Chairs
- * Reception Desk & 4 Waiting Chairs
- * Miscellaneous Table



FOR LEASE

EASTGATE II EASTGATE BUSINESS CENTER

425 East St. Germain St. Cloud MN 56304

9600 SQUARE FEET

GREAT VISIBILITY ON EAST ST. GERMAIN STREET

SECOND FLOOR **\$12.00** PSF NET
SUITE #200 +2023 CAM of \$6.03 PSF

Includes:

- Free parking (200+ vehicles).
- Professional on-site management.
- Free use of conference room in Eastgate I (Seats 24)
- Post Office Delivers to office M-F
- F.T. on-site Maintenance & Mgmt.

Additional Costs:

- Gas and Electric.
- Phone, Internet.

Amenities:

- Entire Second Floor Suite.
- Nice Space-Must Be Seen.
- Quality Tenant Mix.
- 1 Stop Elevator to Reception Area
- Clean, Well Maintained Common Areas.
- Custom High Grade Finishes.
- Handicap Accessible.
- Furnishings and Partitions Included

FLEXIBLE LEASE TERMS

Additional tenant improvements are negotiable.

AVAILABLE IMMEDIATELY



Free Parking



Well Maintained Hallways and common areas

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COMPANIES

REAL ESTATE
INVESTMENTS

EASTGATE II - SUITE 200 ENTIRE SECOND FLOOR SUITE



SUITE 200

