



# For Lease Commercial/Retail Space 14275 & 14277 Bank Street, Becker 55308



## PROPERTY INFORMATION

- \* Lease Rate **\$16 - \$18/psf NNN**  
Operating Expenses \$7.50/psf
- \* Building is 14,722/sf
- \* Space Available 1,278/sf (Suite 14275)
- \* Space Available 1,722/sf (Suite 14277)
- \* Sherburne County
- \* PID 60-436-0105, 60-436-0110
- \* Zoned: Retail
- \* Built 2004
- \* Businesses in the Area Include: Pizza Depot, St. Cloud Financial Credit Union, Cave Liquors, Great Wall Chinese Restaurant, Fantastic Sam's, GrandStay & Suites, McDonald's, Speedway, Dairy Queen, Angel's Construction, Country Lumber, Williams Dingman Funeral Home, CentraCare Clinic, and more...



**Contact:**  
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## LOCATION/AREA INFORMATION

- \* Great Visibility & Easy Access to Hwy 10
- \* North Side of Hwy 10 on Frontage Road
- \* Minutes from Monticello & Elk River
- \* St. Cloud is 20 Minutes NW



## TRAFFIC COUNTS - 2023

- \* Highway 10 - 19,300 VPD
- \* Bank Street - 12,602 VPD

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## PROPERTY INFORMATION

- \* Building is 14,722/sf
- \* Space Available 1,278/sf
- \* Space Available 1,722/sf
- \* Multi-Tenant Building
- \* High Demand Space in Growing Community
- \* Clean Well Maintained Building
- \* 70+ Parking Spaces

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