



PROPERTY DESCRIPTION

Maine Prairie Business Park is centrally located in St. Cloud near Miller Marine, Miller Auto Body, Don Robinson Motors, Kwik Trip, and the newly built Luxury Apartment Complex, Encore on the Park. The parking lot provides over 100+ parking stalls and is on the Metro Bus route. Co-tenancy in this one level office park includes Auto-Owners insurance, Seachange, Essence Property Management, University of MN Extension Office, and Vantage Point Solutions.

PROPERTY HIGHLIGHTS

- Suite 105 (1,288 SF) layout includes large reception/waiting area, three private offices and a private restroom.
- 2023 Estimated Operating Expenses is \$4.59 (includes RE Tax)

OFFERING SUMMARY

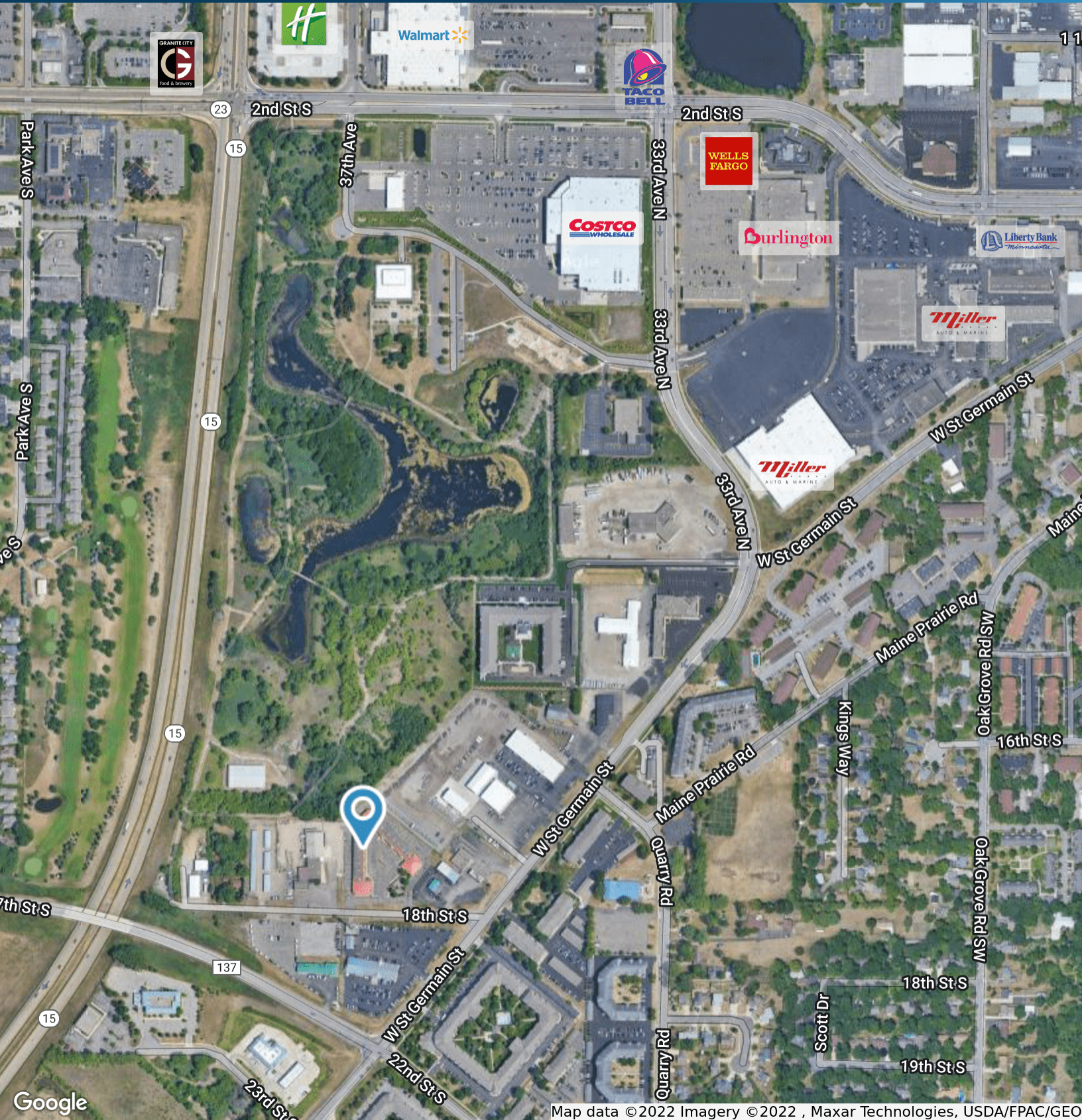
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,288 SF
Lot Size:	2.75 Acres
Building Size:	33,000 SF

SPACES	LEASE RATE	SPACE SIZE
STE 105	\$12.00 SF/yr	1,288 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,769	20,078	42,345
Total Population	3,825	46,681	104,732
Average HH Income	\$52,838	\$57,627	\$57,476

FOR LEASE

Maine Prairie Business Center 3601 18th St S, St Cloud, MN 56301



Kate Hanson, CCIM **Terrie Schramel**
Principal Brokerage Associate
320.420.6485 320.290.6535
katieh@gcremn.com terries@gcremn.com