

GRANTIE CORPORATE CENTER



OFFERING SUMMARY

| | |
|-------------------------------|----------------------------------|
| LEASE RATE: | \$14.50 - \$15.25 SF/yr (NNN) |
| BUILDING SIZE: | 78,086 SF |
| AVAILABLE SF: | 1,194 - 9,522 SF |
| LOT SIZE: | 4.54 Acres |
| 2026 EST. CAM/TAX: | \$11.00/SF |

PROPERTY OVERVIEW

Granite Corporate Center is a highly visible, Class A office building strategically located at signalized intersection of 2nd Street South and Waite Avenue North in St. Cloud, Minnesota. The five-story building features an expansive glass-curtain wall facade and 9-foot ceiling heights throughout each suite, creating a bright, modern work environment. Offers exceptional regional accessibility with close proximity to I-94, Minnesota Hwy 23 and Hwy 15. The surrounding area is supported by over two million square feet of nearby retail, grocery, restaurant, and entertainment.

PROPERTY HIGHLIGHTS

- High-visibility location with 30,979 AADT (2026) along 2nd Street South
- Approximately 5 miles from Interstate 94
- Strong co-tenancy, including such tenants as Old National Bank, UBS Financial Services, Edina Realty Home Services, CliftonLarsonAllen (*CLA) and Retina Consultants of Minnesota
- Largest parking stall count among Class A office properties in the St Cloud MSA.
- Estimated 2026 Operating Expenses: \$11.00/SF, includes in-suite utilities and in-suite janitorial.

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LEASE SPACES

LEASE INFORMATION

| | | | |
|---------------------|------------------|--------------------|-------------------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 1,194 - 9,522 SF | LEASE RATE: | \$14.50 - \$15.25 SF/yr |

AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------------|------------------|------------|---------------|---|
| Suite 220 | 4,761 - 9,522 SF | NNN | \$15.25 SF/yr | Flexible full-floor opportunity with multiple conference rooms, private offices, open workspace, and a large multi-purpose/training area. |
| Suite 311 | 1,194 - 3,942 SF | NNN | \$15.25 SF/yr | Efficient layout with three private offices and open workspace. Can be combined with Suite 315 for up to 3,942 SF contiguous. |
| Suite 315 | 2,748 - 3,942 SF | NNN | \$15.25 SF/yr | Includes reception area, three private offices, break room, and open workspace. Can be combined with Suite 311. |
| Suite 552 | 1,413 - 3,556 SF | NNN | \$15.25 SF/yr | Open layout with one private office. Delivered in shell condition for tenant customization. Suites 552 and 555 are adjacent and can be combined into one contiguous space totaling 3,556 SF. |
| SUBLEASE Suite 555 | 2,143 - 3,556 SF | NNN | \$14.50 SF/yr | Includes private office, conference room, open workspace, and break area. Functional layout for small office user. Suites 555 and 552 are adjacent and can be combined into one contiguous space totaling 3,556 SF. |

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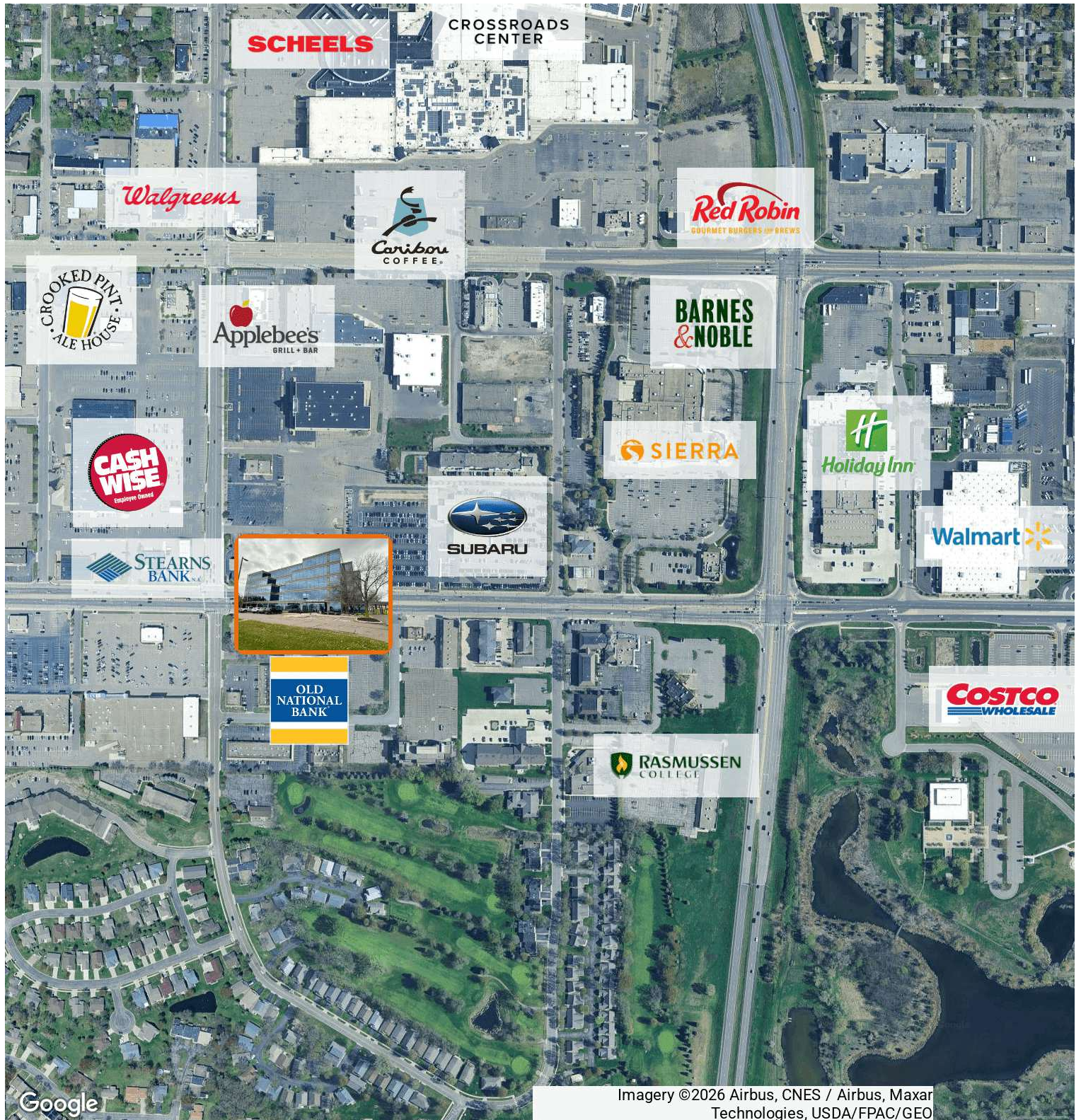
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RETAILER MAP



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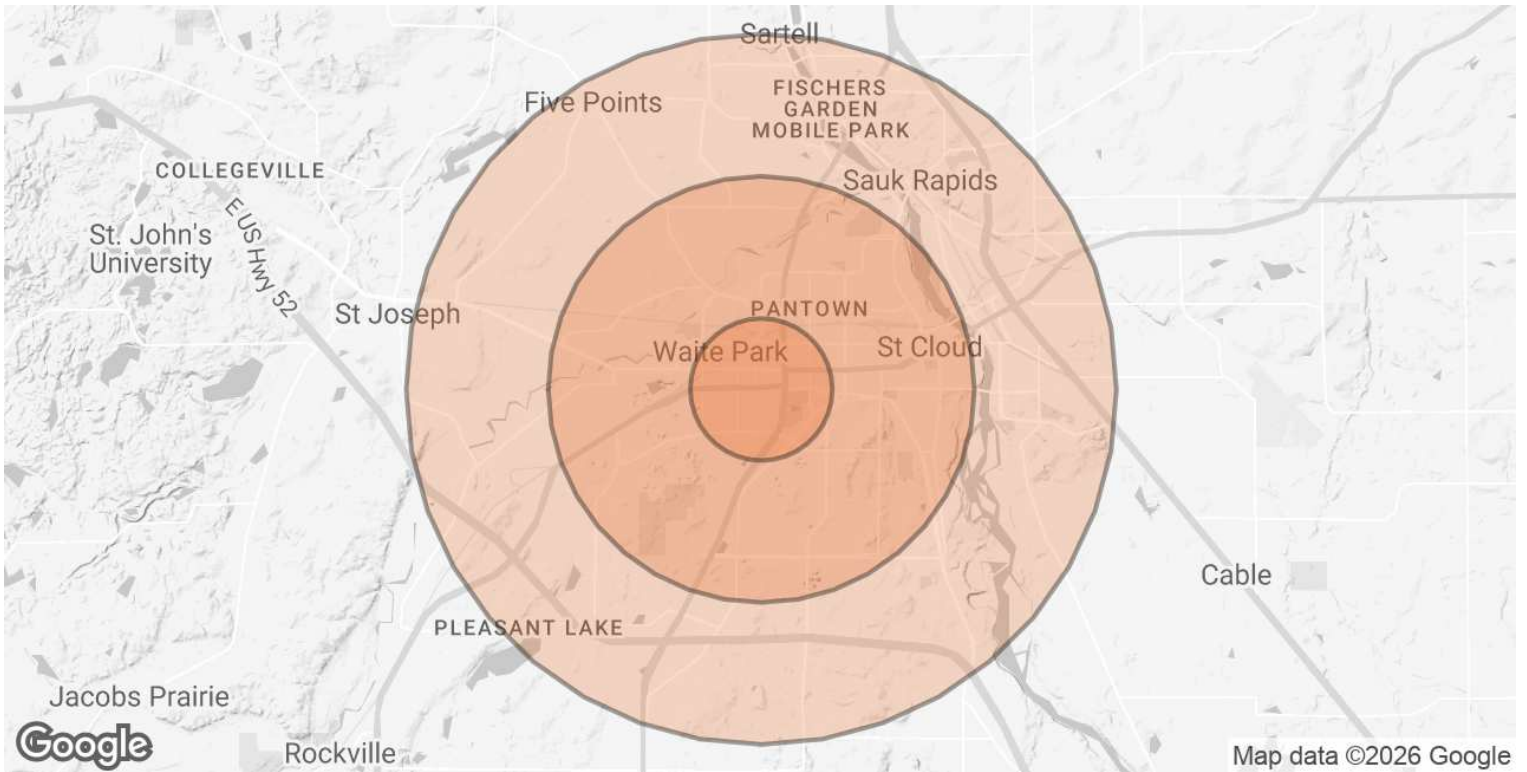
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 9,542 | 59,649 | 107,237 |
| AVERAGE AGE | 39 | 38 | 38 |
| AVERAGE AGE (MALE) | 37 | 37 | 37 |
| AVERAGE AGE (FEMALE) | 40 | 39 | 39 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,967 | 23,993 | 42,745 |
| # OF PERSONS PER HH | 2.4 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$63,672 | \$74,368 | \$78,883 |
| AVERAGE HOUSE VALUE | \$288,616 | \$244,477 | \$253,400 |

Demographics data derived from AlphaMap

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