



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14.00 - 17.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	2,170 - 9,830 SF
<b>LOT SIZE:</b>	0.47 Acres
<b>BUILDING SIZE:</b>	99,165 SF
<b>YEAR BUILT:</b>	1983
<b>2025 EST CAM/TAX:</b>	\$11.00/SF

### PROPERTY DESCRIPTION

This prestigious 7-story Center has several configurations of professional office space available ranging from 2,100 SF up to 9,830 SF overlooking the Mississippi River and Division Street in downtown St. Cloud's Business District. The skyway connectivity to the adjacent parking ramp, the numerous eateries to discover within walking distance, the Class "A" finishes throughout and the unique floor plates contribute to the overall appeal and desirability for tenancy at the Center. Join the professional co-tenancy of Wells Fargo Bank, Wells Fargo Investments, Cetera Investment Services, and Raymond James Financial Advisors. Whether an open layout or a heavily built-out fit plan is right for you, the sixth floor can be demised and designed to meet your needs and business requirements. Becoming available spring of 2025 is main-level professional office space offering private offices with full floor-to-ceiling windows, open workspace, conference room, and training room.

### PROPERTY HIGHLIGHTS

- 7 Floors, Lower Level Garage, Skyway to parking ramp
- Business District
- Two Elevators
- Easy access to Highways 10 and 23



**Kate Hanson, CCIM**  
Senior Advisor  
O: 320.420.6485  
kate.hanson@svn.com



**Terrie Schramel**  
Advisor  
O: 320.290.6535  
terrie.schramel@svn.com



# For Lease

## Wells Fargo Center

400 1st St S, St Cloud, MN 56301



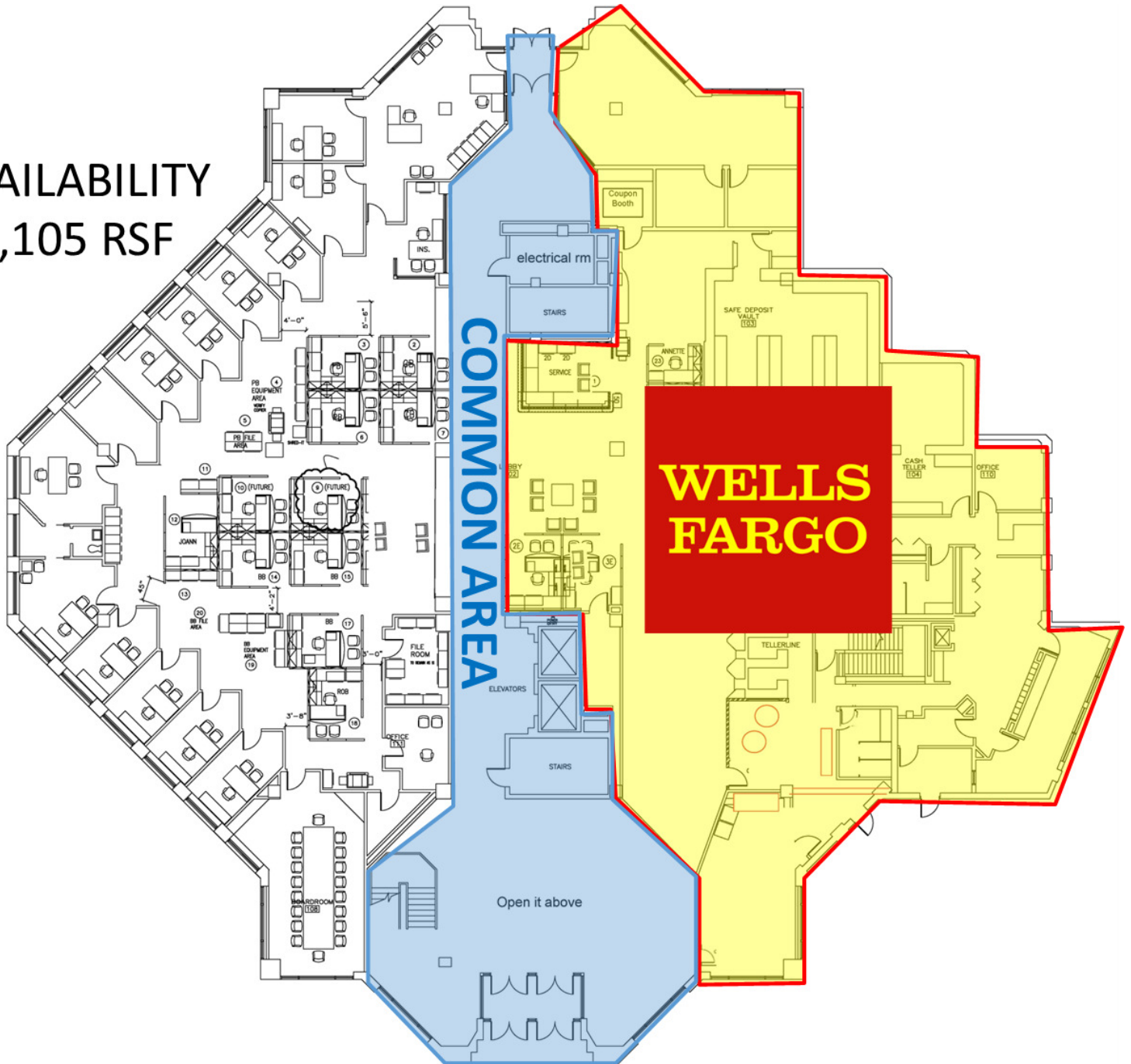
**Kate Hanson, CCIM**  
Senior Advisor  
O: 320.420.6485  
kate.hanson@svn.com



**Terrie Schramel**  
Advisor  
O: 320.290.6535  
terrie.schramel@svn.com



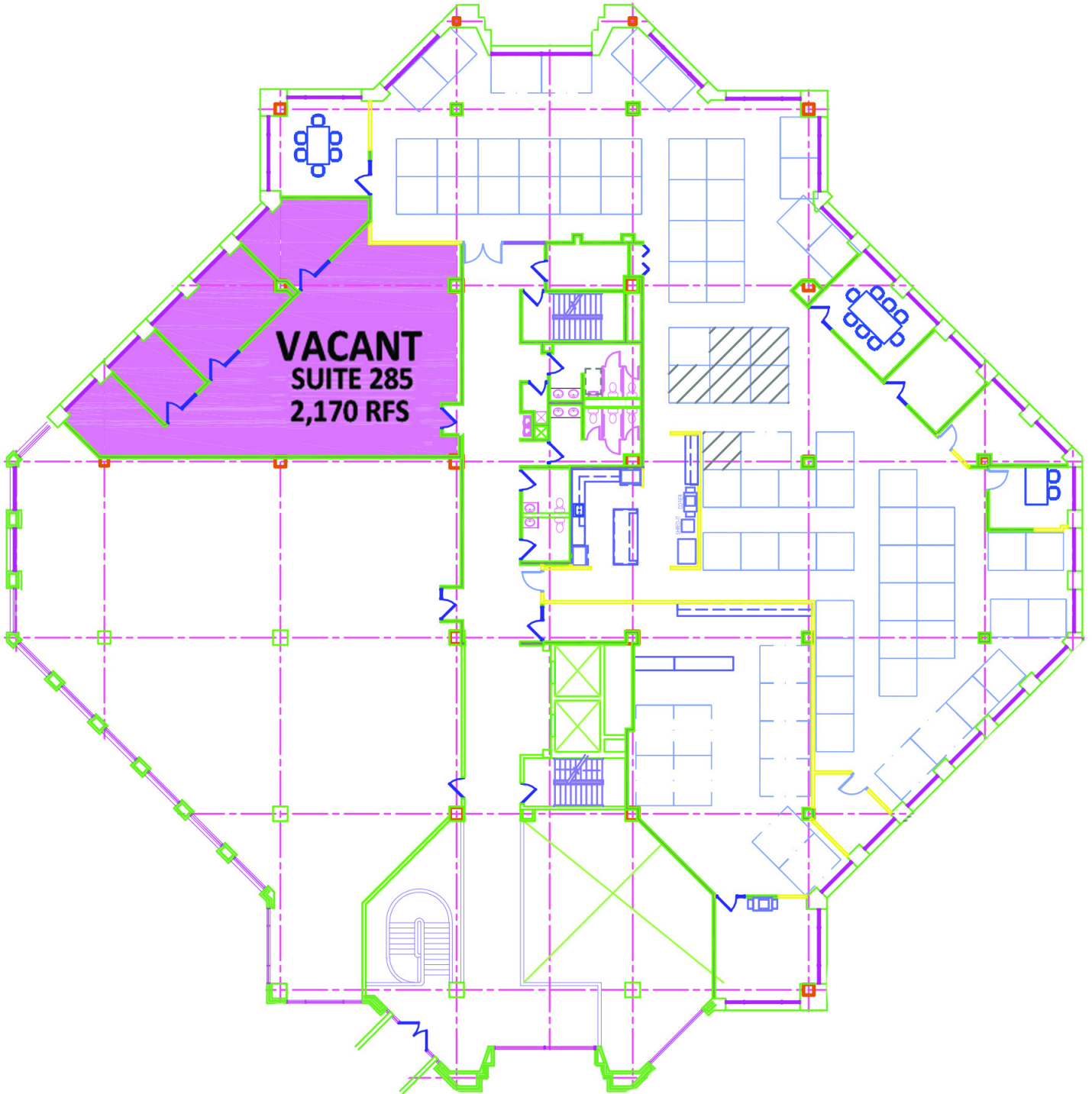
AVAILABILITY  
8,105 RSF



**Kate Hanson, CCIM**  
Senior Advisor  
O: 320.420.6485  
kate.hanson@svn.com



**Terrie Schramel**  
Advisor  
O: 320.290.6535  
terrie.schramel@svn.com



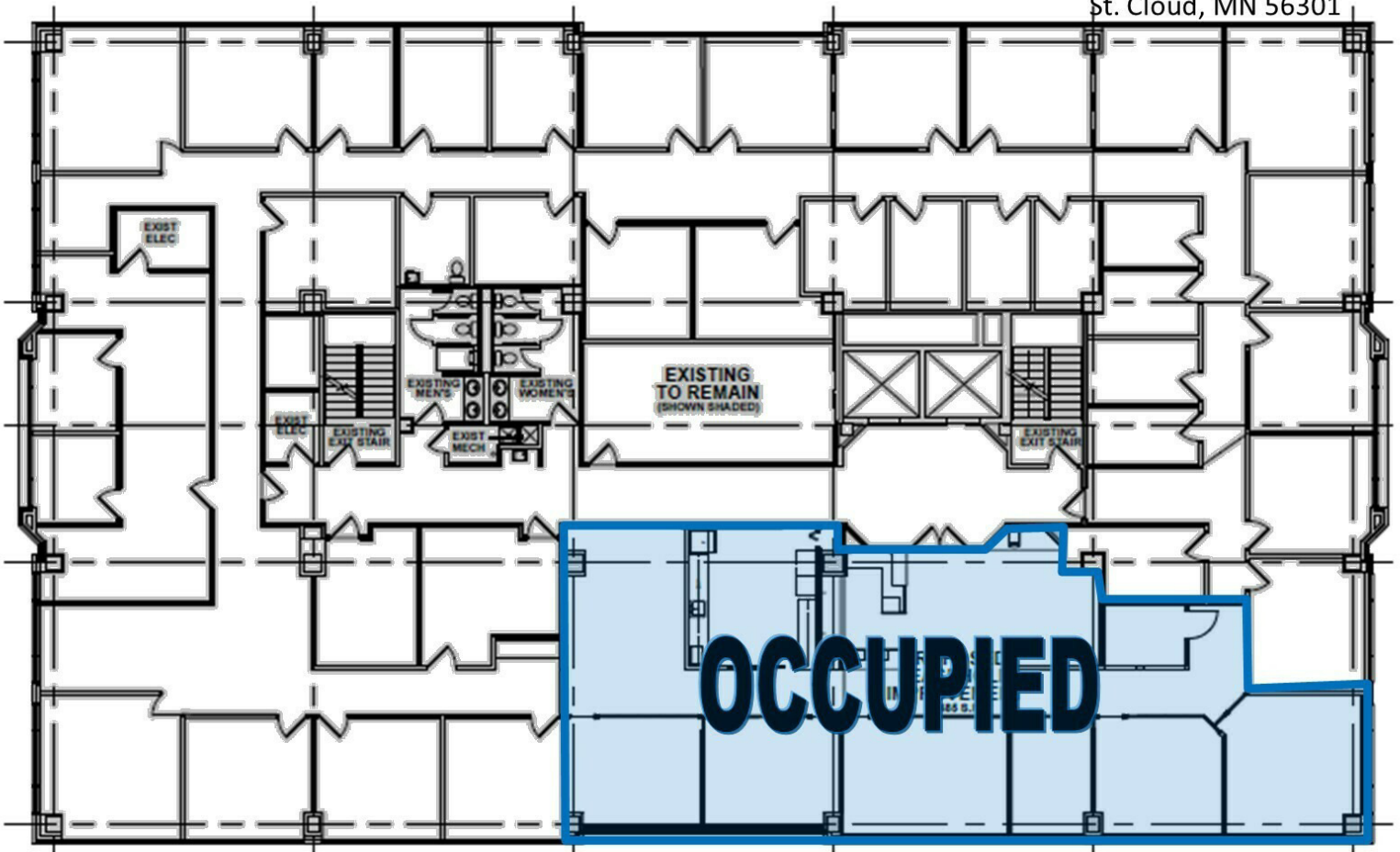
**Kate Hanson, CCIM**  
Senior Advisor  
O: 320.420.6485  
kate.hanson@svn.com



**Terrie Schramel**  
Advisor  
O: 320.290.6535  
terrie.schramel@svn.com

### Sixth Floor Plan

Wells Fargo Center  
400 1st Street South  
St. Cloud, MN 56301



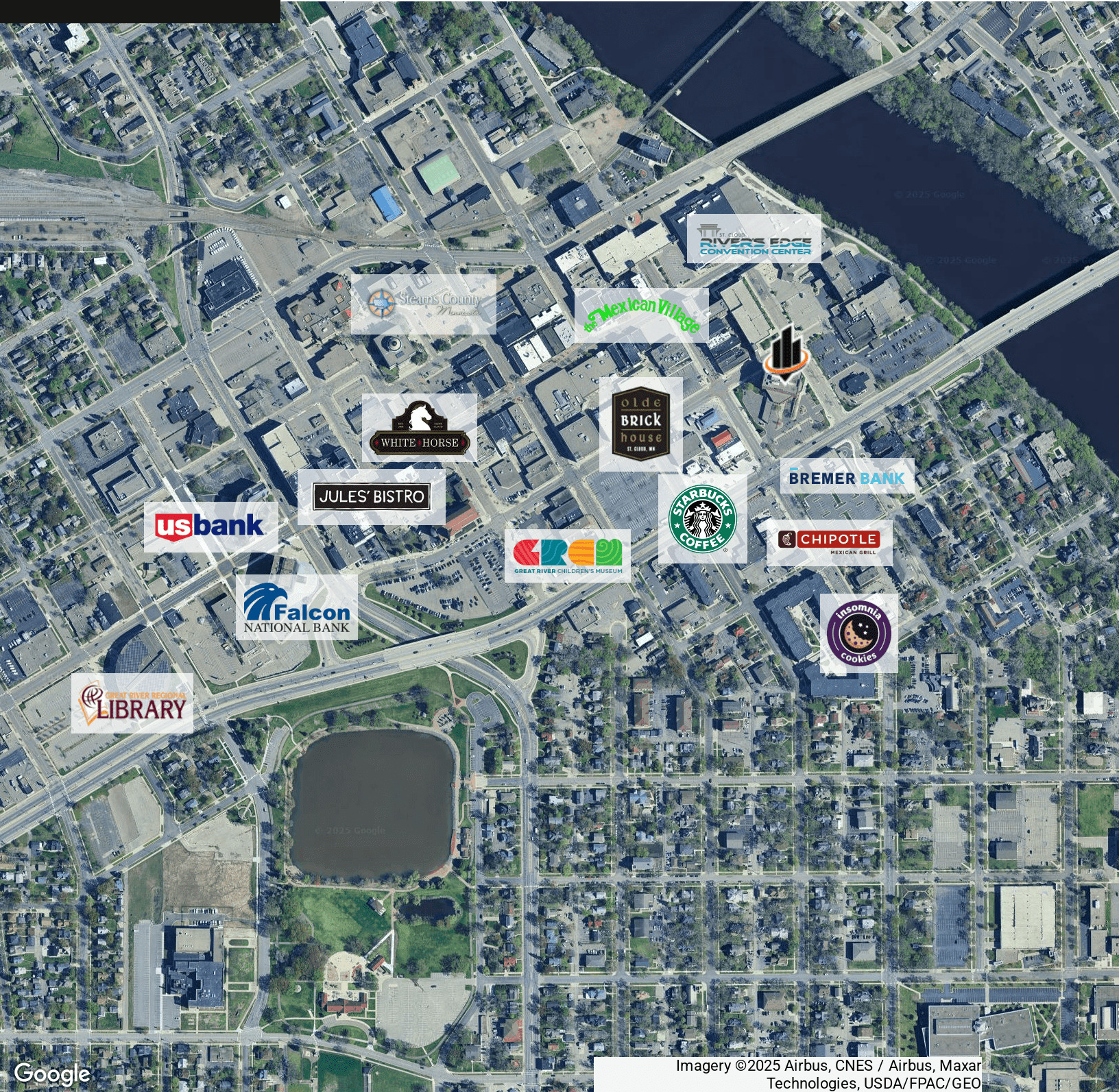
Available: 9,830 SF



**Kate Hanson, CCIM**  
Senior Advisor  
O: 320.420.6485  
kate.hanson@svn.com



**Terrie Schramel**  
Advisor  
O: 320.290.6535  
terrie.schramel@svn.com



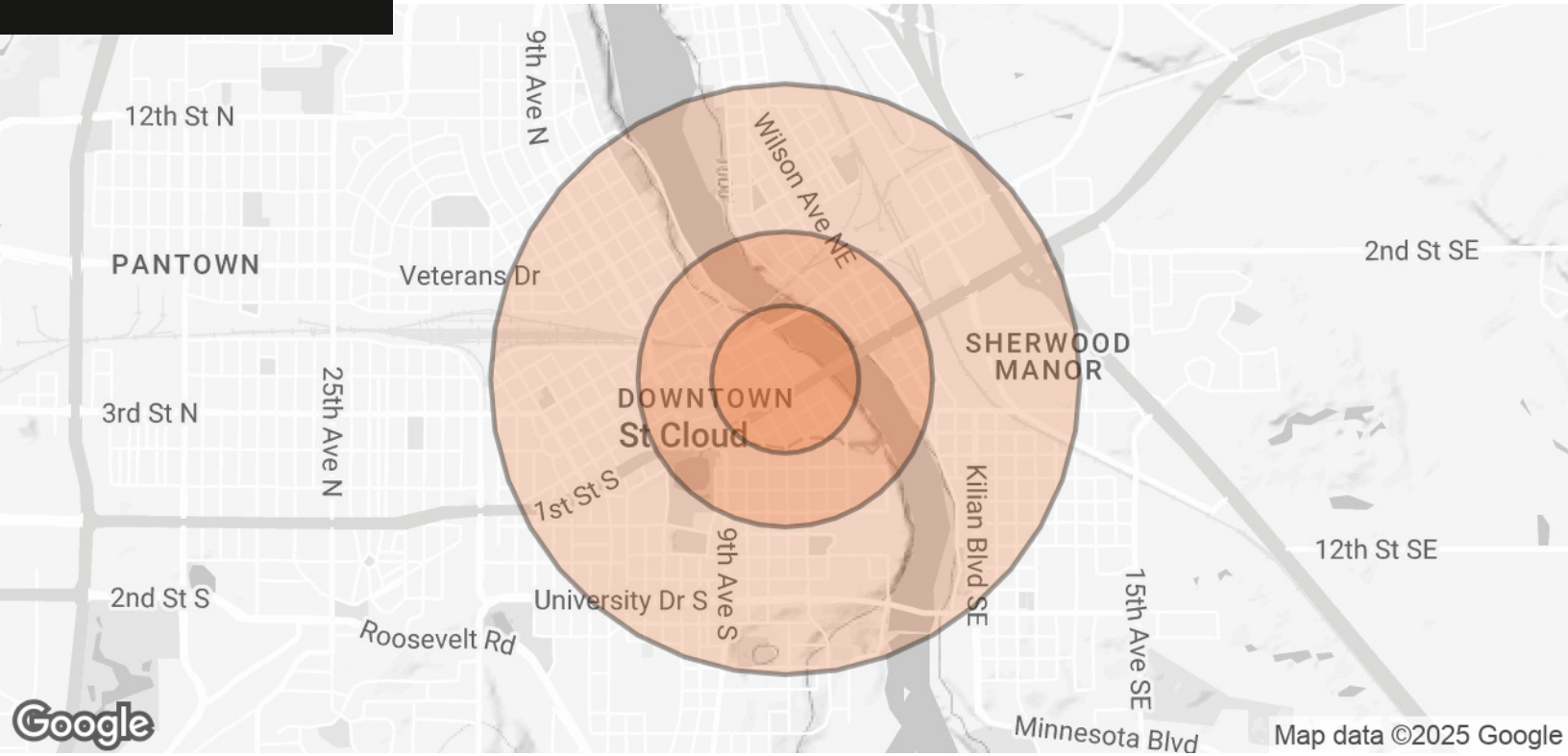
Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/Geo



**Kate Hanson, CCIM**  
Senior Advisor  
O: 320.420.6485  
kate.hanson@svn.com



**Terrie Schramel**  
Advisor  
O: 320.290.6535  
terrie.schramel@svn.com



POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,178	5,013	15,762
<b>AVERAGE AGE</b>	23.3	24.9	27.9
<b>AVERAGE AGE (MALE)</b>	24.1	25.1	27.6
<b>AVERAGE AGE (FEMALE)</b>	23.6	25.3	28.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	429	1,701	6,179
<b># OF PERSONS PER HH</b>	2.7	2.9	2.6
<b>AVERAGE HH INCOME</b>	\$59,356	\$54,103	\$48,271
<b>AVERAGE HOUSE VALUE</b>	\$193,715	\$144,594	\$114,428

2020 American Community Survey (ACS)



**Kate Hanson, CCIM**  
Senior Advisor  
O: 320.420.6485  
kate.hanson@svn.com



**Terrie Schramel**  
Advisor  
O: 320.290.6535  
terrie.schramel@svn.com