

# FOR LEASE



## OFFERING SUMMARY:

Building Size: 9,990 Square Feet

SF Available: 2,250

Rental Rate: \$14 PSF

Estimated Cam: \$6.00 PSF

Estimated Total Monthly Payment: \$3,750

Great Signage & Access to Highway 10

## Outline:

Parcel Real Estate is pleased to offer this classic office building in Sauk Rapids, MN for lease. The building is conveniently located off Highway 10 and provides quick access to St. Cloud, Sartell, Sauk Rapids & the surrounding communities. The anchor tenant is staying in the building, and the end suite has been leased to a reputable health care provider. Remaining for lease is a 2,250 SF space with it's own entrance to be constructed. The suite includes:

- 7 Private Offices
- Large meeting area that currently includes 6 cubes
- Private bathroom
- Ample parking
- Private entrance

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REAL ESTATE

## ADDRESS:

1428 2nd St N  
Sauk Rapids, MN

## Information

Landlord will  
consider selling

## CONTACT:

**Sam Johnson**

sam@parcel.properties  
320-420-1177  
parcel.properties

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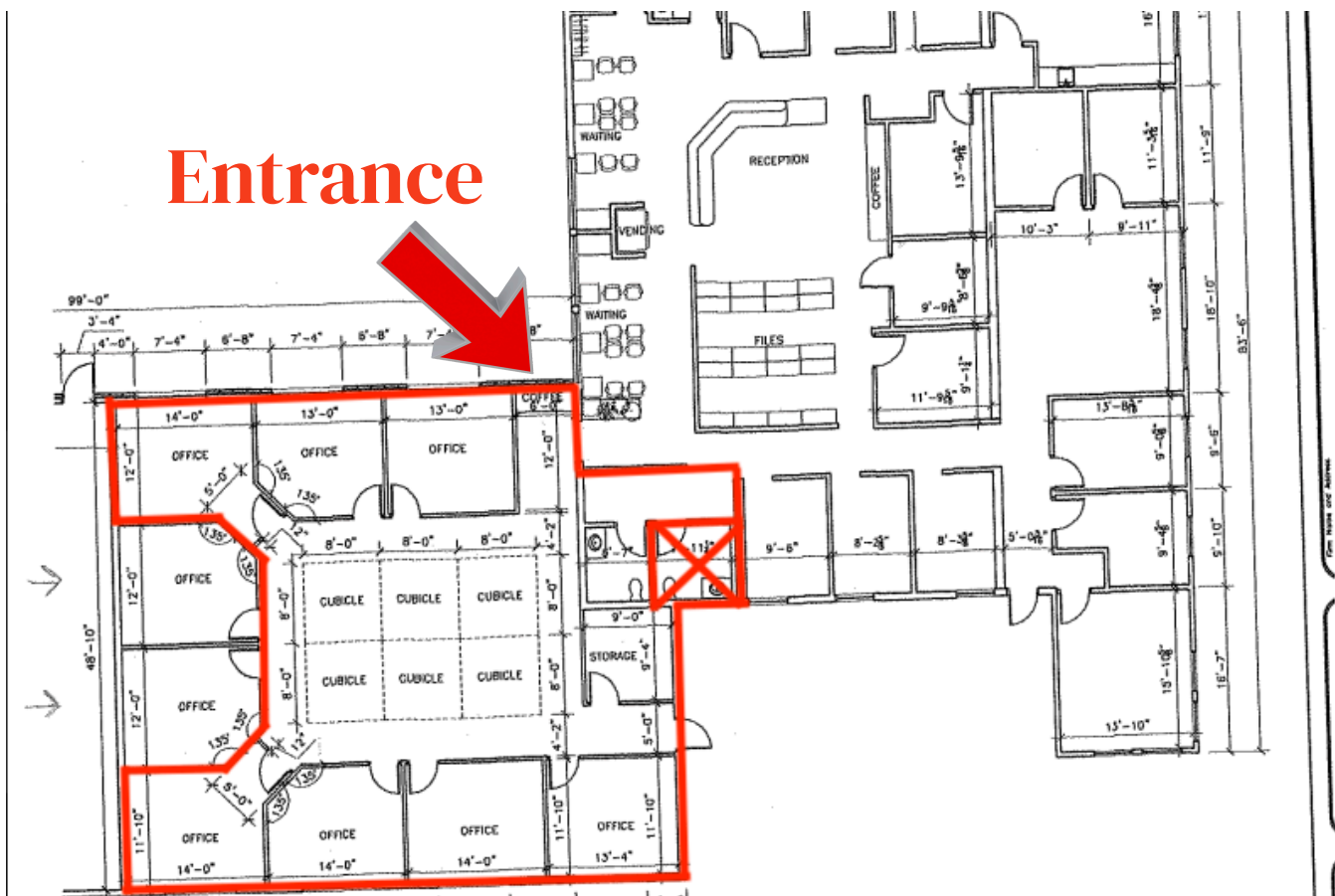
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## Renderings & Photos:





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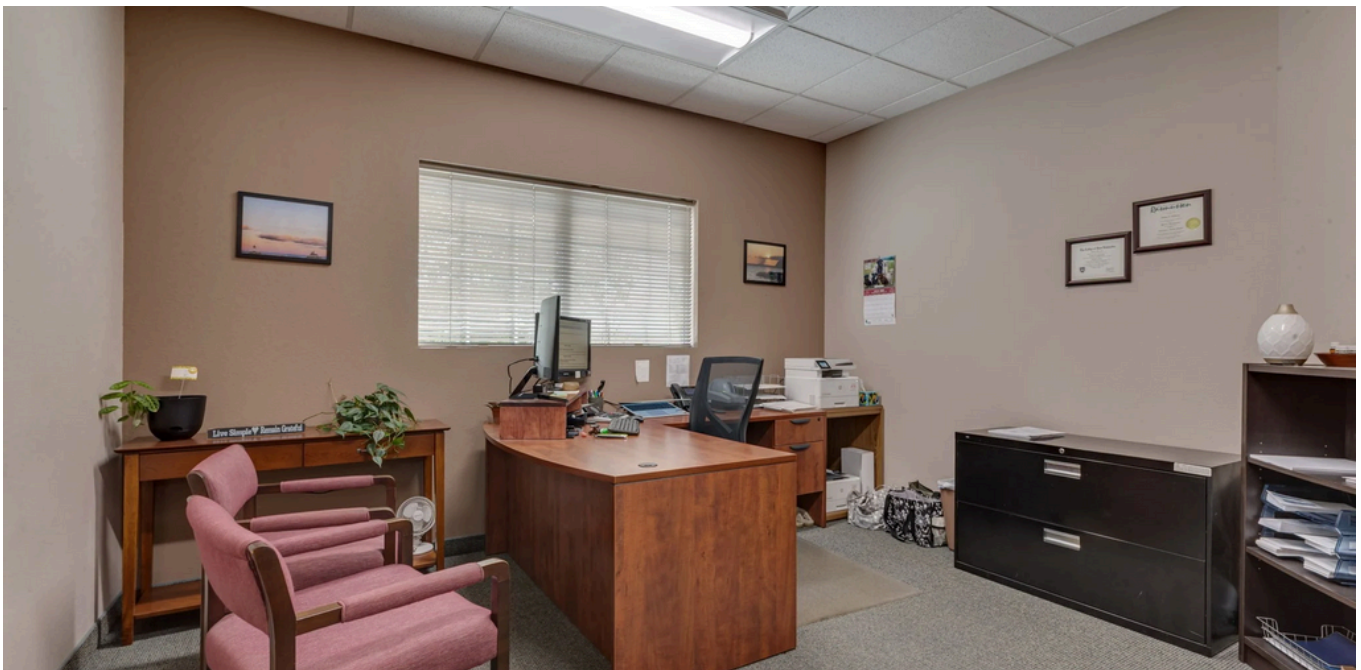
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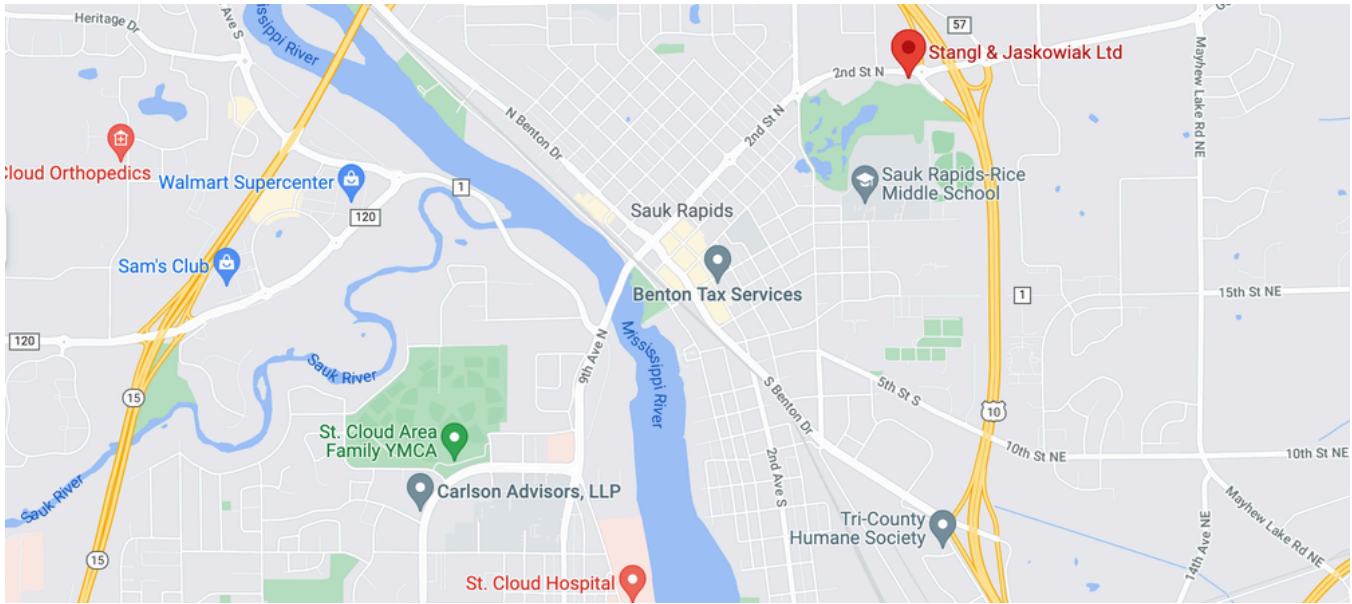
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## Location Overview:

### MAP:



### MAP:

