



**LEASE**

# Plum Creek Business Park

**3315 ROOSEVELT RD**

Saint Cloud, MN 56301

**PRESENTED BY:**

**MIKE BOBICK, CCIM**

O: 320.333.2692

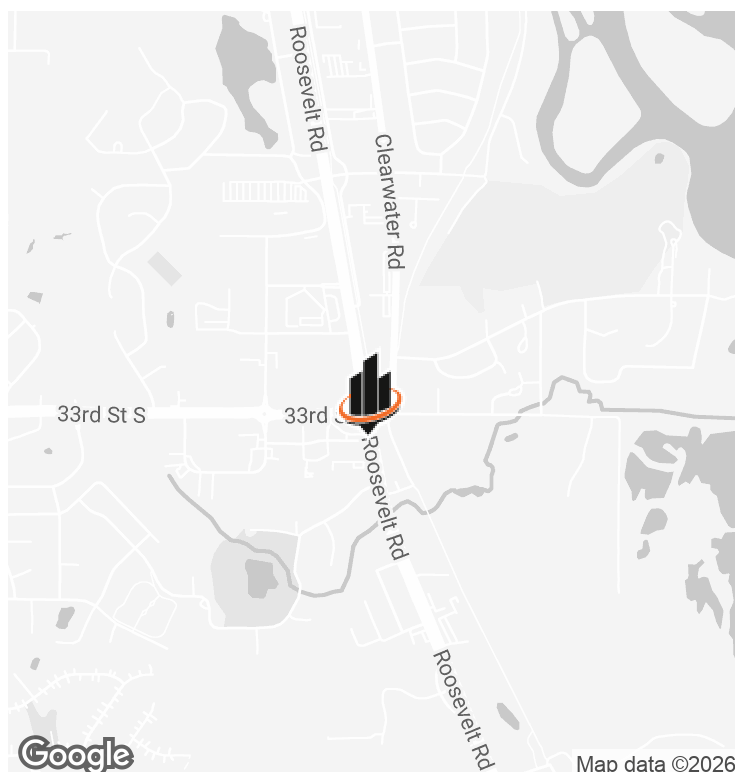
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**TERRIE SCHRAMEL**

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**\*90 DAYS FREE BASE RENT WITH 39+ MONTH LEASE\***



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.50 SF/yr (NNN)
<b>BUILDING SIZE:</b>	24,718 SF
<b>AVAILABLE SF:</b>	1,037SF
<b>YEAR BUILT:</b>	2007
<b>RENOVATED:</b>	2015
<b>ZONING:</b>	PUD69 Planned Unit Development
<b>APN:</b>	82.50002.0000

## PROPERTY OVERVIEW

One suite remains offering 1,037 RSF. Suite to be delivered in "as-is" condition, offering two small offices, an IT area and open work space. This area is experiencing high growth which will continue in the coming years. The interior features a spacious lobby and elevator. Ceramic tile restrooms are located in the common areas of the building, quarry tile is featured in the lobby and vestibule. The exterior features burnished block wainscoting, face brick, limestone sills and accent bands as well as stucco, with projections and banding on the exterior. Co-tenants include RA Morton Construction Management, St. Cloud Orthopedics, StCH-St. Cloud Hospice, LLC, Pemberton Homes, Livea Weight Management, and Moore Engineering.

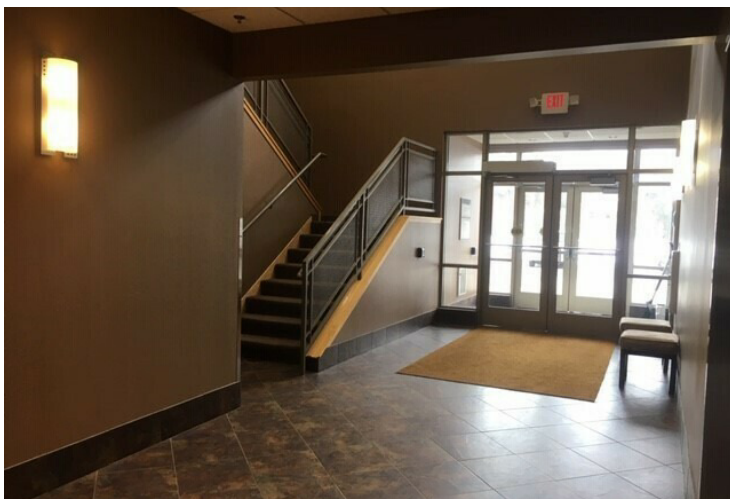
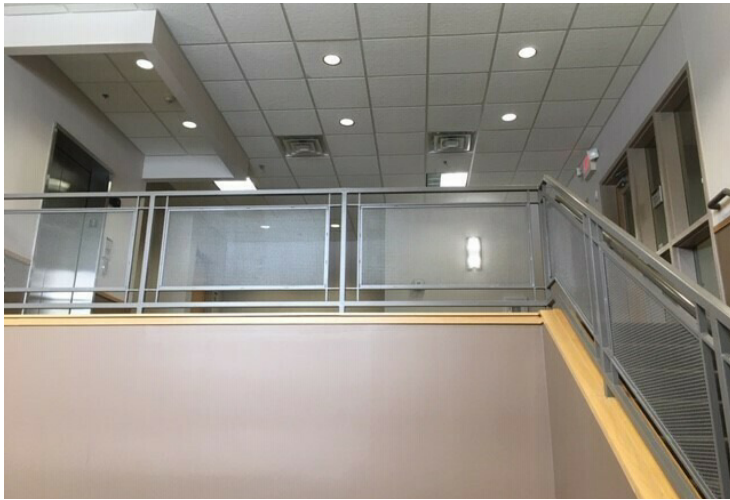
## PROPERTY HIGHLIGHTS

- Easily accessible
- Large parking lot
- Visibility from Roosevelt Road
- Signage Capabilities
- On-site Professional Management
- 2025 estimated CAM/Tax is \$6.00.

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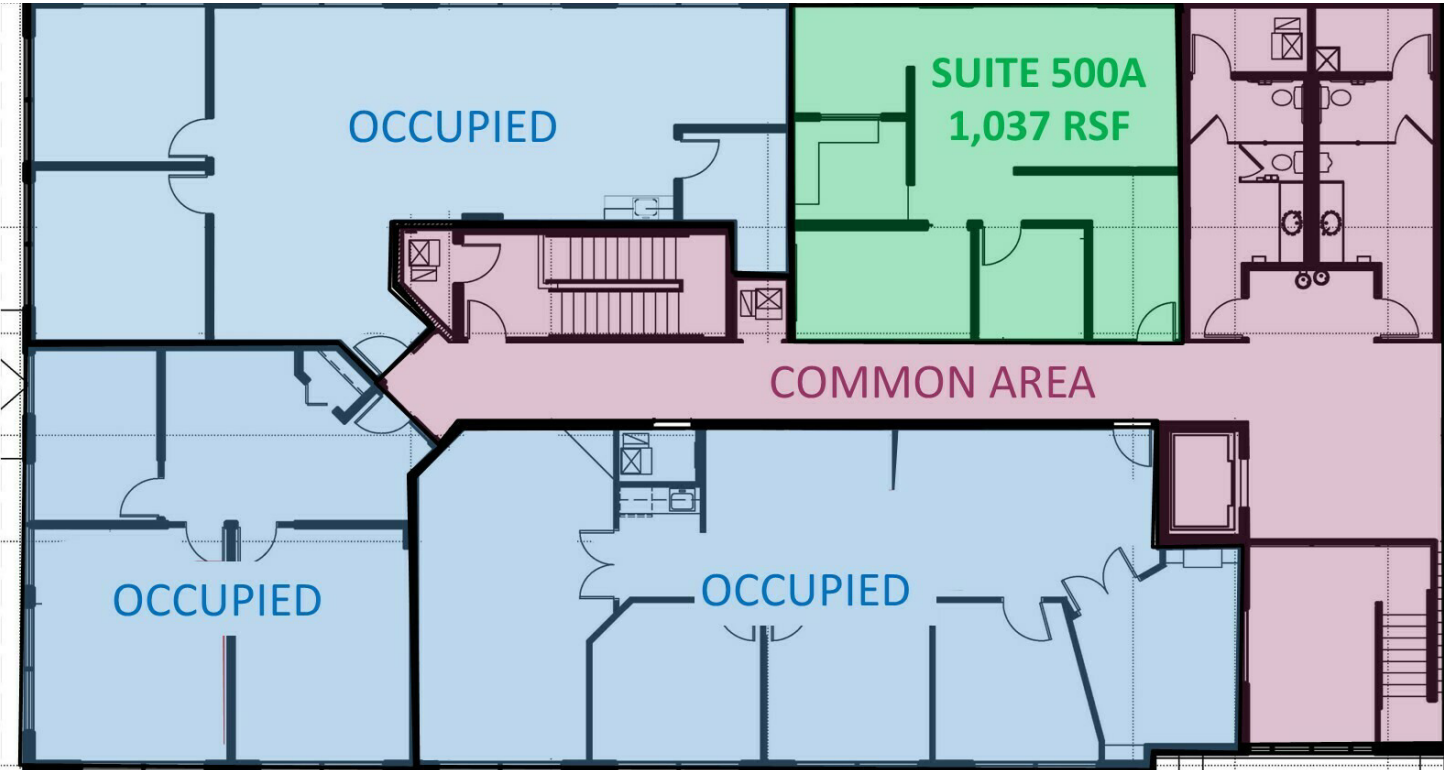


## ADDITIONAL PHOTOS



**MIKE BOBICK, CCIM**    **TERRIE SCHRAMEL**  
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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Minimum 39 months
TOTAL SPACE:	1,037SF	LEASE RATE:	\$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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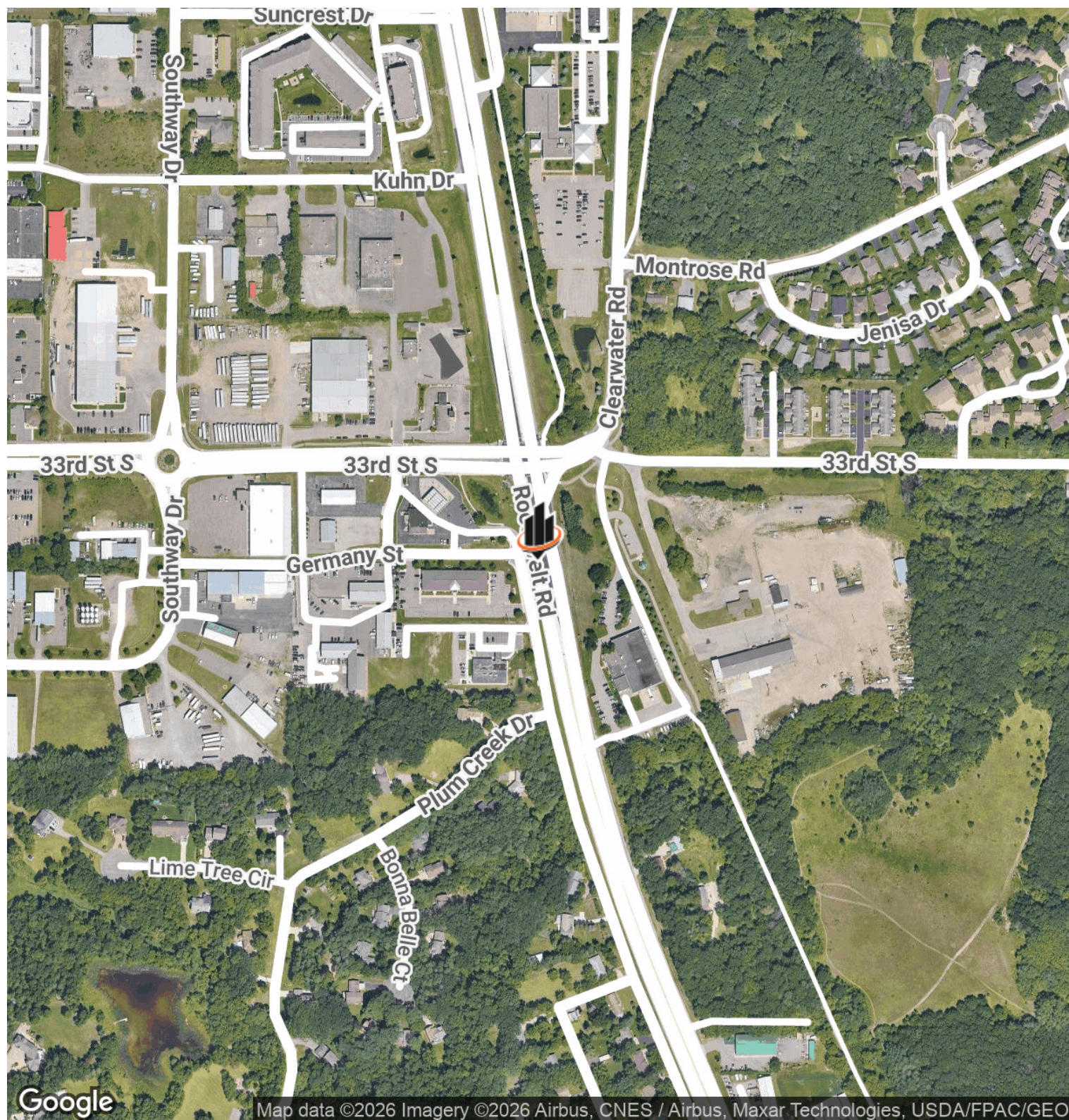
Suite 500	Available	1,037 SF	NNN	\$15.50 SF/yr	Two private offices, or one office and one conference room, depending on your occupancy needs. Open work area for cubicles and a separate break area.
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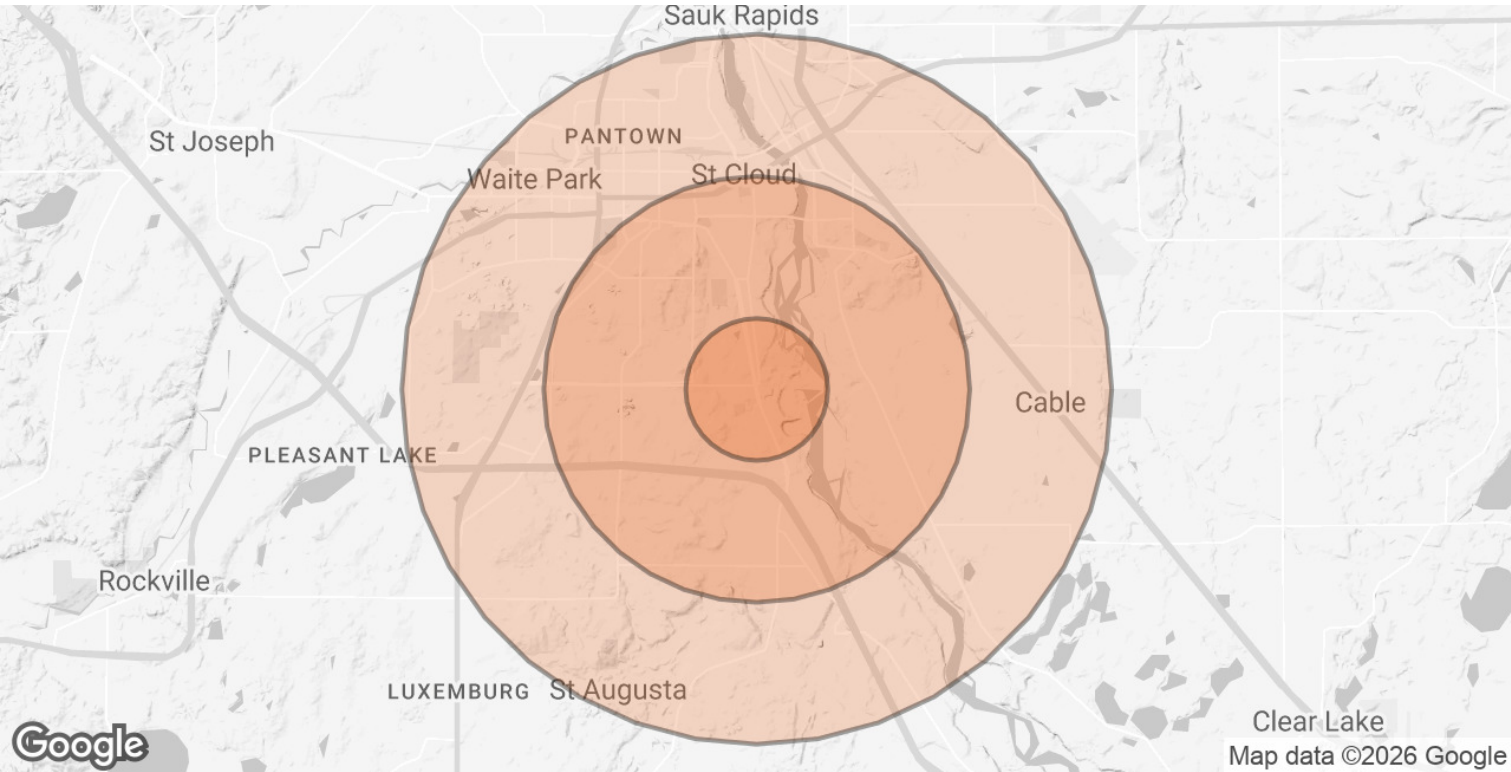
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,494	35,329	72,929
AVERAGE AGE	40	36	37
AVERAGE AGE (MALE)	39	35	36
AVERAGE AGE (FEMALE)	40	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,417	12,808	28,691
# OF PERSONS PER HH	2.5	2.8	2.5
AVERAGE HH INCOME	\$102,632	\$76,859	\$74,155
AVERAGE HOUSE VALUE	\$297,665	\$267,860	\$250,069

Demographics data derived from AlphaMap

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