

LEASE

Plum Creek Business Park

3315 ROOSEVELT RD

Saint Cloud, MN 56301

PRESENTED BY:

MIKE BOBICK, CCIM

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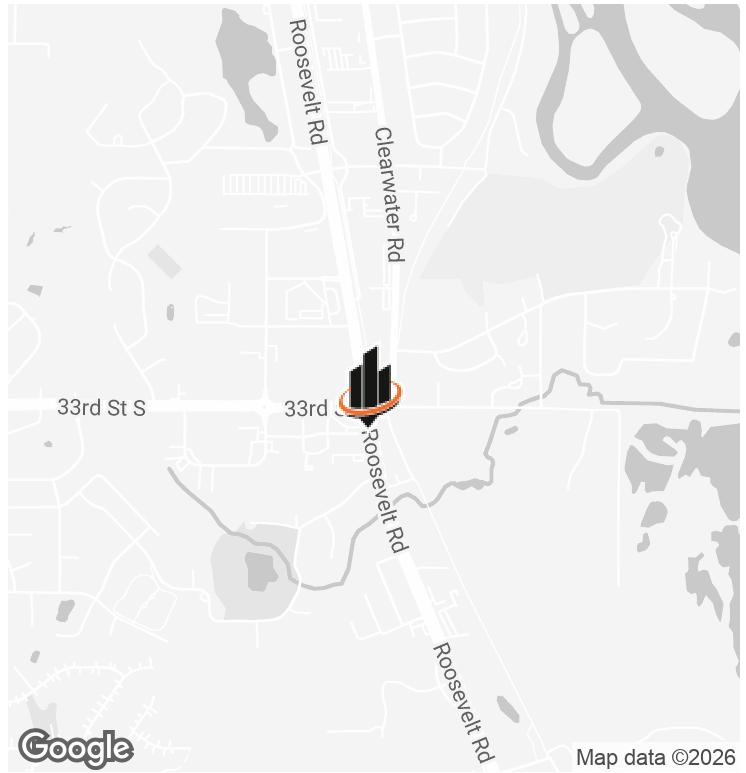
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90 DAYS FREE BASE RENT WITH 39+ MONTH LEASE



OFFERING SUMMARY

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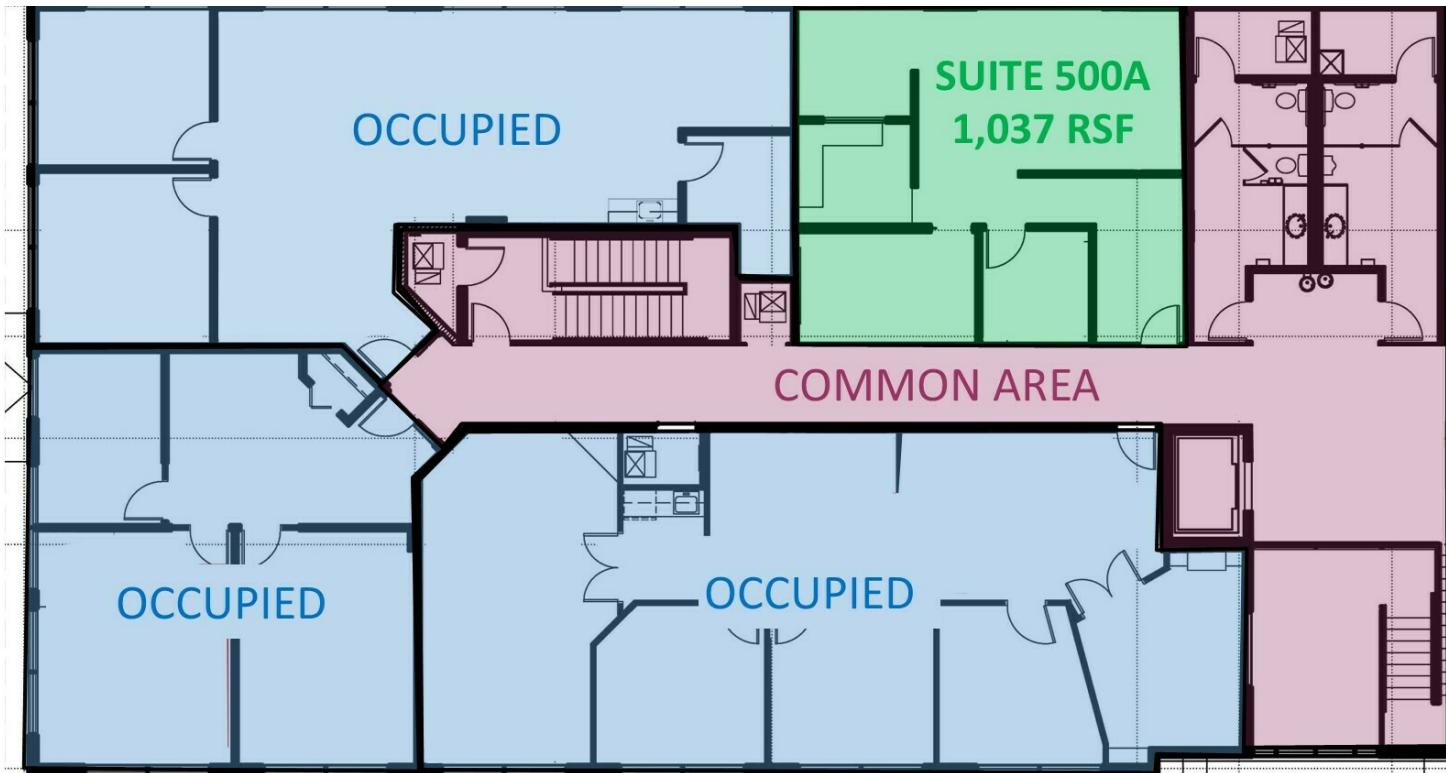
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ADDITIONAL PHOTOS



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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

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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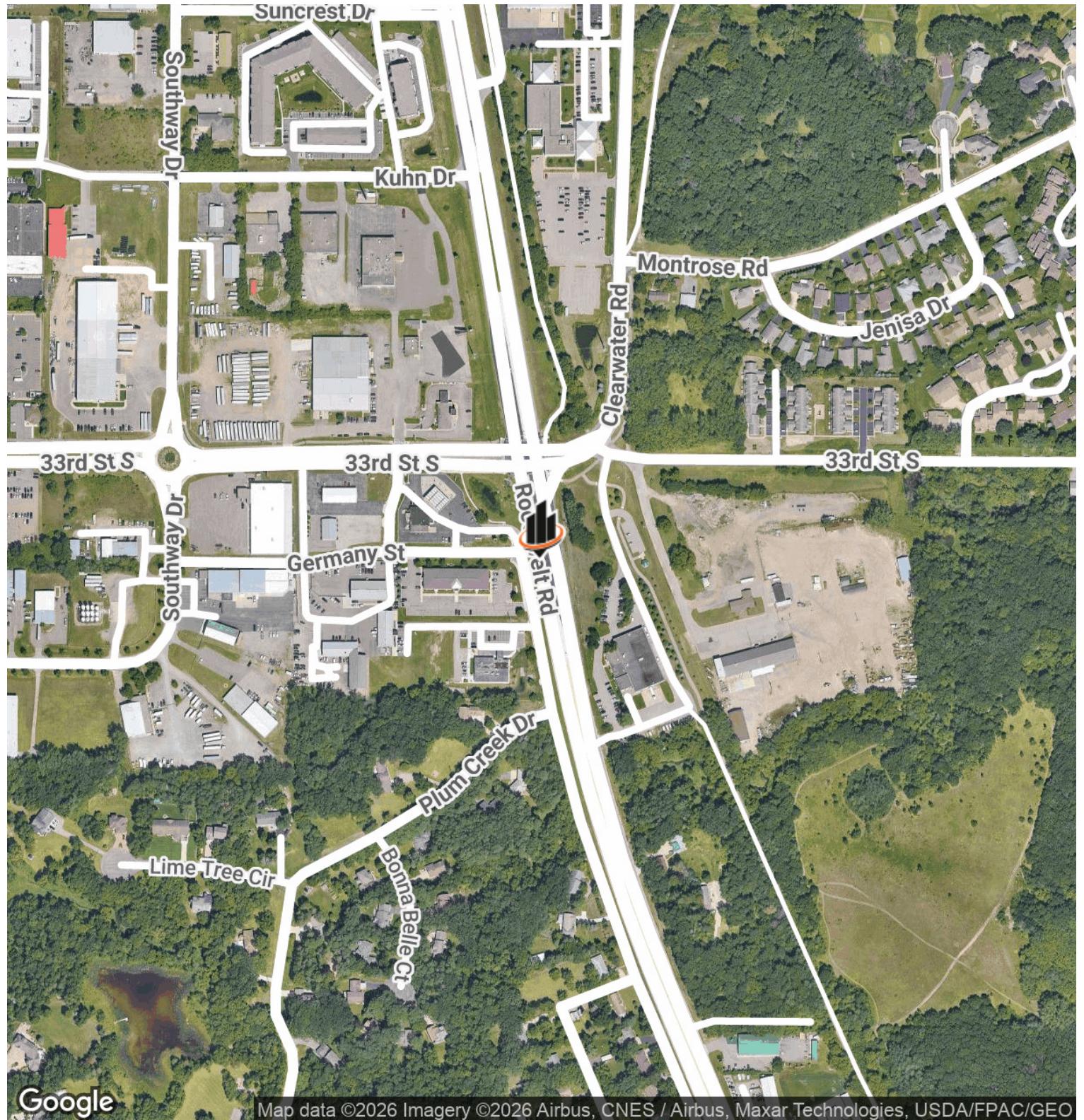
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LOCATION MAP



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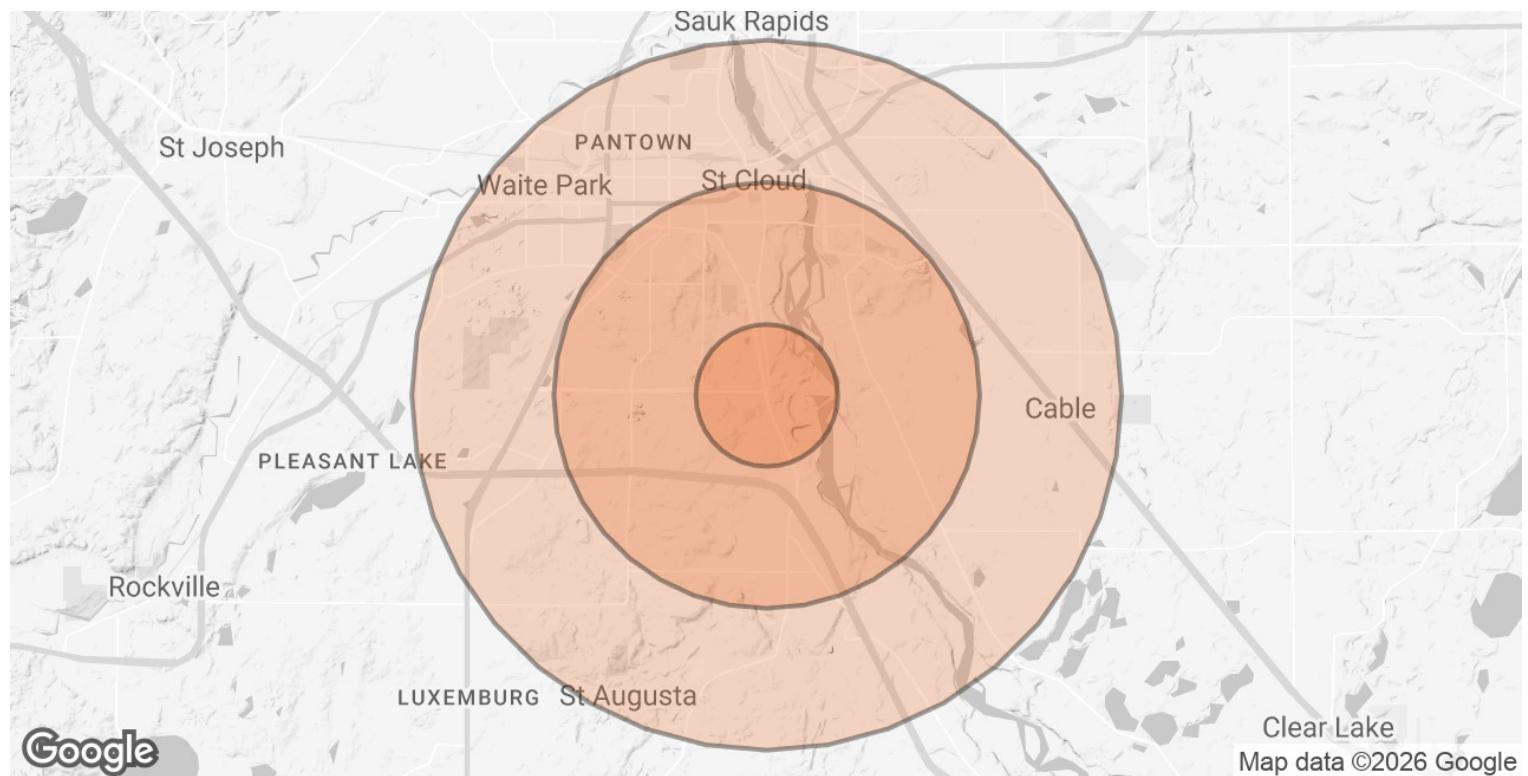
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DEMOGRAPHICS MAP & REPORT



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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