



OFFICE FOR LEASE!



STONE PATH VILLAGE

1101 2nd Street S, Sartell, MN 56377

200–2,000 SF

**OFFICE SPACE
IN LANDMARK
BUILDING**

Curran Poganski

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Commercial Equities Group
— Investment Real Estate Services

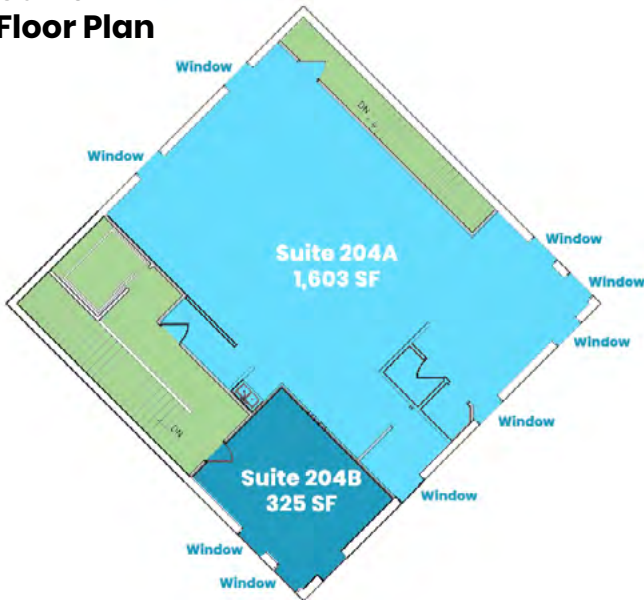
SPACE INFO



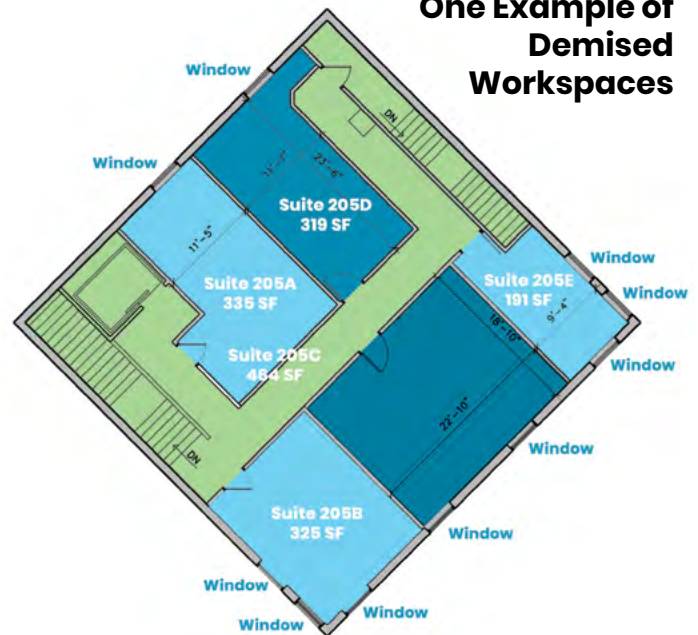
Small single offices and suites available.

**Flexible floor plan can be designed
to meet your business needs.**

**Current
Floor Plan**



**One Example of
Demised
Workspaces**



BASE RENT: \$15.00 PSF

EST. OPERATING EXPENSES: \$7.75 PSF

THE PROPERTY

Excellent central location in community experiencing exceptional growth and development.

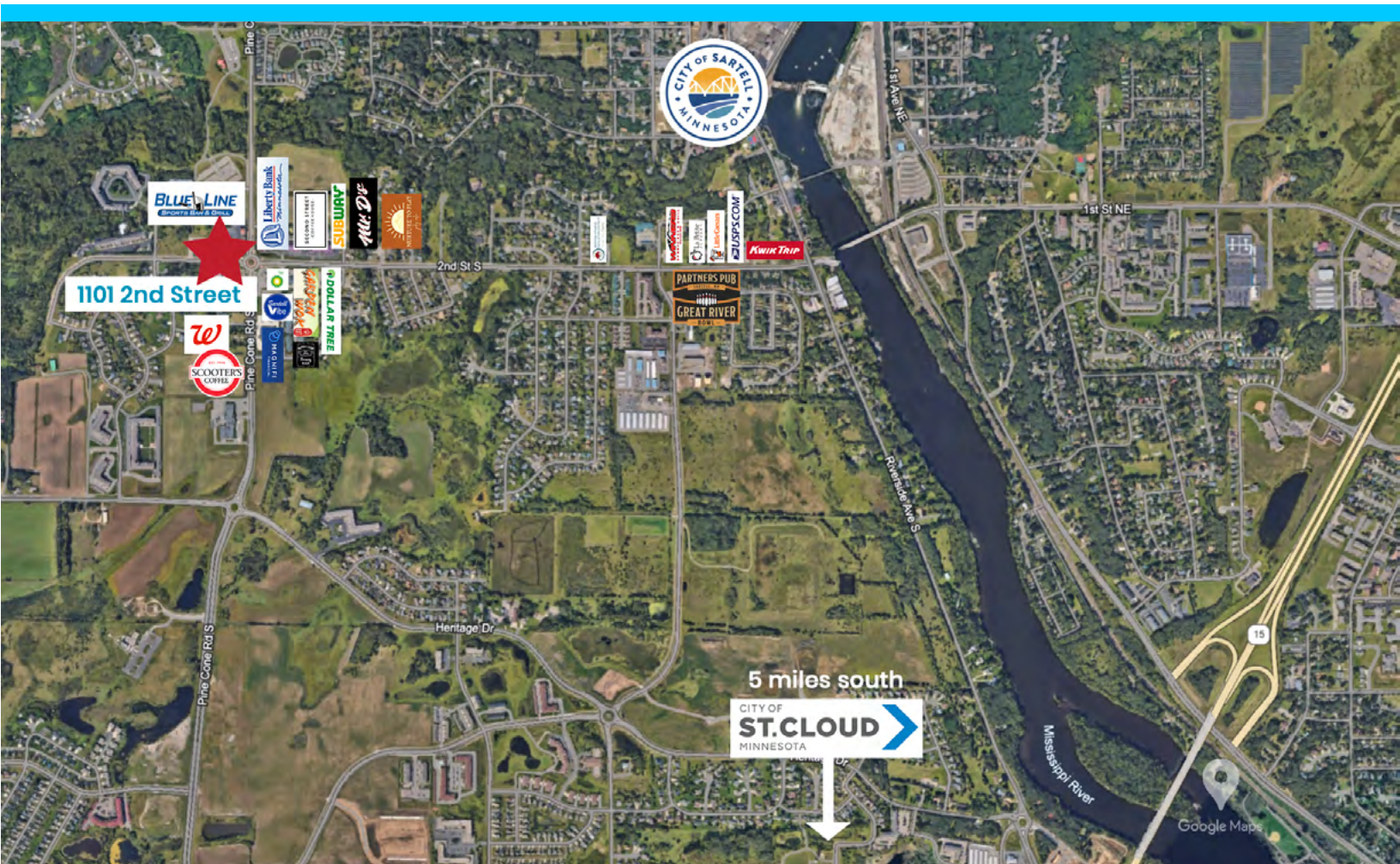
- Total roof repair/upgrade and parking lot resurfacing in the last five years
- Long-time lease tenants (Blue Line Sports Bar & Grill, Kyle Hedke State Farm, JL Nails, Guaranty Title, Headlines Salon and Spa, Voigt Johnson Real Estate, & Pro Growth Insurance)
- 118 parking spaces (5/1,000 SF) and pylon signage
- Website: CEGspaces.com/stone-path



THE LOCATION

Downtown Sartell, MN, is an attractive business location because of its strategic location, recent economic development efforts, growing customer base, and skilled workforce.

- Located in Benton and Stearns Counties, Sartell is the most populous suburb of St. Cloud
- The city is easily accessible to Highways 15 and 10 as well as I-94
- Local government actively works to attract and retain businesses through advertising, development support, and partnerships



Sartell is within 10-15 minutes from downtown St. Cloud, St. Cloud State University, and College of St. Benedict and St. John's University.