



COMMERCIAL REALTY SOLUTIONS

For Lease
Professional
Office



ST. GERMAIN OFFICE PLAZA

Building: 22,770

3717 23rd Street South, St. Cloud, MN 56301

**LEASE RATE
RECENTLY REDUCED**

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PROPERTY LOCATION

- * Located 66 miles from Minneapolis along I-94
- * Convenient location off US Highway 15
- * North of New Tech High School
- * South of New Costco
- * Businesses in Area Include:
 Kwik Trip, Costco, Money International, Walmart,
 Don Robinson Motors, Heritage Apartments,
 Holiday Inn, Tech High School, Wells Fargo,
 Miller Auto & Marine and much more.

TRAFFIC COUNTS - 2023

- * US Hwy 15 - 20,300 VPD
- * W St. Germain Street - 9,000 VPD



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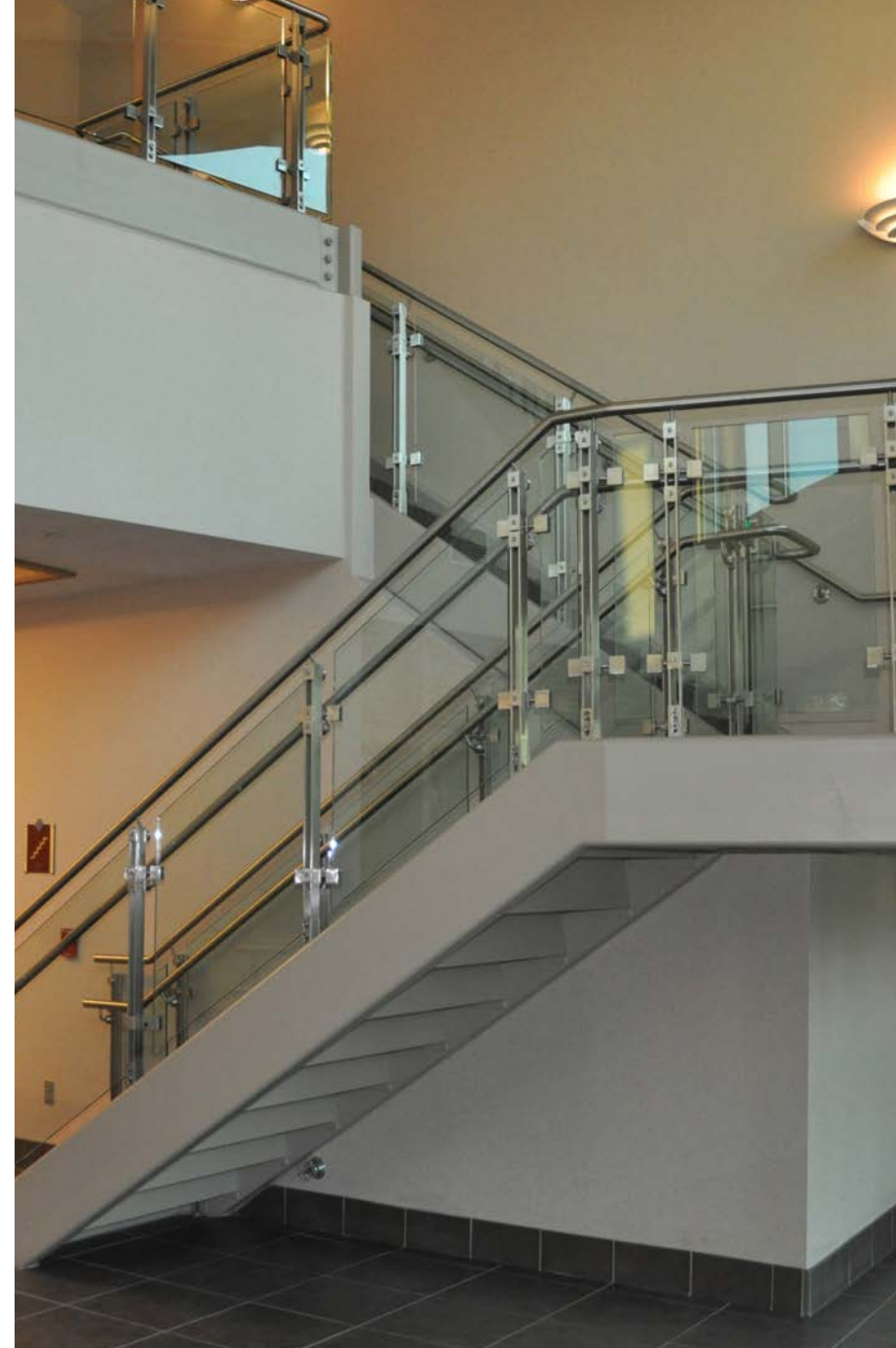
PROPERTY OVERVIEW

Lease Rate

\$13.50/psf - \$14.00/psf NNN

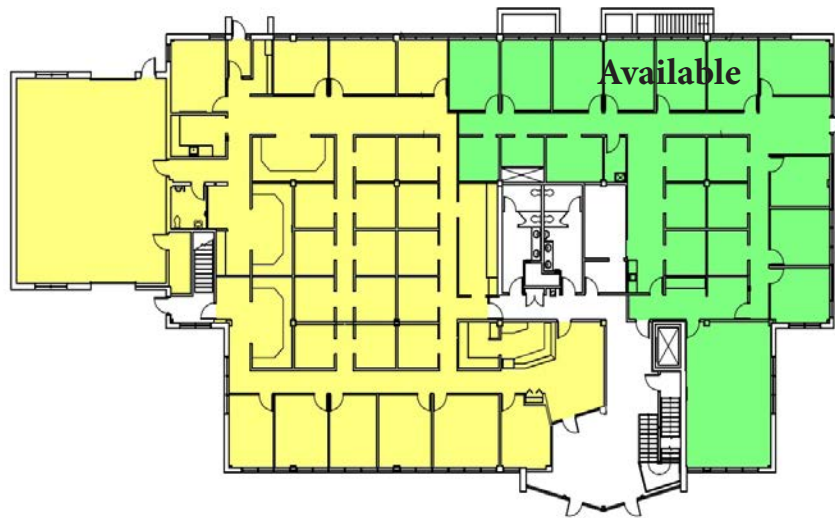
Reduced to \$11.00/psf - \$12.00/psf NNN

Operating Expense	\$6.63/psf
Real Estate Taxes	\$3.92/psf
Building Size	22,770/sf
Space Available	3,047 s.f. Usable/ 3,574 s.f. Rentable – 2nd Floor - \$11.00/psf NNN 4,082 s.f. Usable/ 4,817 s.f. Rentable – 1st Floor - \$12.00/psf NNN
Tenant Improvement Allowance	Negotiable
County	Stearns
PID	82.44444.0209
Taxes 2024	\$88,974.00



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1ST FLOOR SUITE



2ND FLOOR SUITE



BUILDING AMENITIES

- * Fitness Center
- * 2nd Floor Balcony
- * Elevator
- * Medical Needs Room
- * Lower Level Storage
- * Building is Fully Sprinkled
- * Parking 115+ Spaces

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FIRST FLOOR



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SECOND FLOOR



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