



**\*Offering Memorandum Available Upon Request\***



## District Square

**A PROFESSIONAL OFFICE CAMPUS**

**622, 628, 630 ROOSEVELT ROAD  
ST. CLOUD, MN 56301**

**PRESENTED BY:**

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**Asking Price: \$20,624,450**

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## DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Campus Summary

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## CAMPUS FEATURES

### DISTRICT SQUARE

153,195 total sq ft of professional office space within three buildings on 9.2 acres in St. Cloud, Minnesota

#### 622 ROOSEVELT

GROSS BLDG. AREA 53,865 SF

LOT SIZE: 129,332 SF / 2.97 Acres

#### 628 ROOSEVELT

GROSS BLDG. AREA 64,261 SF

LOT SIZE: 179,903 SF / 4.13 Acres

#### 630 ROOSEVELT

GROSS BLDG. AREA 35,069 SF

LOT SIZE: 91,815 SF / 2.11 Acres

**CAMPUS NOI** \$1,610.667

**CAMPUS OCCUPANCY** 94.8%



## INVESTMENT SUMMARY

District Square presents an exceptional investment opportunity to acquire a premier office campus in the heart of St. Cloud's thriving Second Street business corridor. Positioned along a high-visibility thoroughfare with a traffic count of 24,515 AADT (2024), this three-building campus spans 9.2 acres on Roosevelt Road. The property consists of Class B professional office buildings totaling 153,195 SF of gross building area with 107,425 SF of net rentable space—of which 94.8% of the campus is occupied. The site is governed by a Planned Unit Development (PUD) zoning and consists of three parcels in the District Square Owners Association (CIC). The campus is supported by 359 parking stalls, including 73 underground and 286 surface stalls.

# DISTRICT SQUARE OWNERS ASSOCIATION MAP



# LOCATION RETAILER MAP





# 622 Building Summary

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# 622 BUILDING FEATURES

## SALE PRICE

**\$5,500,000**

## LOCATION INFORMATION

**BUILDING NAME** 622 Building

**STREET ADDRESS** 622 Roosevelt Rd

**CITY, STATE, ZIP** St. Cloud, MN 56301

**COUNTY** Stearns

## BUILDING INFORMATION

**GROSS BUILDING AREA** 53,865 SF

**NET RENTABLE AREA** 35,485 SF

**BUILDING CLASS** B

**OCCUPANY TYPE** Multi-Tenant

**BLDG. TO LAND RATIO** 2.40:1 (Gross Bldg Area) 3.60:1 (Above Grade Area)

**YEAR BUILT** 2009

**OCCUPANCY RATE** 84.42%

**2026 BUILDING NOI** \$423,351

**2026 EST. OPEX** \$9.31 PRSF

**ADVERTISED BASE RENTAL RATE** \$17.00 PRSF, NNN

**ROOF** Mansard style roof supported by wood roof trusses & wood decking. EPDM roof system w/ rigid insulation, sloped portions with standing seam metal roof system

## FOUNDATION

Concrete footings w/ concrete block walls

## FRAMING

Primarily concrete and steel structural framing. The roof has wood roof trusses and decking

## SPRINKLER

Yes - fire prevention sprinkler system

## UTILITIES

1,600-amp main electrical service assumed to be adequate for this type of facility

## CENTRAL HVAC

Radiant in-floor heat provided by boiler & rooftop A/C unit

## ELEVATOR

3-stop elevator with a 2,500 lbs cap

## SOLAR

No

## PROPERTY INFORMATION

### ZONING

PUD

### LOT SIZE

129,332 SF / 2.97Acres

### APN #

82.46456.0308

## PARKING

### NUMBER OF PARKING SPACES

132 (surface and garage) 35 of which are underground

### PARKING SURFACE

Asphalt

# 622 BUILDING MAP





**SALE-LEASEBACK**

Huse Orthodontics is lead by Dr. Jason R. Huse, the practice offers comprehensive orthodontic solutions—including metal and clear braces, Invisalign clear aligners, surgical orthodontics, and dentofacial orthopedics. The clinic emphasizes enhancing patient self-image and oral health through advanced, personalized treatment. The St. Cloud office is located at Suite 120.



**SALE-LEASEBACK**

Great River Endodontics is an endodontic specialty clinic (root canal and related procedures). Specializing in modern, high-quality endodontic care, this clinic treats patients from St. Cloud and surrounding markets. The St. Cloud location (Suite 180) offers root canal therapy, endodontic surgery (e.g., apicoectomy), and retreatment in a patient-focused environment staffed by trained endodontic specialists.



Accredited Investor Services, LLC (dba AIS Planning) is an investment advisory and wealth planning company. Operating as a registered investment adviser since 2008, AIS Planning delivers personalized wealth management, retirement planning, and fiduciary services. Based in St. Cloud (Suite 160), the firm is led by principal owners Cathy L. Juilfs, Jason C. Hallonquist, and Nathan Goebel, among others. As of Q2 2025, the firm managed a portfolio valued at approximately \$132 million, as per institutional filings

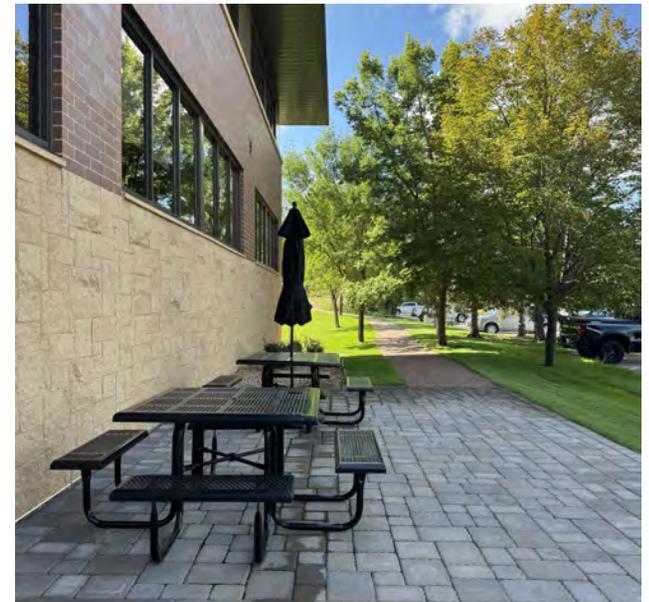


Progressive Casualty Insurance Company is an insurance provider under the Progressive brand. Located at Suite 260, this office represents Progressive Casualty Insurance Company, a national insurance provider known for a comprehensive array of personal and commercial insurance solutions. The St. Cloud location serves as both a service and agent point in the region.



North Risk Partners, LLC is an independent insurance agency and risk management firm. North Risk Partners is a full-service insurance and risk advisory agency offering customized insurance solutions for businesses and individuals. Located at Suite 240, the agency delivers large-firm capabilities while retaining a local, personalized approach. It specializes in commercial lines, farm insurance, human services coverage, and more.

# 622 BUILDING PHOTOS



# 622 BUILDING PHOTOS (CONTINUED)





# 628 Building Summary

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# 628 BUILDING FEATURES

## SALE PRICE

**\$9,300,000**

## LOCATION INFORMATION

|                         |                     |
|-------------------------|---------------------|
| <b>BUILDING NAME</b>    | 628 Building        |
| <b>STREET ADDRESS</b>   | 628 Roosevelt Rd    |
| <b>CITY, STATE, ZIP</b> | St. Cloud, MN 56301 |
| <b>COUNTY</b>           | Stearns             |

## BUILDING INFORMATION

|                            |  |
|----------------------------|--|
| <b>GROSS BUILDING AREA</b> | 64,261 SF  |
| <b>NET RENTABLE AREA</b>   | 43,892 SF  |
| <b>BUILDING CLASS</b>      | B  |
| <b>OCCUPANCY TYPE</b>      | Single Tenant  |
| <b>BLDG. TO LAND RATIO</b> | 2.80:1   |
| <b>YEAR BUILT</b>          | 2014   |
| <b>OCCUPANCY RATE</b>      | 100%   |
| <b>2026 BUILDING NOI</b>   | \$721,280.00   |
| <b>2026 EST. OPEX</b>      | \$10.50 PRSF   |
| <b>ROOF</b>                | Combination flat roof with rubber membrane roof and gabled steel roofing |
| <b>EXTERIOR</b>            | Steel and masonry  |
| <b>FOUNDATION</b>          | Reinforced concrete slab   |

|                     |   |
|---------------------|---|
| <b>FRAMING</b>      | Wood, steel and concrete  |
| <b>ELEVATOR</b>     | One passenger elevator  |
| <b>CENTRAL HVAC</b> | Rooftop HVAC  |
| <b>SPRINKLER</b>    | Wet sprinkler; NOVAC FM200 fire suppression system in data center |
| <b>UTILITIES</b>    | Individual electrical metering in tenant spaces                   |
| <b>SOLAR</b>        | Yes - solar on rooftop  |

## PROPERTY INFORMATION

|                    |                            |
|--------------------|----------------------------|
| <b>ZONING</b>      | PUD                        |
| <b>LOT SIZE</b>    | 179,903 SF / 4.13 Acres    |
| <b>APN #</b>       | 82.46456.0308              |
| <b>LANDSCAPING</b> | Trees, shrubbery and grass |

## PARKING & TRANSPORTATION

|                                 |  |
|---------------------------------|--|
| <b>NUMBER OF PARKING SPACES</b> | 123 (surface and garage) 38 of which are underground |
| <b>PARKING SURFACE</b>          | Asphalt  |
| <b>PUBLIC TRANSPORTATION</b>    | Metro Bus Route #11                                  |

# 628 BUILDING MAP





Preferred Credit, Inc. is a consumer financing and direct sales financing provider for the in-home sales industry. Founded in 1982 by a former door-to-door salesman to support in-home consumer sales, PCI has operated as a family-owned, service-oriented company for over 40 years. It is highly regarded in its niche as both a trusted financial partner and an employer. They are known for its family-friendly, relationship-focused culture. PCI has received multiple workplace honors, including the BBB Torch Award, Star Tribune’s Top Workplaces, and USA Today Top Workplaces.



Omni Cosmetics is an aesthetic and cosmetic surgery, dermatology, and non-surgical skin care provider. Operating under the brand “Omni Cosmetic,” the clinic serves the greater Minnesota region—including St. Cloud, Minneapolis, and St. Paul—specializing in plastic surgery procedures like facelifts, rhinoplasty, breast augmentation, as well as broader dermatological and cosmetic care. Omni aims to lead in skin care excellence, offering a comprehensive, patient-focused experience. Their values emphasize extraordinary quality, integrity, and partnership—with a vision of being the premier option for skin health and personal wellness.



Eye Associates of Central Minnesota is an ophthalmology clinic providing medical and surgical eye care. A local ophthalmology practice based in St. Cloud, led by Dr. Mitchell Gossman (and enhanced by Dr. Melanie Thares as of 2024). The clinic is dedicated to delivering compassionate, expert eye care in a family-oriented environment. Offering comprehensive services including routine eye exams, cataract surgery, glaucoma management, treatment for macular degeneration, diabetic retinopathy, dry eyes, and LASIK evaluation. With over 20 years of regional service, the practice is well-established for excellence in eye care and personalized treatment planning.

# 628 BUILDING PHOTOS





# 630 Building Summary

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# 630 BUILDING FEATURES

## SALE PRICE

**\$5,824,450**

## LOCATION INFORMATION

|                         |                     |
|-------------------------|---------------------|
| <b>BUILDING NAME</b>    | 630 Building        |
| <b>STREET ADDRESS</b>   | 630 Roosevelt Rd    |
| <b>CITY, STATE, ZIP</b> | St. Cloud, MN 56301 |
| <b>COUNTY</b>           | Stearns             |

## BUILDING INFORMATION

|                            |  |
|----------------------------|--|
| <b>GROSS BUILDING AREA</b> | 35,069 SF  |
| <b>NET RENTABLE AREA</b>   | 28,048 SF  |
| <b>BUILDING CLASS</b>      | B  |
| <b>OCCUPANCY TYPE</b>      | Multi-Tenant                                       |
| <b>BLDG. TO LAND RATIO</b> | 2.62:1 (Gross Bldg Area) 3.21:1 (Above Grade Area) |
| <b>YEAR BUILT</b>          | 2008   |
| <b>OCCUPANCY RATE</b>      | 100%   |
| <b>2026 BUILDING NOI</b>   | \$466,036  |
| <b>2026 EST. OPEX</b>      | \$9.66 PRSF  |

|             |  |
|-------------|--|
| <b>ROOF</b> | Mansard style roof supported by wood roof trusses & wood decking. EPDM roof system w/ rigid insulation, sloped portions with standing seam metal roof system |
|-------------|--|

|                 |  |
|-----------------|--|
| <b>EXTERIOR</b> | Concrete block covered by brick veneer & rock face ashlar veneer |
|-----------------|--|

## FOUNDATION

Concrete footings w/ concrete block walls

## FRAMING

Primarily concrete and steel structural framing. The roof has wood roof trusses and decking

## CENTRAL HVAC

Yes

## SPRINKLER

Yes

## UTILITIES

1,600-amp main electrical service assumed to be adequate for this type of facility

## ELEVATOR

3-stop elevator with a 3,500 pound cap

## SOLAR

Yes - solar on rooftop

## PROPERTY INFORMATION

### ZONING

PUD

### LOT SIZE

91,815 SF / 2.11 Acres

### APN #

82.46456.0302

### LANDSCAPING

Sod, mulch, crushed rock, shrubs & trees

## PARKING & TRANSPORTATION

### PARKING SURFACE

Asphalt

### NUMBER OF PARKING SPACES

104 Surface stalls

# 630 BUILDING MAP



## 630 Building

630 Roosevelt Road, St. Cloud, MN 56301  
Stearns County Parcel ID: 82.46456.0302  
Veterans Drive Investments, LLC



Schlenner Wenner & Co. is a certified Public Accounting (CPA) and business consulting firm. Established in 1964, Schlenner Wenner & Co. has grown into a substantial regional firm with 12 partners and over 80 staff. They provide a full suite of accounting services including auditing, tax planning, financial statements, payroll, wealth management, and consulting. The St. Cloud office at Suite 201 is A+-rated and BBB-accredited since 2017. They have a longstanding presence and deep local roots, broad service offerings, reputable industry standing, and accredited and highly-rated (A+ by BBB).



YOUR NEIGHBORHOOD LAW FIRM

PCG Law (PGC Attorneys) is a full-service law firm. Operating under the PCG Law brand from Suite 101, this neighborhood legal practice specializes in personal injury, family law, criminal defense, estate planning, business and corporate law, employment law, mediation, and arbitration. The firm boasts a team with over 50 years of combined experience and is well-integrated within the St. Cloud community. They offer comprehensive legal service offering, are locally trusted lawyers recognized by Super Lawyers with a convenient and accessible St. Cloud presence.



Ameriprise Financial is a financial advisory and wealth management service. The office at Suite 105 is led by Ameriprise Financial advisors—Michael C. Swanson and Erik G. Swanson—offering personalized financial planning, investment advice, retirement strategy and more. They hold professional designations and are registered financial representatives associated with Ameriprise's national platform.

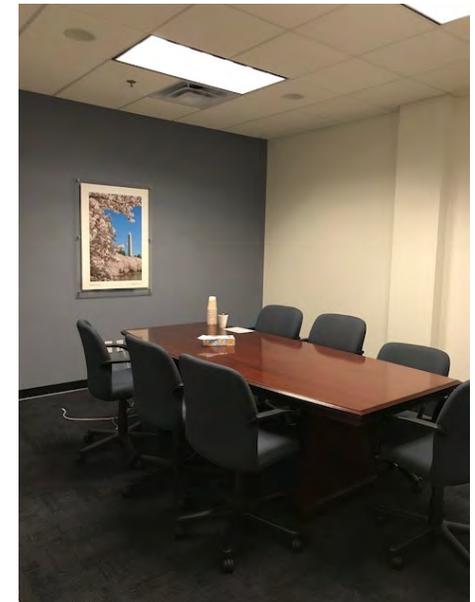
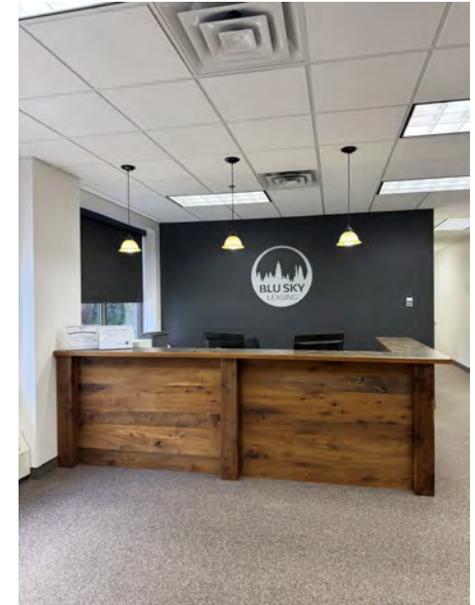


Blu Sky Leasing is a heavy construction equipment rental provider. Operating from Suite 104, Blu Sky Leasing LLC is a Women's Business Enterprise (WBE) specializing in heavy-duty equipment rentals for construction projects. The company is officially registered in Florida but operates locally at this St. Cloud address.



Network Center Incorporated is an IT Solutions & Managed Services Provider. They will help you navigate the complex world of technology by providing cutting-edge intel and trusted solutions to prepare you for the future and transform your business. They are an experienced IT solution provider that has been serving the upper Midwest since 1986. Currently, serving 12 states and 600+ customers.

# 630 BUILDING PHOTOS





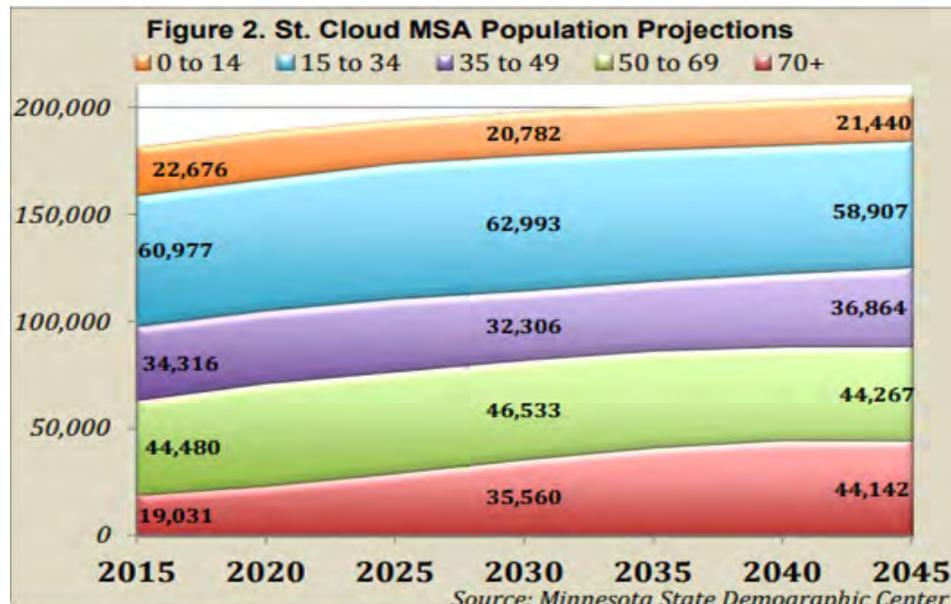
# Location Summary

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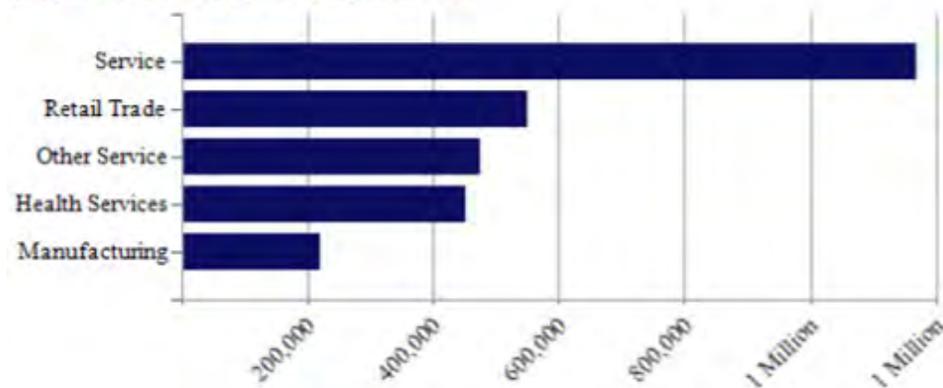


# ST. CLOUD MSA

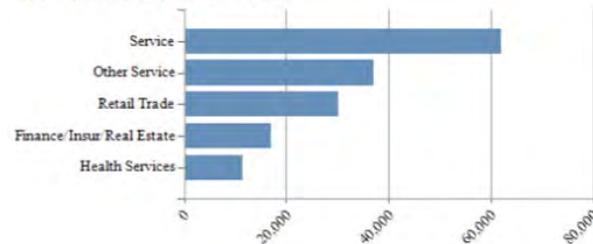
- The St Cloud Metropolitan Statistical Area (MSA), located in central Minnesota, is a two-county region encompassing Stearns and Benton counties. With a population of approximately 200,000, it's the fifth-largest MSA in Minnesota and the largest city in the area is St Cloud, which is also the county seat of Stearns County.
- St Cloud is approximately 65 miles northwest of Minneapolis/St Paul.
- The area's largest industries include healthcare, manufacturing, business/financial services, and retail trade.
- Top employers include CentraCare Health Systems and the State of Minnesota (including St Cloud State University). St Cloud State University is located in the city and is Minnesota's third largest public university. The St Cloud MSA also other higher education institutions such as Saint John's University, College of Saint Benedict, Rasmussen University - St Cloud campus, The College of St Scholastica, and St Cloud Technical & Community College.
- St Cloud MSA has seen job growth, GCP growth and population growth in recent years. The MSA has a large and active labor force participation rate.
- City of St Cloud is located along the Mississippi River and includes the Beaver Islands, a group of undeveloped islands that are popular with kayakers and canoeists. The city owns and operates a hydroelectric dam on the Mississippi River that generates a significant amount of electricity for the region



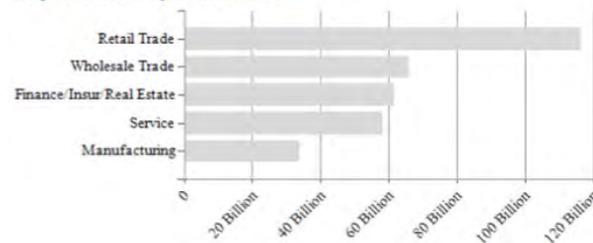
## Major Industries by Employee Count



## Major Industries by Business Count



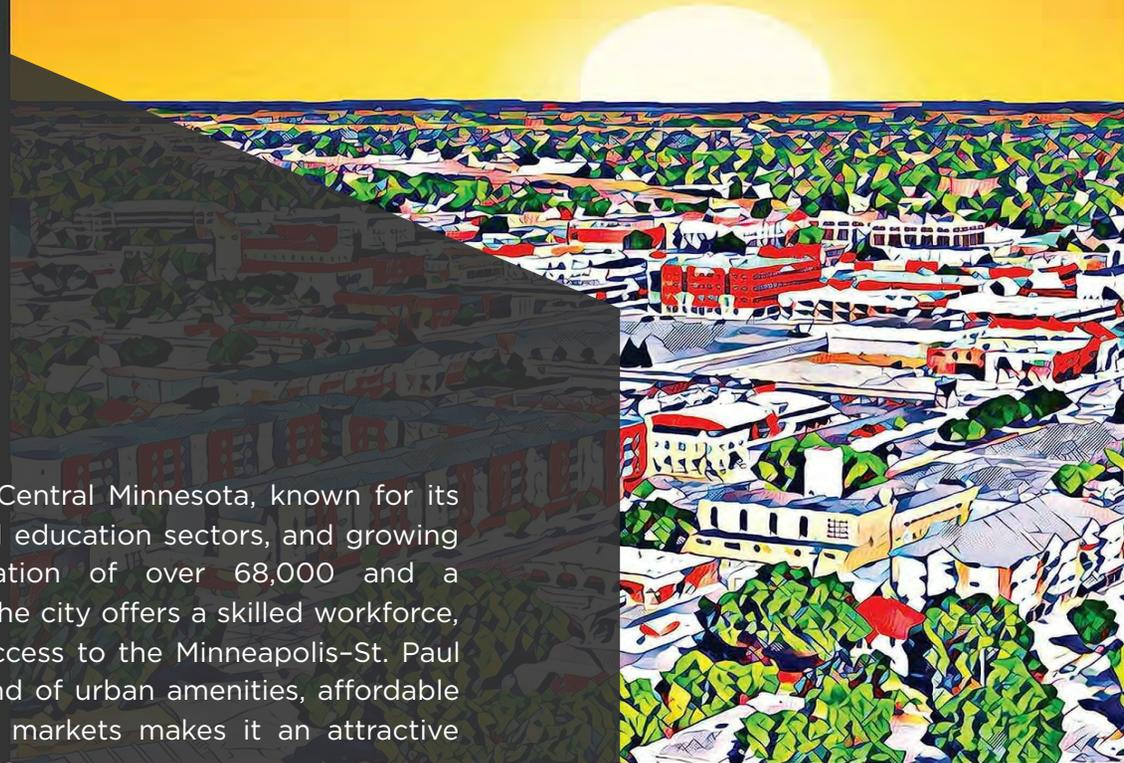
## Major Industries by Sales Amount



## LOCATION DESCRIPTION

# ST. CLOUD

## MINNESOTA



St. Cloud is a thriving regional hub in Central Minnesota, known for its diverse economy, strong healthcare and education sectors, and growing business community. With a population of over 68,000 and a metropolitan area exceeding 200,000, the city offers a skilled workforce, robust infrastructure, and convenient access to the Minneapolis–St. Paul metro via Interstate 94. St. Cloud's blend of urban amenities, affordable cost of living, and proximity to major markets makes it an attractive location for businesses and investors alike.

# RETAILER MAP





# Demographic Summary

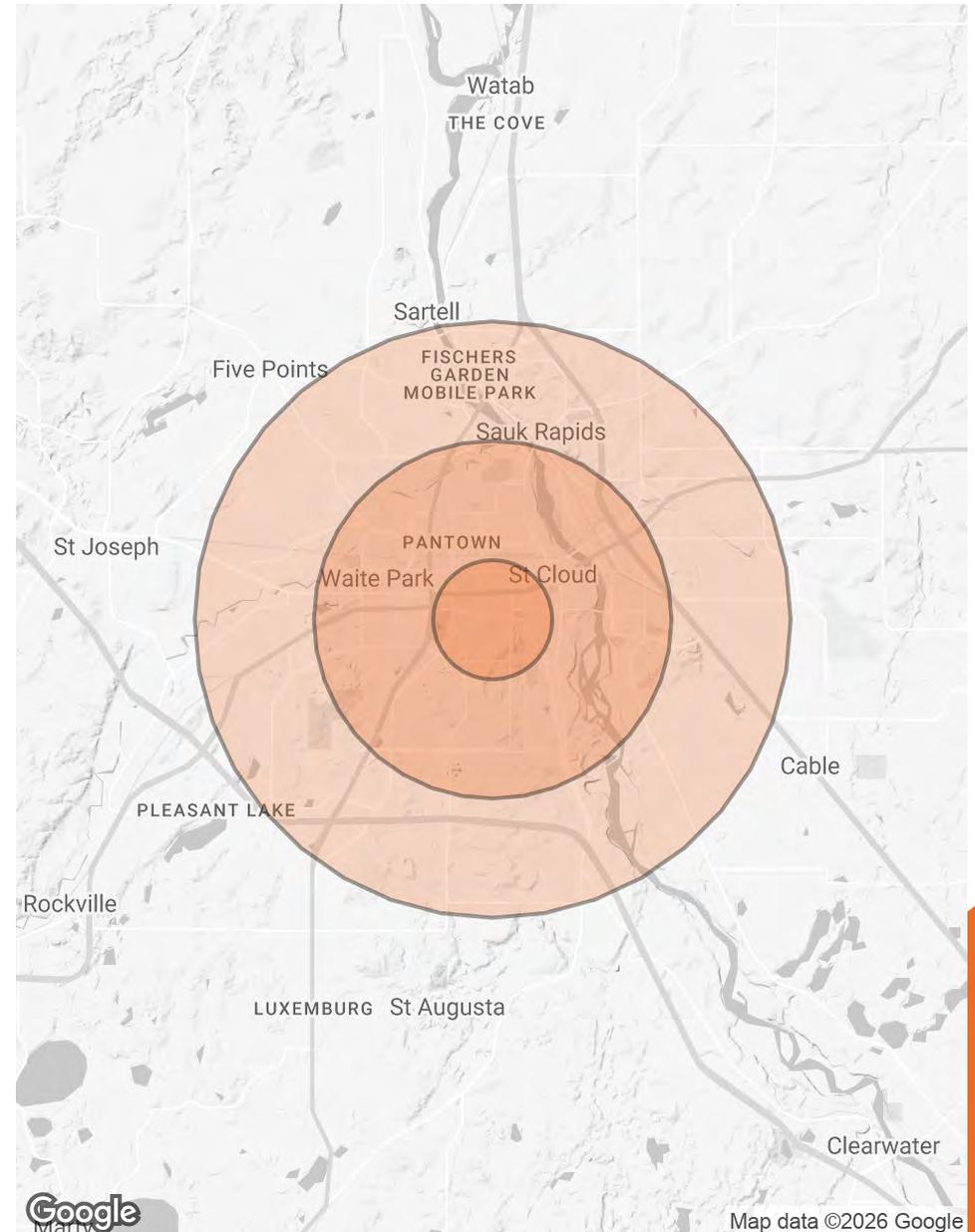
# DEMOGRAPHICS MAP & REPORT

| POPULATION                  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>TOTAL POPULATION</b>     | 12,104 | 68,387  | 99,805  |
| <b>AVERAGE AGE</b>          | 36     | 37      | 38      |
| <b>AVERAGE AGE (MALE)</b>   | 35     | 36      | 37      |
| <b>AVERAGE AGE (FEMALE)</b> | 37     | 38      | 39      |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 4,755     | 27,217    | 39,963    |
| <b># OF PERSONS PER HH</b> | 2.5       | 2.5       | 2.5       |
| <b>AVERAGE HH INCOME</b>   | \$80,385  | \$71,992  | \$76,915  |
| <b>AVERAGE HOUSE VALUE</b> | \$244,673 | \$234,456 | \$249,615 |

Demographics data derived from AlphaMap



# KATE HANSON, CCIM, PARTNER



**KATE HANSON, CCIM**

Senior Advisor

kate.hanson@svn.com

Direct: **320.420.6485**

## PROFESSIONAL BACKGROUND

Recognized as persistent and goal oriented with comprehensive experience in diverse aspects of the Commercial Real Estate industry. Proven track record in the ability to identify issue through effective communication and negotiation skills to reach desired resolution in commercial property leasing, acquisitions and dispositions.

Notable Transactions:

- Cetera Financial Group, Inc lease transaction of 2025
- Northern State Power Company/Xcel Energy land sale transaction of 2022
- St Cloud Children's Home transaction of 2021.
- Multiple Transactions for School District 742 and School District 748

## EDUCATION

Certified Commercial Investment Manager (CCIM) 2017

MN Broker Real Estate License 2016

MN Salesperson Real Estate License 2006

Bachelor of Science: Real Estate 2005

Saint Cloud State University (SCSU), Saint Cloud, Minnesota

**SVN | GC Real Estate**  
3345 W St. Germain St.  
St. Cloud, MN 56301