

Office Building

QUARRY CENTER

314 10TH AVE S, WAITE PARK, MN 56387

FOR LEASE



PROPERTY DESCRIPTION

Quarry Center has close proximity to Menards, BioLife Plaza, directly behind St. Cloud Hyundai, and Clifton Larson Allen. Quarry Center is easily accessed with great visibility from 2nd street that has a daily traffic count of 19,980. The building has a central common area space for your employees and clients to enter the building to easily access your space.

PROPERTY HIGHLIGHTS

- Fully LED building
- Common area bathrooms
- Large parking lot
- Monument signage available
- Tenant improvement allowance available for well qualified tenants
- Est. 2025 CAM is \$10.82/sf including utilities

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	3,921 SF
Lot Size:	3.83 Acres
Building Size:	29,860 SF

DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
Total Households	1,321	6,443	36,120
Total Population	2,638	13,889	87,086
Average HH Income	\$45,667	\$52,281	\$59,932

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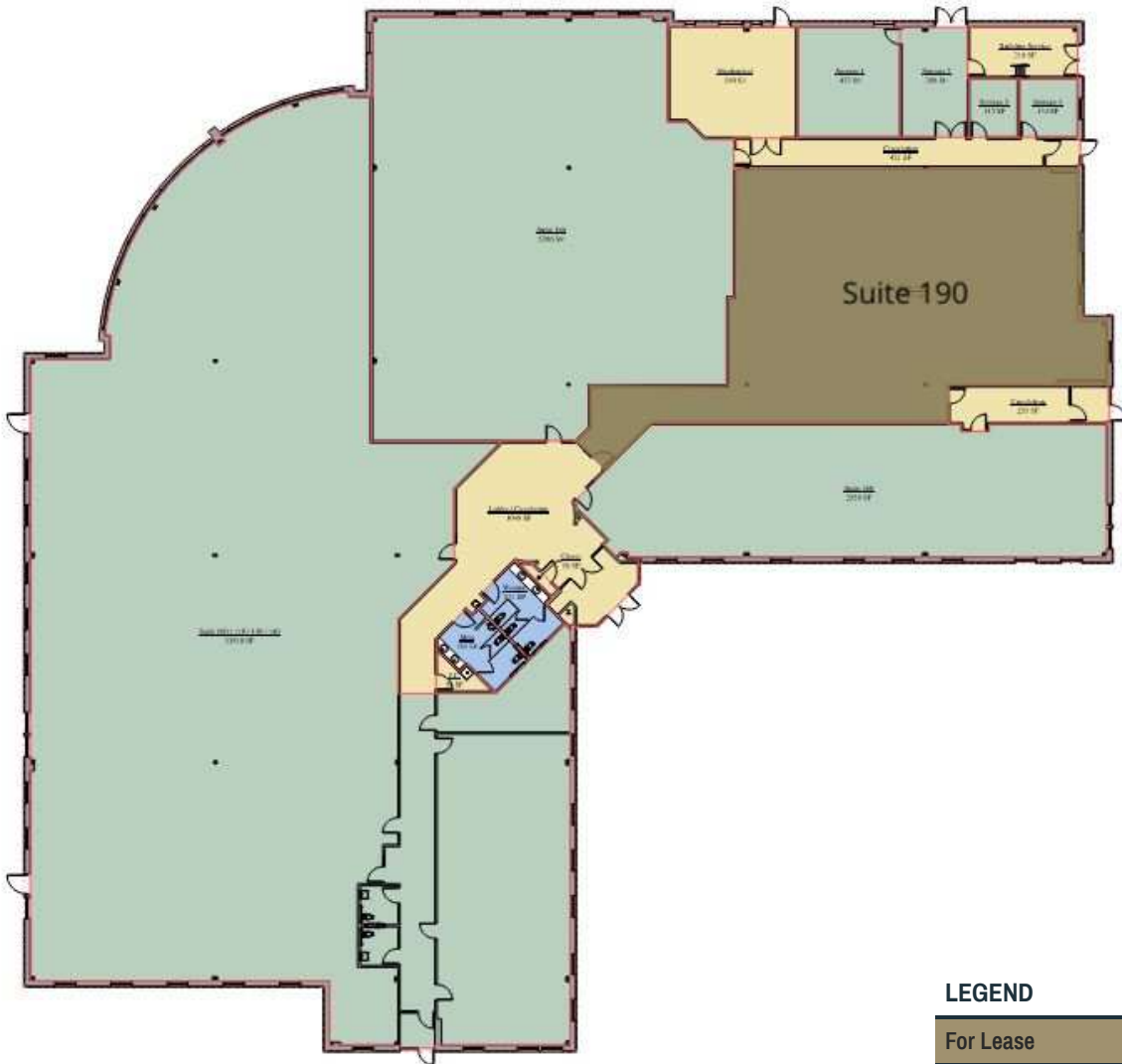


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LEGEND

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 190	For Lease	3,921 SF	NNN	\$11.00 SF/yr	-

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