

**Office & Retail Center**  
525 Highway 10 South - East Location  
St. Cloud, MN 56304



**FOR LEASE**  
**\$6 psf Net / \$8.06 CAM/RE Taxes**



**Property Highlights**

- Easy access from US-10
- Open/Flexible floor plan
- Quality finishes and outstanding character
- Ample surface parking
- Other tenants:
  - American Heritage Bank
  - Visiting Angels Senior Home Care

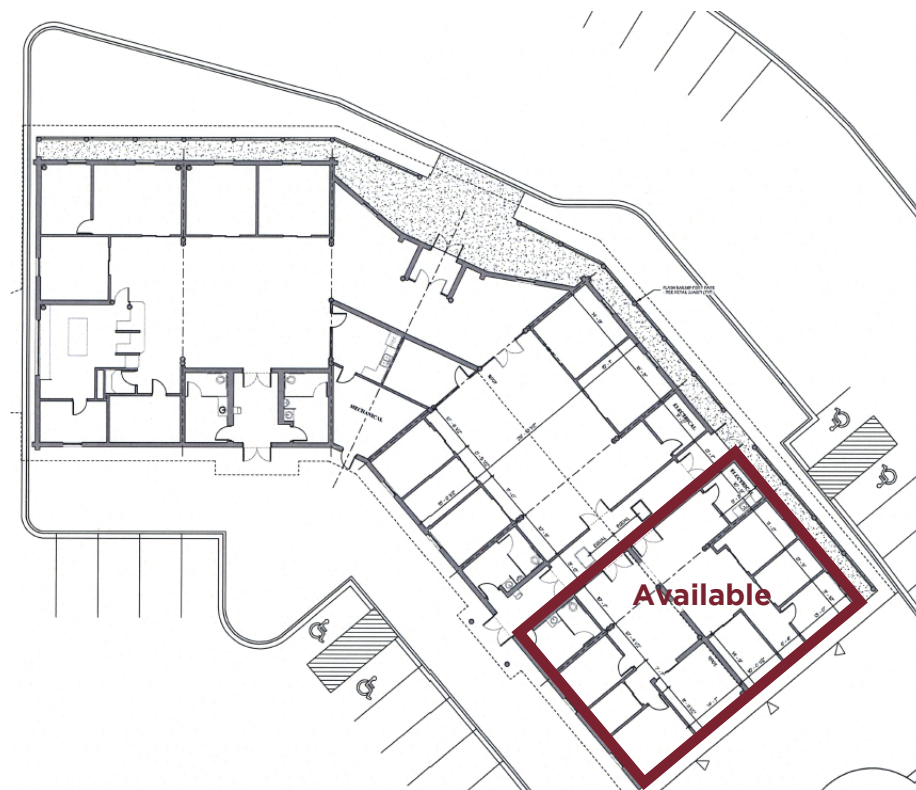
**Property Description**

- Premier office/retail space available for lease
- Space consists of 3,085 SF
  - Devisable down to 1,280 SF



## Map & Floor Plan

HWY 10 office/retail center enjoys easy access from US 10 and HWY 10/Division Street.



**CONTACT:**  
**320.252.0404**  
**RICEPROPERTIES.COM**

**BEN COPPERTHITE**

Real Estate Agent  
Mobile: 612.242.4869  
ben.copperthite@riceproperties.com

We obtained the information above from sources we believe to be reliable. However, we do not claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility or errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





**RICE REAL ESTATE SERVICES**

**320.252.0404**

**RICEPROPERTIES.COM**

**BEN COPPERTHITE**

Real Estate Agent

Mobile: 612.242.4869

ben.copperthite@riceproperties.com