

**LEASE**

# Heritage Park

**3051 2ND ST S**

Saint Cloud, MN 56301

**PRESENTED BY:**

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GC REAL ESTATE

# AVAILABLE FOR LEASE

## HERITAGE PARK - 3051 2ND STREET SOUTH ST CLOUD, MN



### PROPERTY DESCRIPTION

This Class B+ two-story office building offers approximately 25,460 rentable square feet of modern, high-quality office space, combining functionality with contemporary design. The property features attractive landscaping, ample on-site parking, and convenient access to major roadways—ideal for businesses seeking a strong presence in a prime location.

Suite 100 (4,354 RSF) is designed for collaboration and efficiency, featuring a 16-person training room, three private offices, open space for approximately 20 workstations, a kitchenette, workroom, and storage.

Suite 100B (1,894 RSF) offers a reception and waiting area, two private offices, a six-person huddle room, open workspace for up to eight workstations, and a storage room.

Suite 101 (1,923 RSF) includes a welcoming reception area, open workspace for flexible configurations, and three private offices for meetings or focused work.

### PROPERTY HIGHLIGHTS

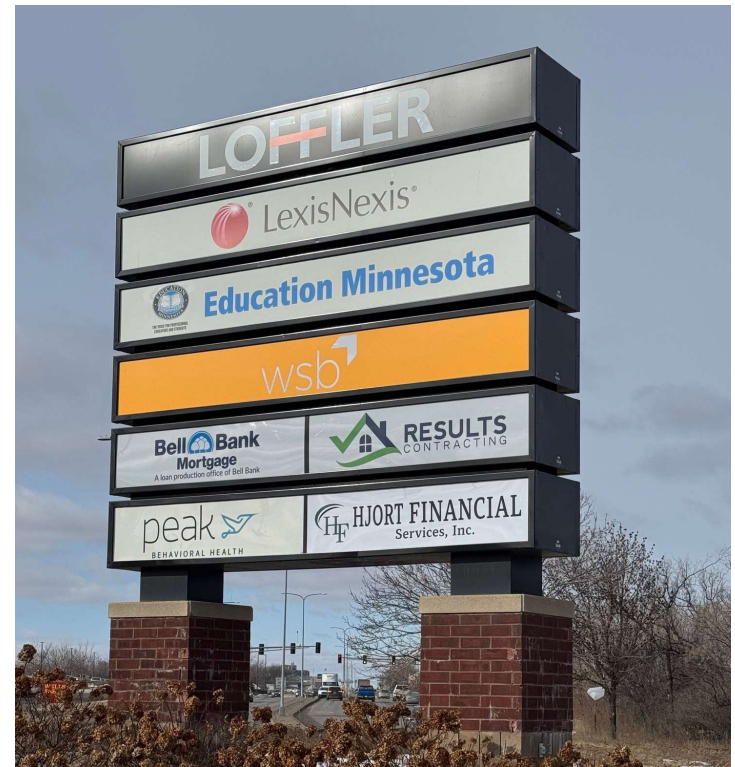
- Class B+ office building that is fully sprinklered
- Ample free on-site parking with 105 spaces available
- Excellent brand exposure via a prominent freestanding pylon sign directly fronting 2nd Street South
- Key fob door system at all entrance locations, for tenant convenience
- Outdoor patio with grill—perfect for employee breaks and informal gatherings
- Interior & exterior live video surveillance with site walks, for added security, during normal business hours
- Estimated 2026 Operating Expenses: \$11.87/SF (CAM includes in-suite utilities. Tenant responsibilities include in-suite janitorial services and telecommunications)

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.50 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	3
<b>AVAILABLE SF:</b>	1,894, 1923 and 4,354 SF

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## ADDITIONAL PHOTOS



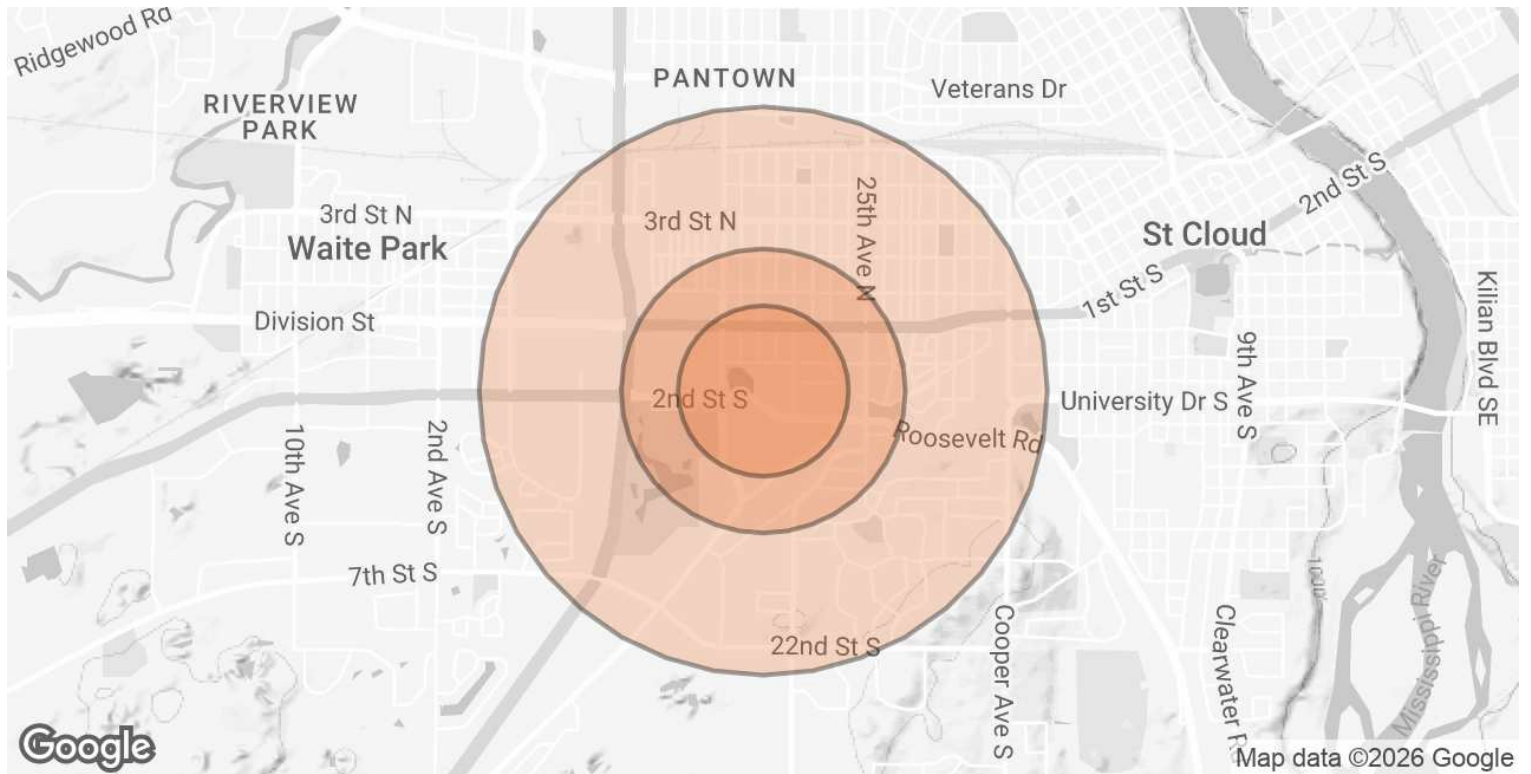
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	92	2,034	10,545
<b>AVERAGE AGE</b>	35	35	38
<b>AVERAGE AGE (MALE)</b>	34	34	36
<b>AVERAGE AGE (FEMALE)</b>	36	36	39

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	37	803	4,300
<b># OF PERSONS PER HH</b>	2.5	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$71,358	\$75,630	\$75,624
<b>AVERAGE HOUSE VALUE</b>	\$308,303	\$313,951	\$264,939

2020 American Community Survey (ACS)

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