

LEASE

Stearns Center

4140 THIELMAN LN

Saint Cloud, MN 56301

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 - \$15.25 SF/yr (NNN)
BUILDING SIZE:	47,276 SF
AVAILABLE SF:	970 - 3,794 SF
LOT SIZE:	103,191 SF
YEAR BUILT:	1987
ZONING:	C5
APN:	82.47407.0053

PROPERTY OVERVIEW

Positioned in the heart of West St. Cloud, this three-story Class B office building combines convenience, accessibility, and professional appeal. Enjoy quick connections to I-94, Highway 15, and Highway 23, making it an ideal location for businesses seeking a central and connected address.

PROPERTY HIGHLIGHTS

- All suites have windows for natural light.
- Comfortable work areas and individual offices.
- Building amenities include two conference rooms, wellness center, and game room.
- Well-maintained and professionally managed building.
- Square footage ranges from 970 to 3,794 contiguous RSF.
- Parking is 5/1000.
- Co-tenants in the building include: Stearns Financial, RGP Law, Ltd., MN Dept of Health, Bolton & Menk Engineers, and Wheeler DeGraff Financial.
- Traffic Counts: ±30,000 VPD on 2nd Street S and ±9,500 VPD on 2nd Avenue S (MnDOT).
- 2026 Estimated Tax & Operating Expenses: \$11.23 (water/sewer, heat, electric, refuse)
- \$10.00 PSF TI allowance, subject to tenant credit and lease terms

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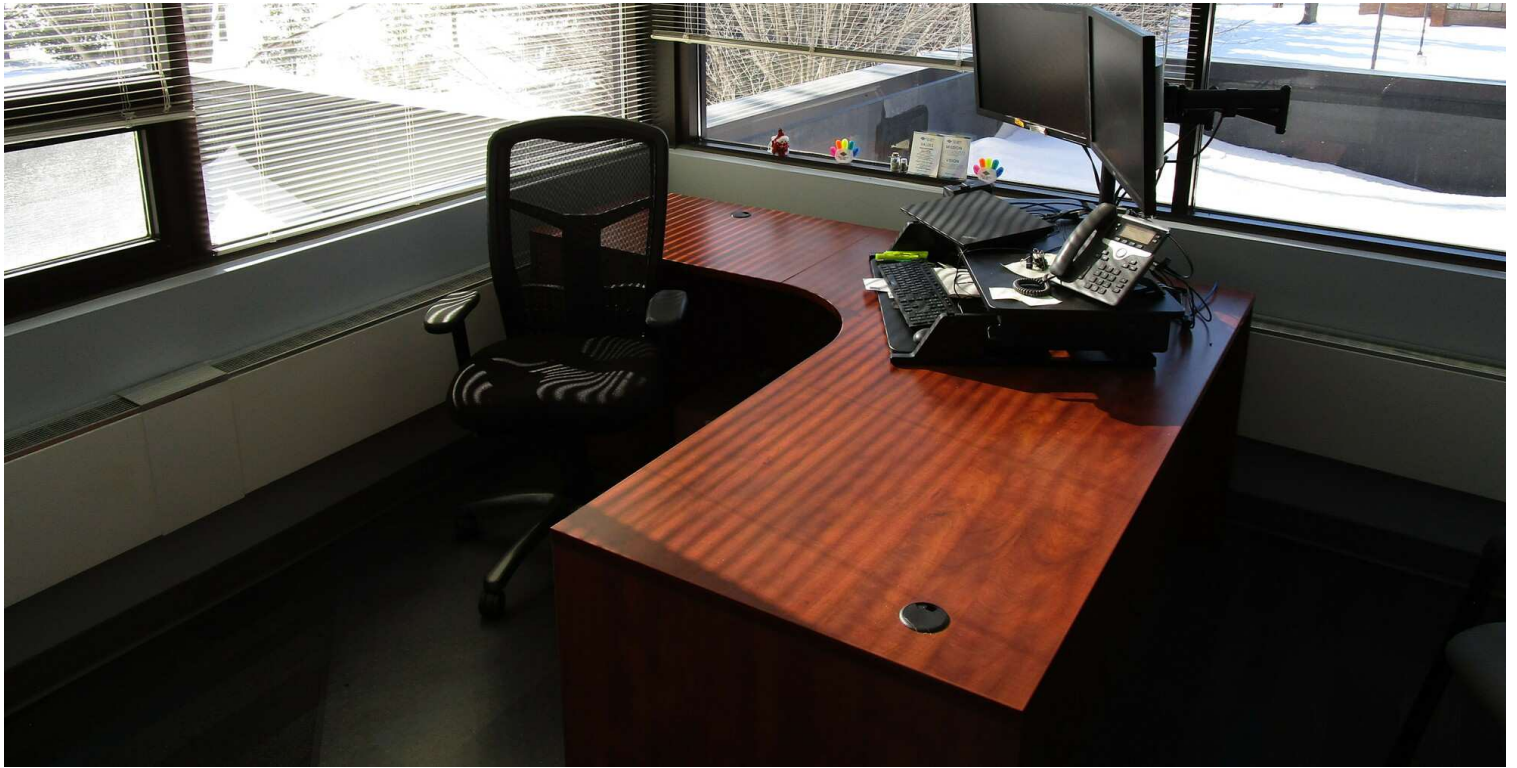
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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	970 - 3,794 SF	LEASE RATE:	\$13 - \$15.25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
102	Available	3,794 SF	NNN	\$15.25 SF/yr
207	Available	1,639 SF	NNN	\$13.00 SF/yr
208	Available	1,792 SF	NNN	\$13.00 SF/yr
302	Available	2,101 SF	NNN	\$13.00 SF/yr
305	Available	970 SF	NNN	\$13.00 SF/yr

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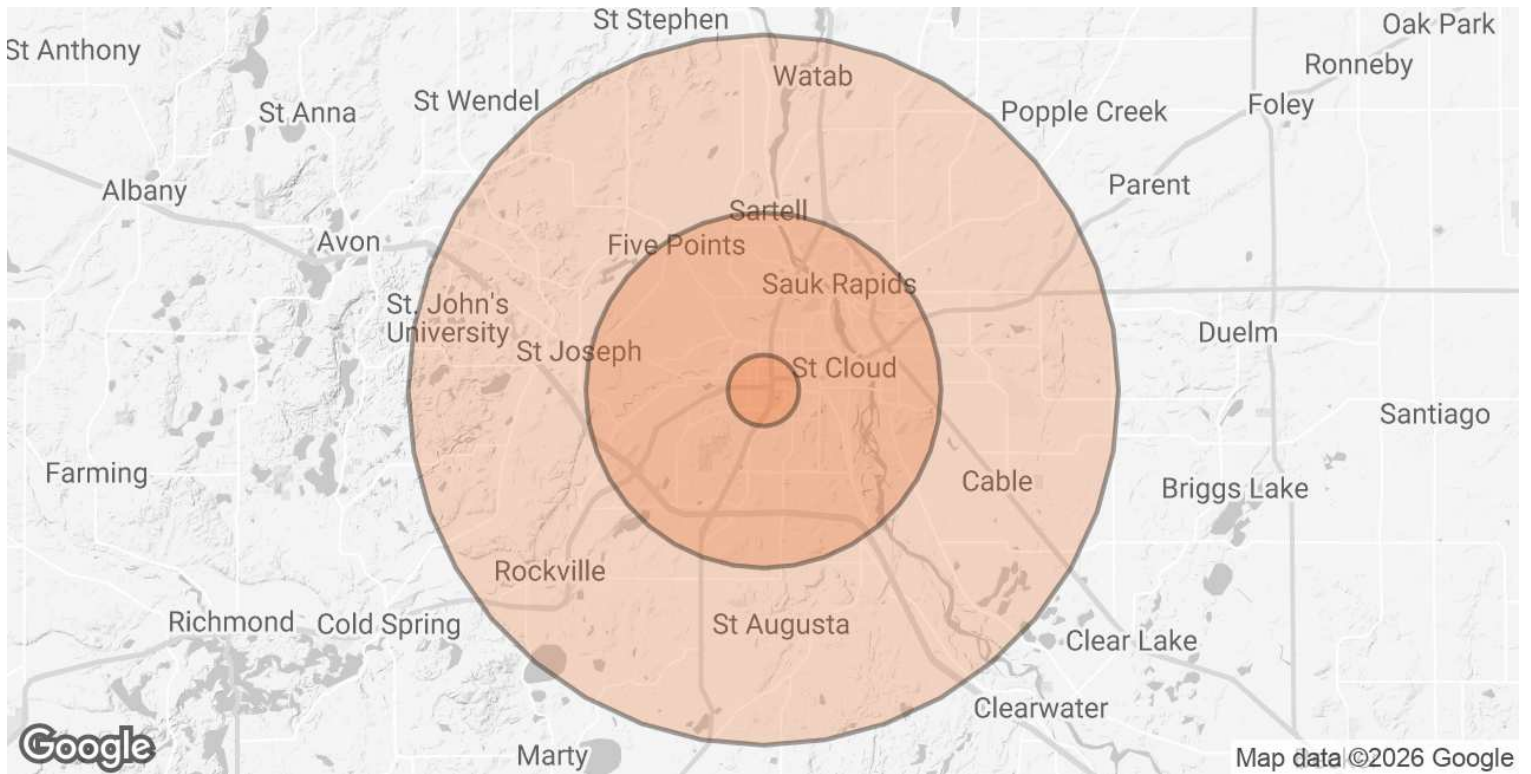
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,726	99,132	134,093
AVERAGE AGE	38.8	34.7	35.4
AVERAGE AGE (MALE)	39.1	33.8	34.7
AVERAGE AGE (FEMALE)	37.4	36.0	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,704	41,633	54,678
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$50,705	\$63,509	\$71,589
AVERAGE HOUSE VALUE	\$150,416	\$155,049	\$177,285

2020 American Community Survey (ACS)

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