

FOR LEASE | \$14.25 PSF NNN



Well Located at HWY 15/8th St N Intersection

- 2,309 usable SF / 2,570 rentable SF available
- Signage opportunities include exterior building and pylon signage
- Traffic counts at this central St. Cloud location average approximately 78,000 (AADT)
- Attractive brick exterior, canopied glass vestibule entrance and numerous oversized windows provide great “curb appeal” and demonstrate the quality of the workmanship for this 4,500 SF office building.
- A \$20.00 per square foot Tenant Improvement Allowance is available for qualified users
- Estimated 2018 CAM is \$7.96 PSF (includes electric and gas)



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