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Professional Office For Lease

Over 100,000 square feet of professional space available on a 6 acre site.

Site Description:

This prominent 6 acre site is located at the intersection of Highway 23 and Cooper Avenue South in St. Cloud, MN. Considered one of St. Cloud's top five catalyst sites, City Officials claim this site will help spur reinvestment and redevelopment of the surrounding areas. Cooper Development provides an opportunity for professional office, medical, and retail providers. Developer will build-to-suit and aid in the design of your new space.

COOPER DEVELOPMENT

Location Highlights:

- Easy access to South St. Cloud and Interstate 94.
- Only 1.5 miles to Highway 15.
- Less than one mile to downtown.
- Easy access and direct exposure to Highway 23.
- Located at heavily traveled intersections of Cooper Avenue South and Highway 23.



Location:

Cooper Development is located in the heart of St. Cloud, Minnesota. Some of the major employers in St. Cloud include: * CentraCare Health Systems (6,004), St. Cloud VA Health Care System (1,714), Capital One (850) and New Flyer of America, Inc. (730). It is also home to several higher education institutions, including Minnesota's third-largest university, St. Cloud State University. St. Cloud State's 2017 total enrollment was 14,615. **

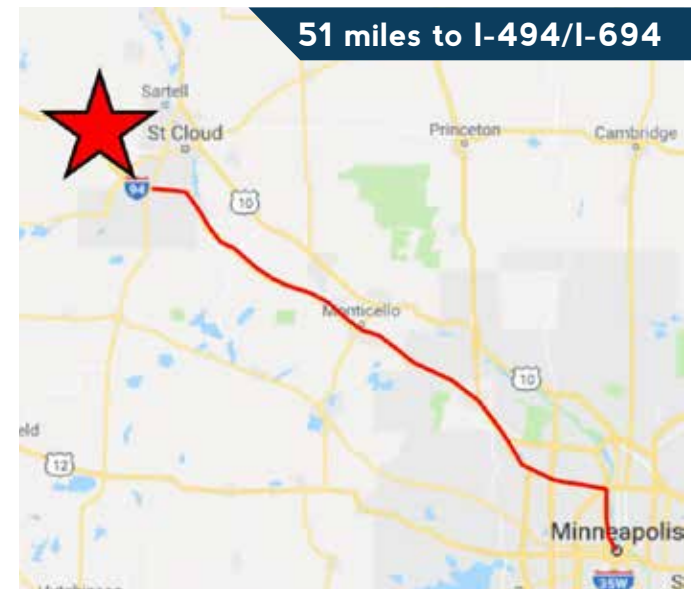
*City of St. Cloud 2018 Major Employers, March 2018

**<https://www.stcloudstate.edu/about/glance.aspx>

Opportunities:

The opportunities at this site include, private medical and dental practices, a corporate headquarters or campus, free standing and multi-tenanted office suites. St Cloud is the #1 top performing city in Minnesota based on job growth, wages, and the amount of high-tech industries. * According to the MN Dept. of Employment and Economic Development (DEED), it is the fastest growing labor force in Minnesota. *(Milken Institute)

51 miles to I-494/I-694



Traffic Count:

Collected data from Stearns County Industrial Submarket shown on the right.

Transportation:

Cooper Development is situated at an intersection with extremely high exposure and visibility. This intersection produces over 40,000 vehicles per day and allows easy access to Highway 23, Interstate 94 and then on to I-494/I-694.

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
1st St N	Cooper Ave N	0.01 E	788	2017	0.10
19 1/2 Ave N	Division St	0.01 S	970	2017	0.10
State Hwy 23	20th Ave N	0.03 SW	38,000	2017	0.15
McKinley Pl N	Saint Germain St W	0.01 S	6,010	2017	0.22
State Hwy 23	McKinley Pl S	0.02 W	33,500	2013	0.23
W St Germain St	21st Ave S	0.03 SW	670	2017	0.27
Washington Memorial Dr	7th St S	0.02 S	6,600	2017	0.27
Wash Mem Dr	Washington Memorial Dr	0.03 S	5,600	2013	0.28
Washington Memorial Dr	7th St S	0.06 N	5,600	2013	0.29
Cooper Ave S	Roosevelt Rd	0.12 S	7,700	2017	0.29

The St. Cloud area is a regional transportation hub within Minnesota and only 68 miles north of the Minneapolis and St. Paul area.

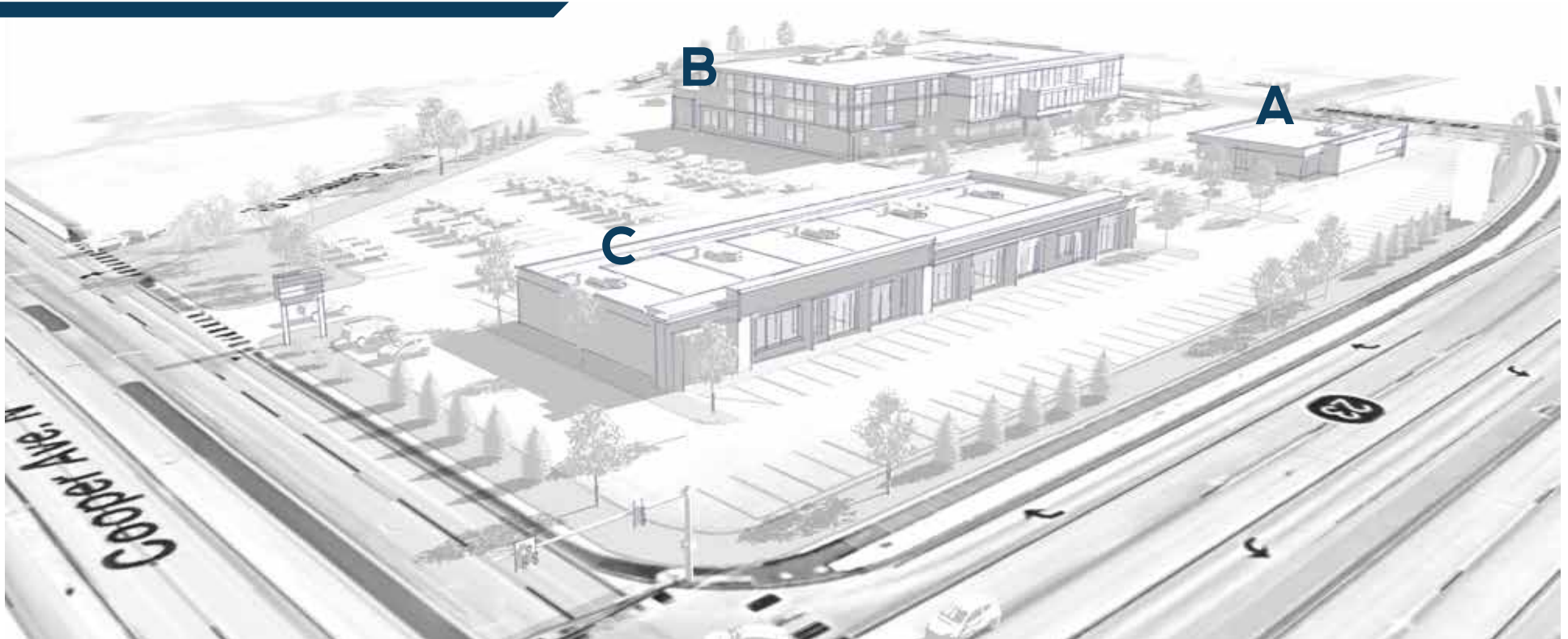
The Transit Center in downtown St. Cloud is shared with Jefferson Lines providing links with the Northstar Commuter Rail lines in Big Lake, thus connecting St. Cloud to downtown Minneapolis by way of the Light Rail and Metro Transit systems.

DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
Total:	6,684	48,308	84,716
EMPLOYMENT	1 MILE	3 MILE	5 MILE
Employed:	3,809	27,012	48,129
Unemployed:	102	973	1,646
Unemployment Rate:	1.04%	2.86%	3.09%
INCOME	1 MILE	3 MILE	5 MILE
Median Household:	\$46,044	\$42,306	\$46,1478
Average Household:	\$52,457	\$50,067	\$53,778
Aggregate Household:	\$146,738,001	\$910,503,541	\$1,779,294,821



Proposed Site Layout

**subject to change pending the identification of users and their specific needs.*



Building A

Single Story. Approximately 15,000 square feet of new retail or single tenant office space featuring high ceilings and energy efficient systems. Located at the Highway 23 and Cooper Avenue Intersection, this site offers exceptional exposure and visibility.

Building B

Three Story. Approximately 65,000 square feet, state-of-the-art facility with adequate space to meet growing demand for high-quality office users and medical services. The building offers ample parking with easy ingress and egress. It is easily accessible for clients and patients traveling to all areas of St. Cloud.

Building C

Single Story. This 10,800 square foot office service/retail building is designed for efficient and flexible suite sizes. The building has 60 foot bay depths and 20 foot store fronts, allowing for suite sizes of 1,200 square feet. Store front signage gives great exposure to the 34,000 vehicles per day traveling on Division Street/ Hwy 23.

This information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Granite City Real Estate LLC guarantees the accuracy of such information.

Proposed Interior Design

**Developer will build-to-suite and aid in the design of your new space.*



DEVELOPMENT TERM & PRICING DETAILS

Construction Timeline:	12 Months From Lease Execution
Anticipated Rates:	\$18 PSF/NNN* <small>*Based on quality of tenant and terms of lease.</small>
Expected Parking:	300+ Stalls
Estimated Operating Expenses:	\$10 PSF

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