



**For Lease
Office Space**

BadCat
Digital Marketing

ST. CLOUD Office Space

Lease Rate: \$10.00/sf NNN

Building Size: 5,800/sf Space Available: 800-3,200/sf

819 W. St. Germain St, St. Cloud, MN 56301

Available 1st Quarter 2026

Eric O'Brien, Broker
612.281.4163

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Doug Cook, Broker
651.333.2170

DCook@Crs-Mn.com



- * Located in Central Downtown Business District
- * Just East of the Paramount Theatre
- * Businesses in Area Include:
The Paramount Theatre, The White Horse Restaurant & Bar,
Mantra Salon & Spa, Wirth Center for the Performing Arts,
Gallagher Insurance and more.

*** W. St. Germain St. - 3,900 VPD**
*** 8th Ave North - 1,450 VPD**



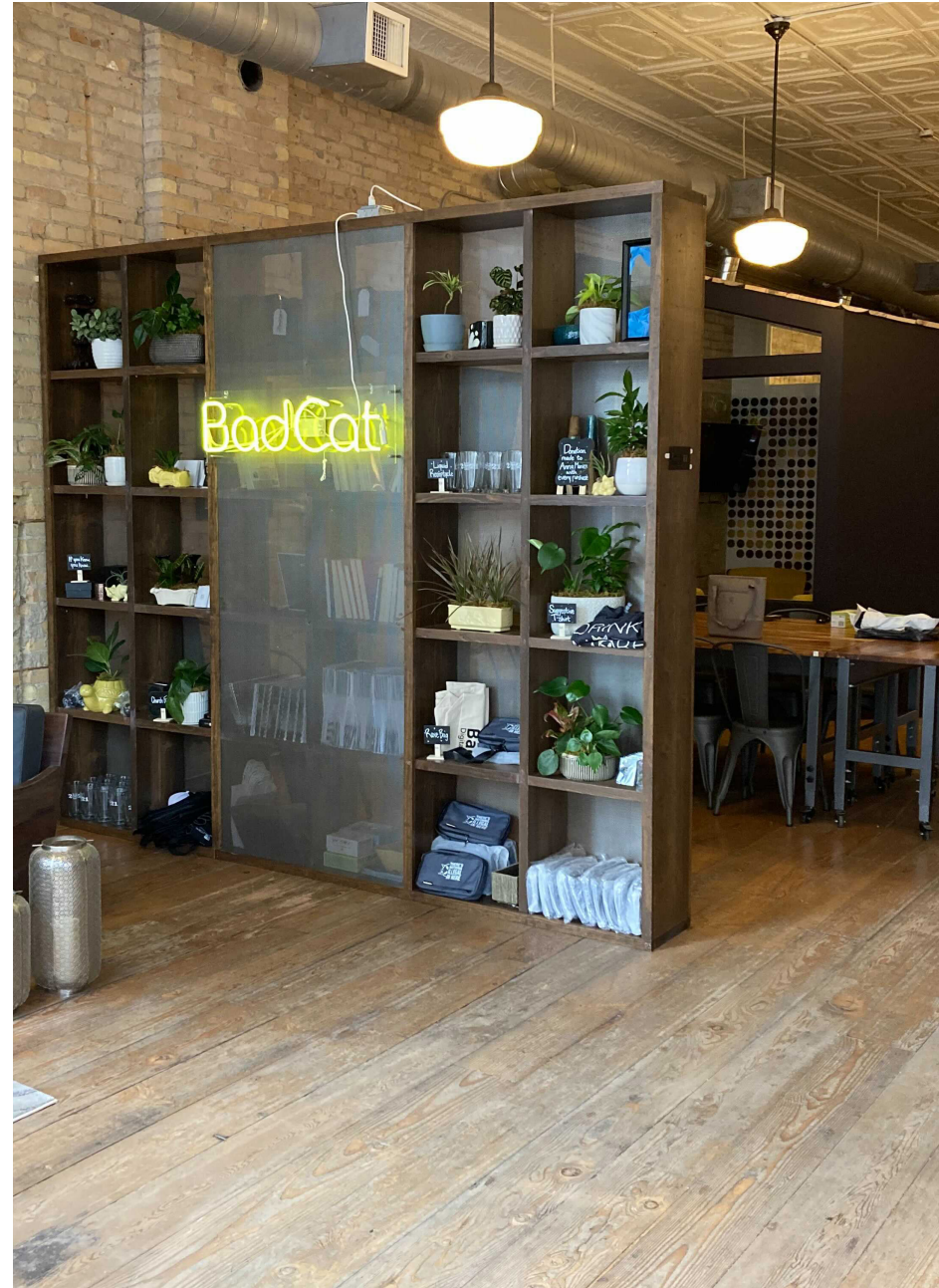
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PROPERTY OVERVIEW

819 W. St. Germain St, St. Cloud MN

Lease Rate
\$10.00/sf NNN
Available 1st Quarter 2026

Building Size	5,800/sf (Space Available: 800 - 3,200/sf)
County	Stearns
PID	82.46123.0000
Taxes 2025	\$6,344.00
Zoning	C-3 Central Business District
Floors	Two (2)
Tenant	Multi-Tenant
HVAC	Forced Air Furnace
Electrical	280V

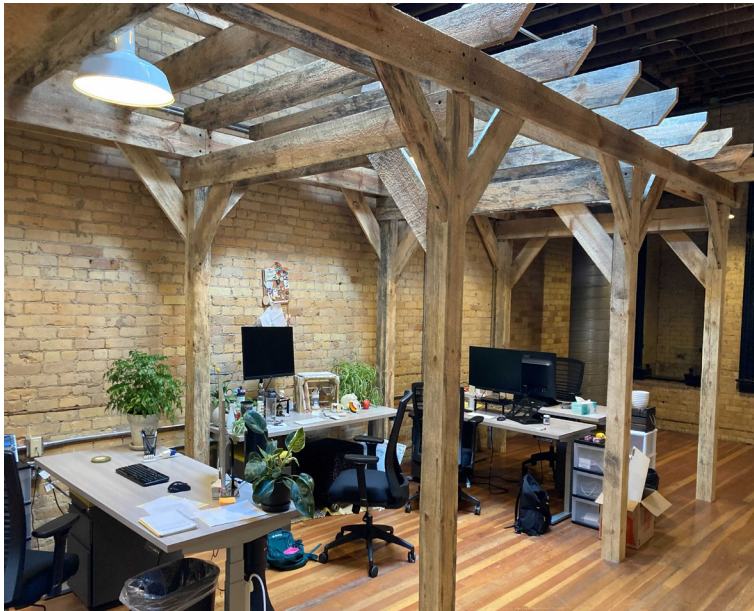


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INTERIOR



Reception Area



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INTERIOR - Office Spaces



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INTERIOR



Meeting Room



Kitchen



Break Room



Break Room

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