



COMMERCIAL REALTY SOLUTIONS

For Lease
Professional
Office



ST. GERMAIN OFFICE PLAZA

Building: 22,770

3717 23rd Street South, St. Cloud, MN 56301

Eric O'Brien, Broker
612.281.4163
EObrien@Crs-Mn.com



PROPERTY LOCATION

- * Located 66 miles from Minneapolis along I-94
- * Convenient location off US Highway 15
- * North of New Tech High School
- * South of New Costco
- * Businesses in Area Include:
 Kwik Trip, Costco, Money International, Walmart,
 Don Robinson Motors, Heritage Apartments,
 Holiday Inn, Tech High School, Wells Fargo,
 Miller Auto & Marine and much more.

TRAFFIC COUNTS - 2023

- * US Hwy 15 - 20,300 VPD
- * W St. Germain Street - 9,000 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

Lease Rate

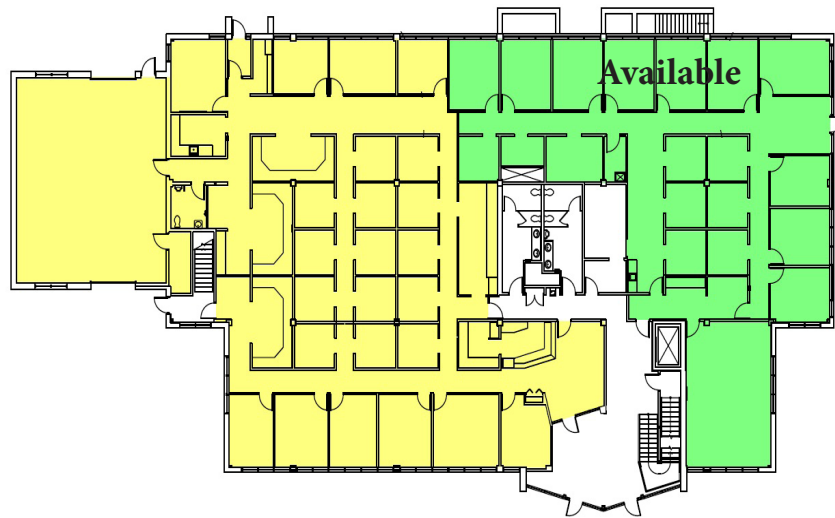
\$13.50/psf - \$14.00/psf NNN

Operating Expense	\$6.58/psf
Real Estate Taxes	\$3.92/psf
Building Size	22,770/sf
Space Available	3,047 s.f. Usable/ 3,574 s.f. Rentable – 2nd Floor - \$13.50/psf NNN 4,082 s.f. Usable/ 4,817 s.f. Rentable – 1st Floor - \$14.00/psf NNN
Tenant Improvement Allowance	Negotiable
County	Stearns
PID	82.44444.0209
Taxes 2024	\$88,974.00

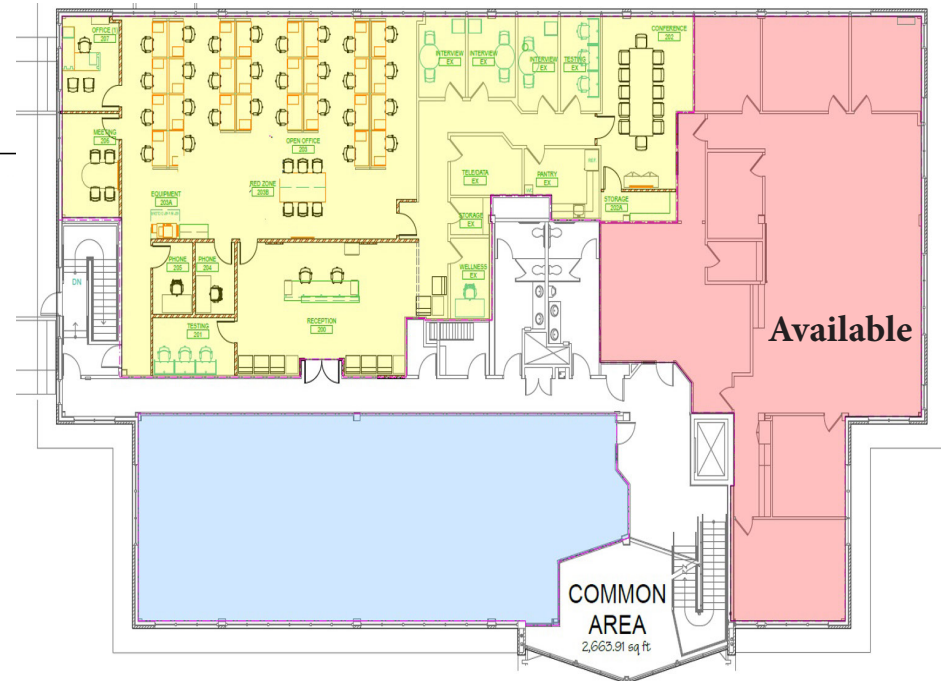


This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

1ST FLOOR SUITE



2ND FLOOR SUITE



BUILDING AMENITIES

- * Fitness Center
- * 2nd Floor Balcony
- * Elevator
- * Medical Needs Room
- * Lower Level Storage
- * Building is Fully Sprinkled
- * Parking 115+ Spaces

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FIRST FLOOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FIRST FLOOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECOND FLOOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECOND FLOOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.