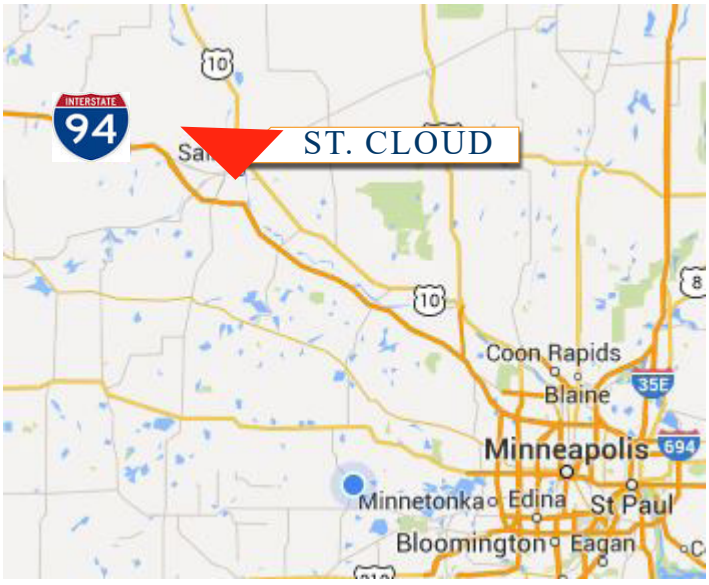
COMMERCIAL REALTY SOLUTIONS

For Lease
6,750 s.f. Office Suite
912 West Saint Germain St., St. Cloud 56301

PROPERTY INFORMATION

* Lease Rate **$12.50/psf** NNN
  Operating Expenses $5.50
* Building is 45,406/sf
  Space Available : 6,750/sf
* Stearns County
* Original Construction - 1925
* Completely Renovated 2009 ($4M Investment)
* Regency Venue Built in 2019 ($1M Investment)
* Zoned: C-3 Central Business
* Businesses in the Area Include:
  Jules' Bistro, The White Horse, Lathrop GPM, The Paramount Theatre, Mahowald Insurance, Lofts Salon & Spa, US Bank, Regency Event Center, Midwest Financial Partners, Courtyard by Marriott, Refuge Chapel, Grandstay Hotel and numerous others



Contact:
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LOCATION INFORMATION

* Premier Office Building in Core Downtown St. Cloud
* North of Highway 23
* 2 Miles West of Highway 10
* Near Many Amenities and Services

TRAFFIC COUNTS - 2021

*** 10th Avenue S - 15,300 VPD**
*** W Saint Germain St. - 6,200 VPD**

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912 REGENCY PLAZA | Lower Level Floor Plan

SJA Architects

Floor Plan

PROPERTY INFORMATION

* Building Event Center Available for Tenant Events (5 to 500 people)
* Dedicated Tenant Parking is Negotiable
* 21 Total Parking Stalls

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Common Areas

Suite Entrance

PROPERTY INFORMATION

* Exterior Entryways have Security/Electronic Locks
* Private Suites are accessed by an Electronic FOB; with unique FOBs for each employee
* Common Area Restroom
* Common Area Elevator

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PROPERTY INFORMATION

Suite Description:

* (3) Large Private Offices
* Large Break Area
* Open Floor Plan/Call Center Area
* Fiber Optic Internet

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