



FOR LEASE

EASTGATE II
EASTGATE BUSINESS CENTER
 425 East St. Germain St. Cloud MN 56304

9600 SQUARE FEET

GREAT VISIBILITY
ON EAST ST. GERMAIN STREET

SECOND FLOOR SUITE **\$12.00** PSF NET
 +2022 CAM of \$6.03 PSF

Includes:

- Free parking (200+ vehicles).
- Professional on-site management.
- Free use of conference room in Eastgate I (Seats 24)
- Post Office Delivers to office M-F
- F.T. on-site Maintenance & Mgmt.

Additional Costs:

- Gas and Electric.
- Phone, Internet.

Amenities:

- Entire Second Floor Suite.
- Nice Space-Must Be Seen.
- Quality Tenant Mix.
- 1 Stop Elevator to Reception Area
- Clean, Well Maintained Common Areas.
- Custom High Grade Finishes.
- Handicap Accessible.
- Furnishings and Partitions Included

FLEXIBLE LEASE TERMS
 Additional tenant improvements are negotiable.

AVAILABLE MARCH 2023
-OR SOONER BY AGREEMENT-



Free Parking

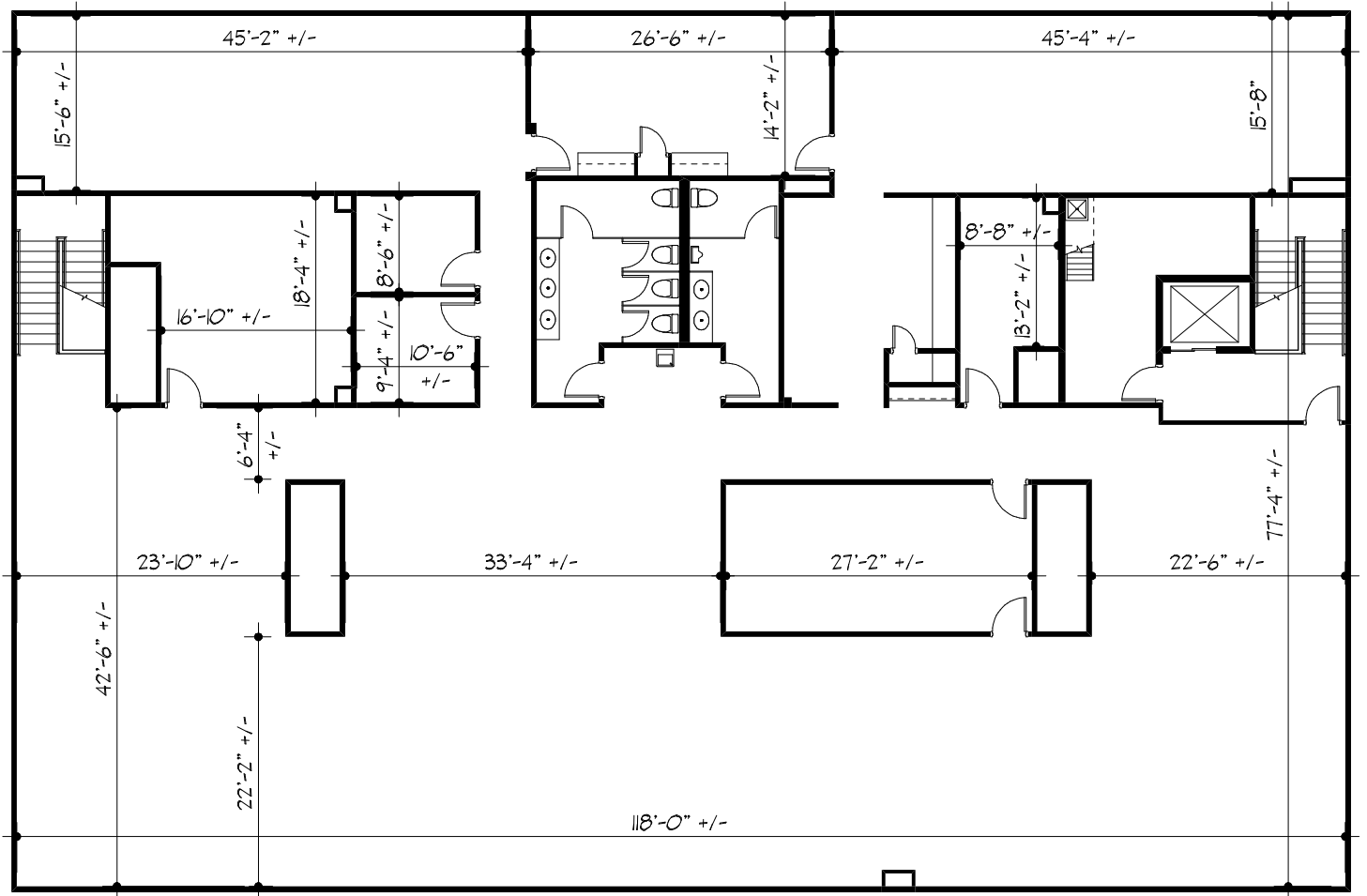


**Well Maintained Hallways
and common areas**

For Information Contact:
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 Broker
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www.rca-re.net

RCA
COMPANIES
 REAL ESTATE
 INVESTMENTS

SUITE 200



EASTGATE II - SUITE 200 ENTIRE SECOND FLOOR SUITE

