

Office Building

5TH AVENUE OFFICE SPACE

117 1/2 5TH AVE SOUTH , ST. CLOUD , MN 56301

FOR LEASE



PROPERTY DESCRIPTION

For lease is this 2nd floor turn-key office space which is located directly on 5th Avenue and just one block off of Division Street/Highway 23. The 2,300 square foot office features a private conference room and hoteling desks up front, open office space in the back for added flexibility, a kitchenette, and a private restroom. There is also added storage available in the lower level. A dedicated parking stall is available in the back with street parking being readily available directly in front of the space on 5th Avenue. A wide variety of surrounding walkable businesses in Historic Downtown St. Cloud include national and local retail, multiple hotels, financial institutions, and a mix of professional users further cementing the value of the convenient location.

PROPERTY HIGHLIGHTS

- 2,300 square feet of turn-key professional business space
- Located just one block off of Division Street/Highway 23 for ease of access
- Dedicated parking stall available which is complimented by street parking immediately available on 5th Avenue
- Approximately 600sf of finished, climate controlled storage space available in the lower level which is accessed in suite
- Private bathroom, kitchenette, and conference room all currently built out in the space

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	2,300 SF
Building Size:	6,900 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	491	1,784	6,314
Total Population	1,403	5,355	16,210
Average HH Income	\$62,149	\$53,364	\$48,022

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2nd Floor Office	For Lease	2,300 SF	NNN	\$13.50 SF/yr	2024 Estimated CAM is \$4.26/sf which includes water

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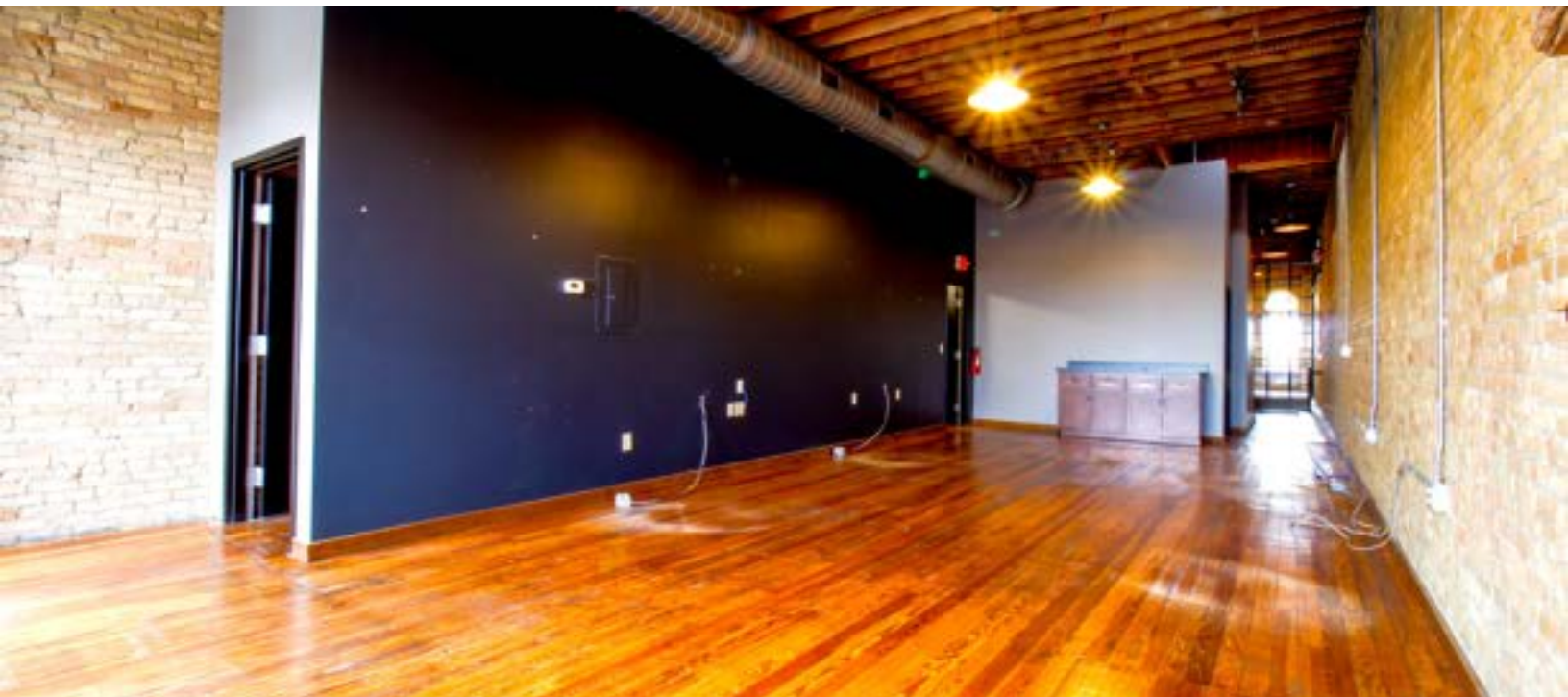


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