



FOR LEASE

EASTGATE III
EASTGATE BUSINESS CENTER
 451 East St. Germain St. Cloud MN 56304

4,200 SQUARE FEET

GREAT LOCATION! SPACIOUS SUITE

COMBINED = SUITE 400 **Monthly Rent**
\$12.00 NET
 [ADJOINED SUITES 300 & 400] **\$ 5.93**

Includes:

- Free parking (170+ vehicles).
- Professional on-site management.
- Free use of conference room in Eastgate I (Seats 24)
- Post office sub-station in complex.
- Light bulb replacement.

Additional:

- Separately Metered Utilities.
- Phone, internet & cable.

Amenities:

- Handicap accessible.
- Nice space-must be seen.
- Quality tenant mix.
- High visibility.
- Clean, well maintained common areas.



For Information Contact:

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 Broker
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 Broker
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RCA
COMPANIES
 REAL ESTATE
 INVESTMENTS

22 WILSON AVE. NE, SUITE 14
 ST. CLOUD, MN 56304

3 To 5 Year Lease Available.

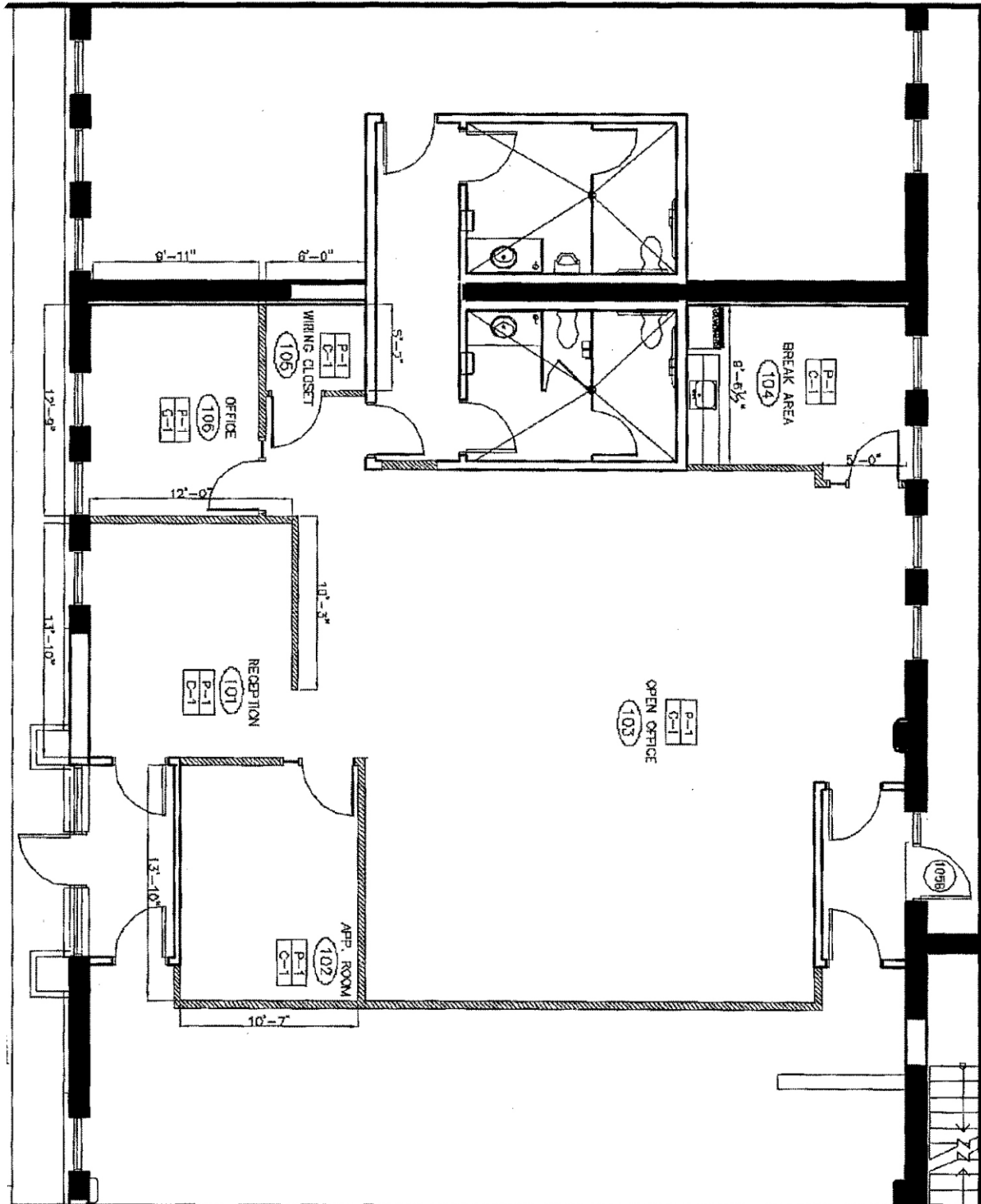
Additional tenant improvements are negotiable.



Space Diagram

Suite 300 =

2,100 Sq. Ft.



Space Diagram

Suite 400=

2,100 Sq. Ft.

