

Office Building

MCCLURE BUILDING

14 5TH AVE S, SAINT CLOUD, MN 56301

FOR LEASE



PROPERTY DESCRIPTION

Located on a direct artery in Historic Downtown St. Cloud, Inventure Real Estate is excited to bring the McClure Office Building for lease. The building is situated on Fifth Avenue North and is located just one block off of Division Street which provides both excellent accessibility and visibility. Available lease options range from turn-key office/retail space on the first floor, to finished space on the second floor, and shell space on the third floor. There is an easement in place which allows tenants the ability to park in a nearby parking ramp and access the building via The Marriot which is an adjacent hotel. The prime location is also highlighted by Jimmy John's occupying a portion of the first floor, Saint Cloud State University being located 4 blocks away, and a large mix of other national and local groups throughout the rest of Downtown St. Cloud.

PROPERTY HIGHLIGHTS

- Mix of available space conditions on each floor to provide tenants with different leasing options
- Located one block off of Division Street which is St. Cloud's most densely traveled road featuring 33,000 vehicle units per day
- Easement in place to which allows tenants to have a covered walk to the building from a nearby parking ramp
- Close access to major state and national roadways: 1 block from Highway 23, 1 mile from Highway 10, 3 miles from Highway 15, and only 5 miles from Interstate 94

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	521 - 3,786 SF
Lot Size:	7,405 SF
Building Size:	10,821 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,191	40,240	54,167
Total Population	15,707	94,744	132,334
Average HH Income	\$48,745	\$62,897	\$71,303

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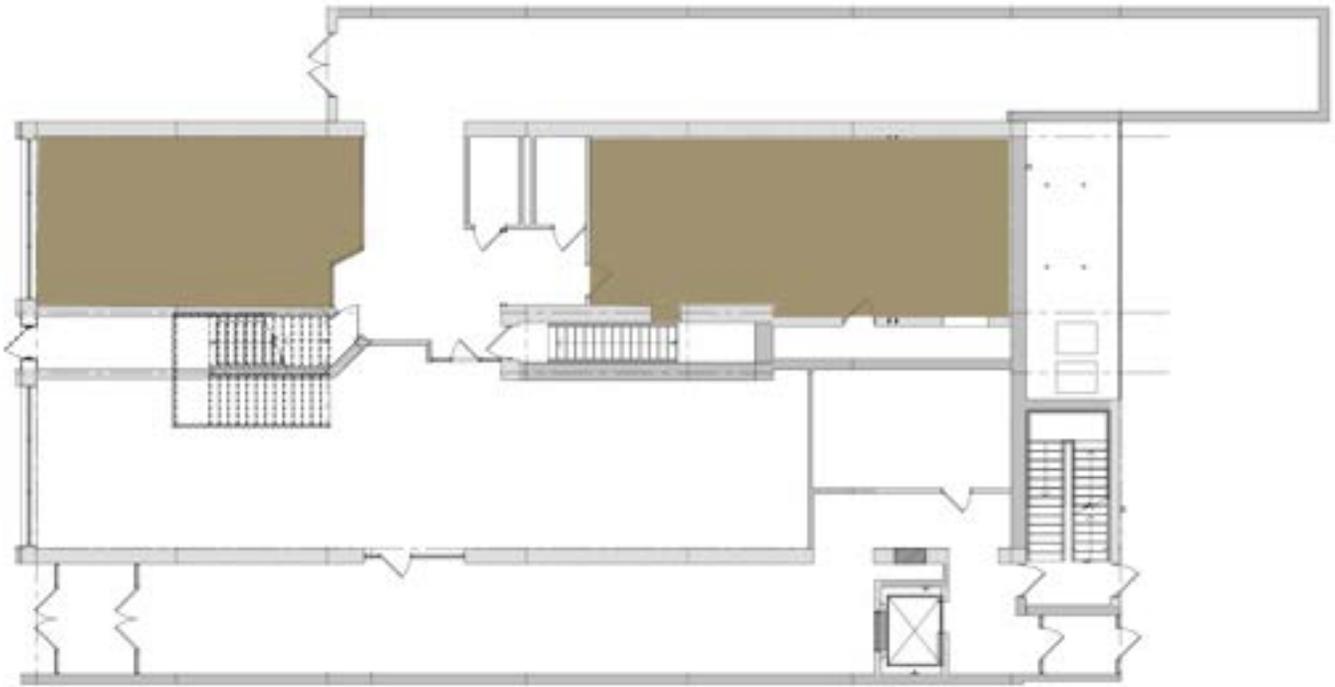
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First Floor



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
First Floor Suite One	For Lease	521 SF	NNN	Negotiable	-
First Floor Suite Two	For Lease	719 SF	NNN	Negotiable	-

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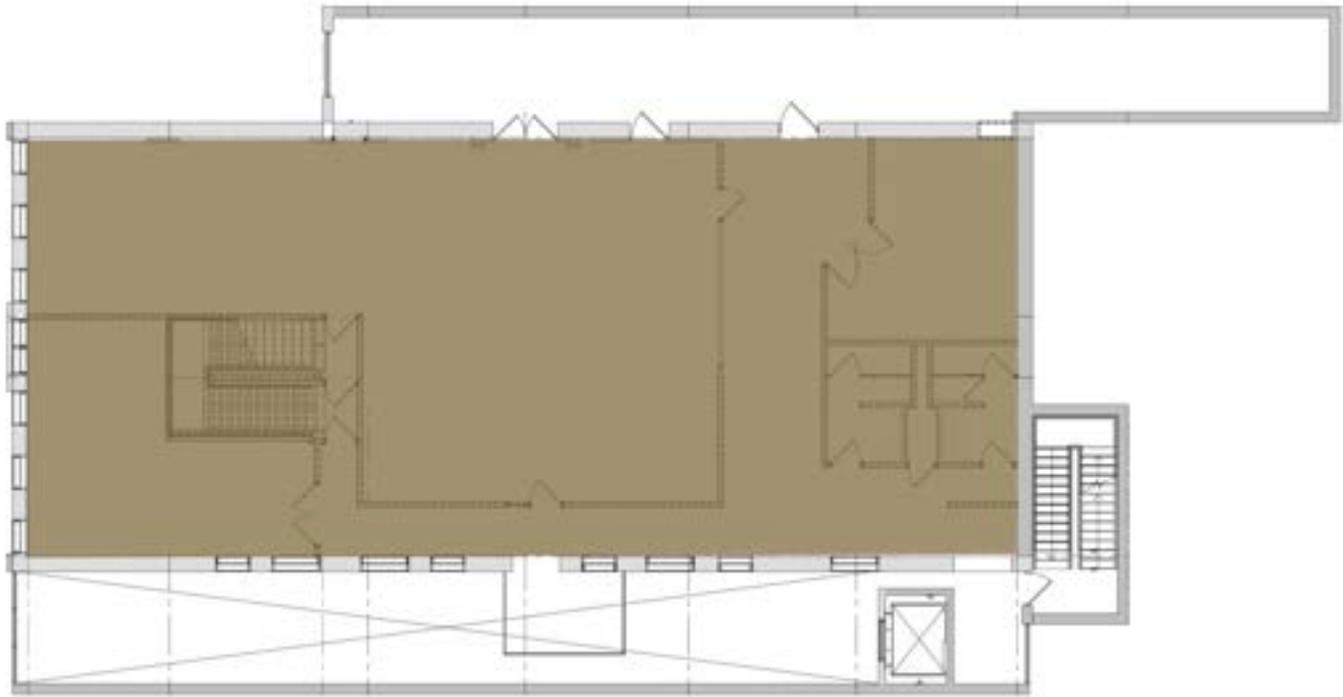
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Second Floor



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2nd Floor Office	For Lease	3,786 SF	NNN	Negotiable	-

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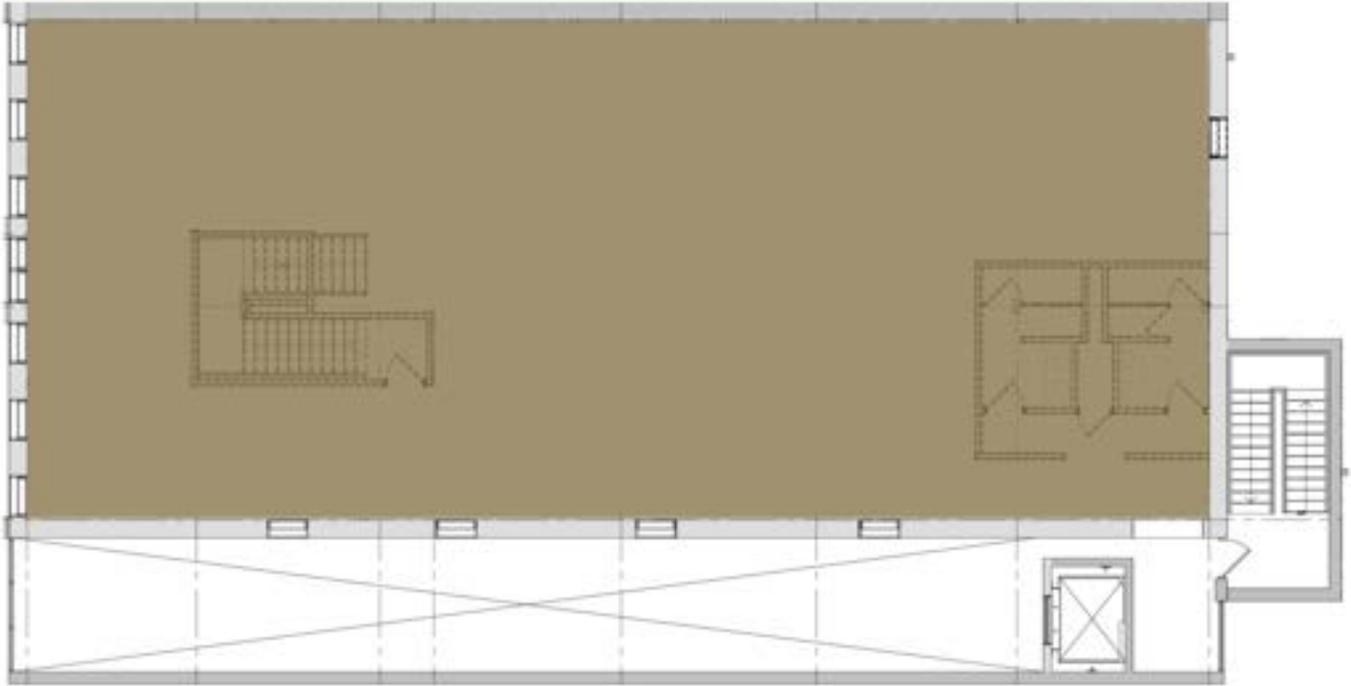
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Third Floor



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3rd Floor Office	For Lease	3,766 SF	NNN	Negotiable	-

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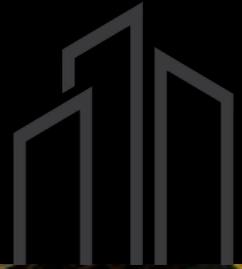
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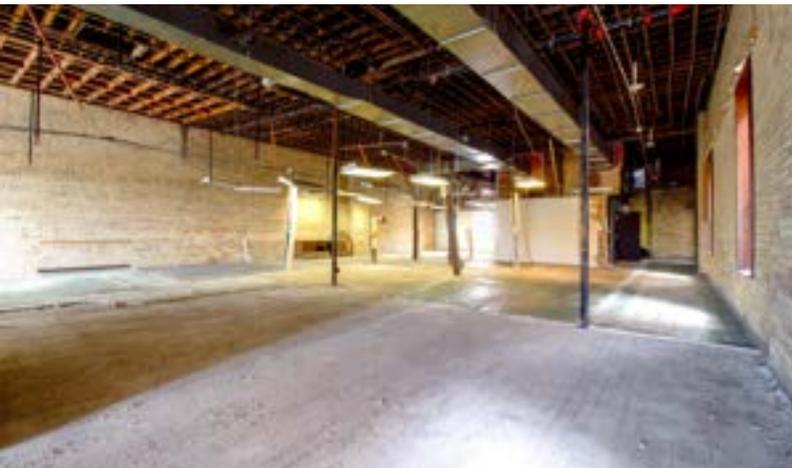
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