



**FOR
LEASE**

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

889 SQUARE FEET

**GREAT LOCATION!
NICE SPACE!**

SUITE 107
MAIN FLOOR

Monthly Rent
\$12.00 Net
\$ 6.03 CAM

Includes:

- Free parking (170+ vehicles).
- Professional on-site management.
- Free use of conference room in Eastgate I - (Seats 24)
- 3 private offices, file room & kitchen.
- Light bulb replacement.
- FREE Notary Service Available in Complex.

Additional:

- Gas and electric.
- Phone, internet & cable.

Amenities:

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

Up To 3 Year Lease Available.

Additional tenant improvements are negotiable.



For Information Contact:
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