



**FOR  
LEASE**

## **EASTGATE I EASTGATE BUSINESS CENTER**

22 Wilson Avenue NE St. Cloud MN 56304

**1,723 SQUARE FEET**

## **HIGH VISIBILITY Main Floor Frontage**

**SUITE 12**

**MAIN FLOOR**

**FRONTS ON WILSON AVE NE**

**\$1,725.00**

**Plus Utilities**

### **Includes:**

- Individually Controlled Thermostat
- Free Parking (170+ vehicles)
- Professional On-Site Management
- Free Use of Conference Room (Seats 24)
- Post Office Sub-Station in Complex
- Break Room

### **Amenities:**

- Handicap Accessible
- Quality Tenant Mix
- Clean, Well Maintained Common Areas
- New High Efficiency Roof-Top Heat And Air Conditioning
- Newer Carpeting
- New Secure Restrooms

**1 to 3 Year Lease**



*For Information Contact:*

**Robert C. Abel**

Broker

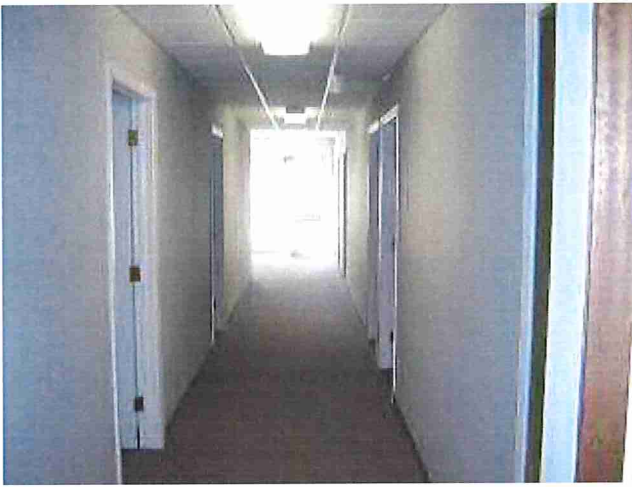
**320-253-9746**

[babel@rca-re.net](mailto:babel@rca-re.net)

[www.RCA-re.net](http://www.RCA-re.net)

**RCA**  
COMPANIES  
REAL ESTATE  
INVESTMENTS

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



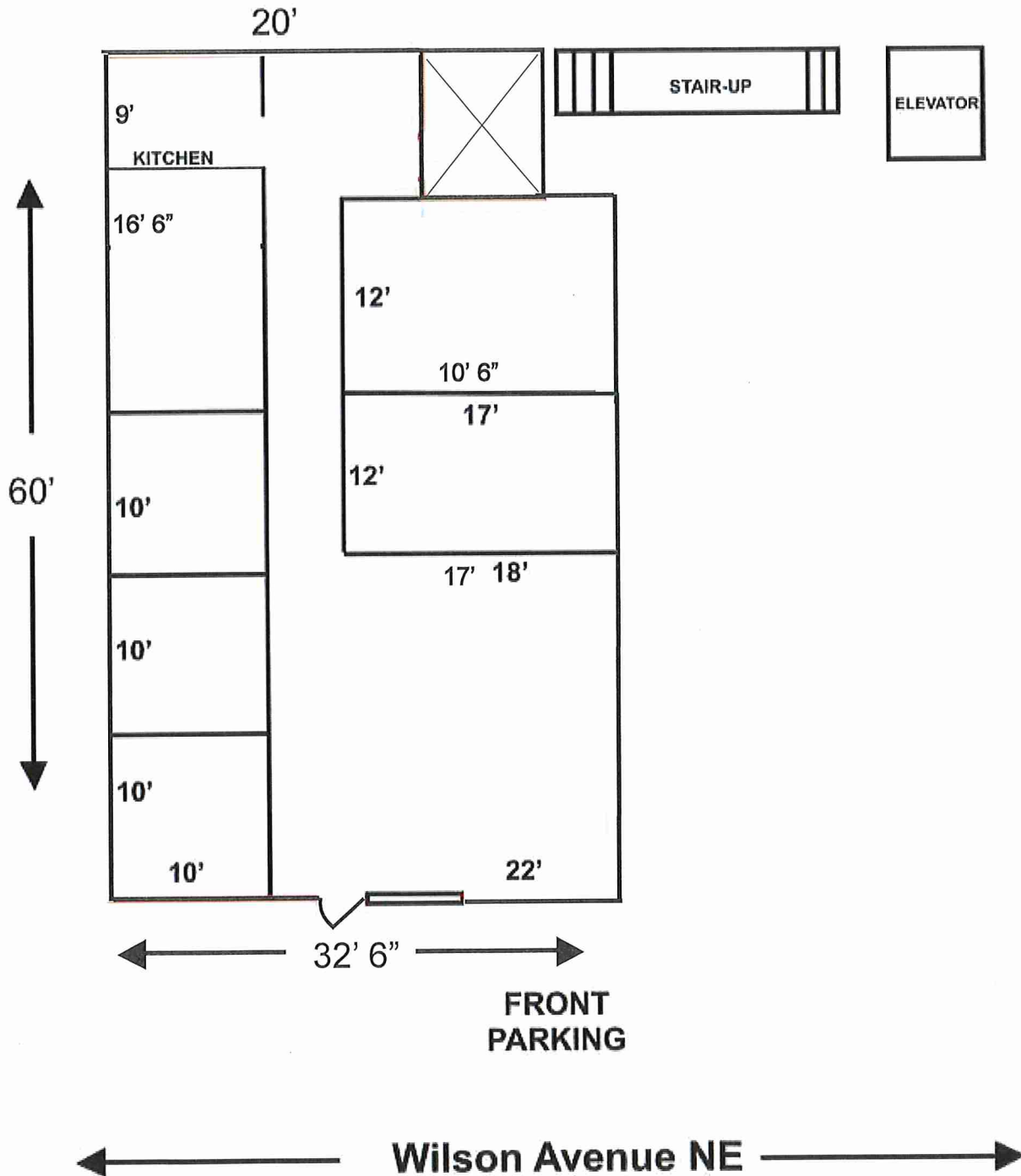


# Eastgate I

## Suite 12

1723 Sq. Ft.

Rear Parking





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**EASTGATE I**  
**EASTGATE BUSINESS CENTER**  
22 Wilson Avenue NE St. Cloud MN 56304

**760 SQUARE FEET**

**AVAILABLE**  
**IMMEDIATELY!**

**HIGH VISIBILITY**  
**ALONG WILSON AVE NE**

**SUITE 26**  
MAIN FLOOR

**\$1,300.00**

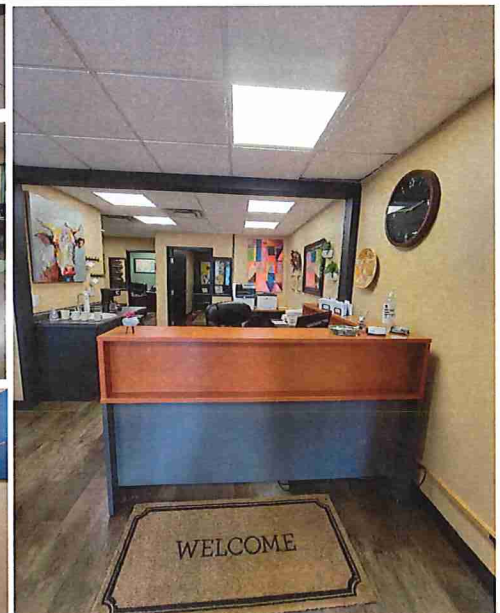
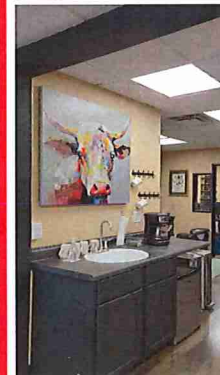
PER MONTH  
Modified Gross

**Includes:**

- Individually Controlled Thermostat
- Free Parking (170+ vehicles)
- Professional On-Site Management
- Free Use of Conference Room (seats 24)
- Mail delivered to Suite Box in Complex

**Amenities:**

- Handicap Accessible
- Quality Tenant Mix
- Clean, Well Maintained Common Areas
- High Efficiency Roof-Top Heat And A.C.
- Newer Carpeting
- Private-Secure Restrooms



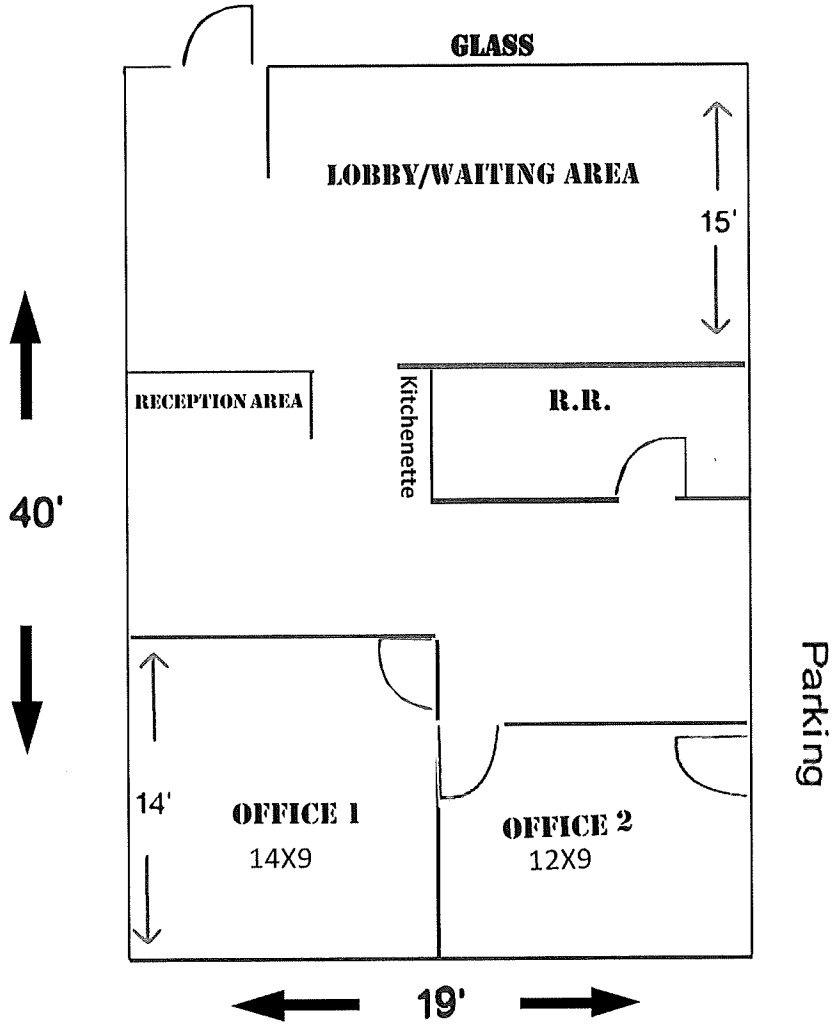
**1 to 3 Year Lease Available**

For more information contact:  
Robert C. Abel  
22 Wilson Ave NE - Suite 14  
St. Cloud, MN 56304

Office: 320-253-9746  
Cell: 320-267-6003  
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**COMPANIES**  
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INVESTMENTS

**Suite 26**  
**760 Square Feet**  
**WILSON AVE**





**FOR  
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**EASTGATE I  
EASTGATE BUSINESS CENTER**

**22 Wilson Avenue NE St. Cloud MN 56304**

**200 SQUARE FEET**

**PERFECT LOCATION!  
Located across the hall from  
Individual Suite - Mailboxes**

**Main Floor SUITE 101**

**GROSS RENT= \$210.00 PER MONTH**

**Includes:**

- Individually Controlled Thermostat
- Free Parking (170+vehicles)
- Professional On-Site Management
- Free Use of Conference Room (Seats 24)
- U.S. Mail delivered to your Suite Box in Complex
- Break Room

**Amenities:**

- Handicap Accessible
- Quality Tenant Mix
- Clean, Well Maintained Common Areas
- New High Efficiency Roof-Top Heat and Air Conditioning
- Newer Carpeting
- New Secure Restrooms



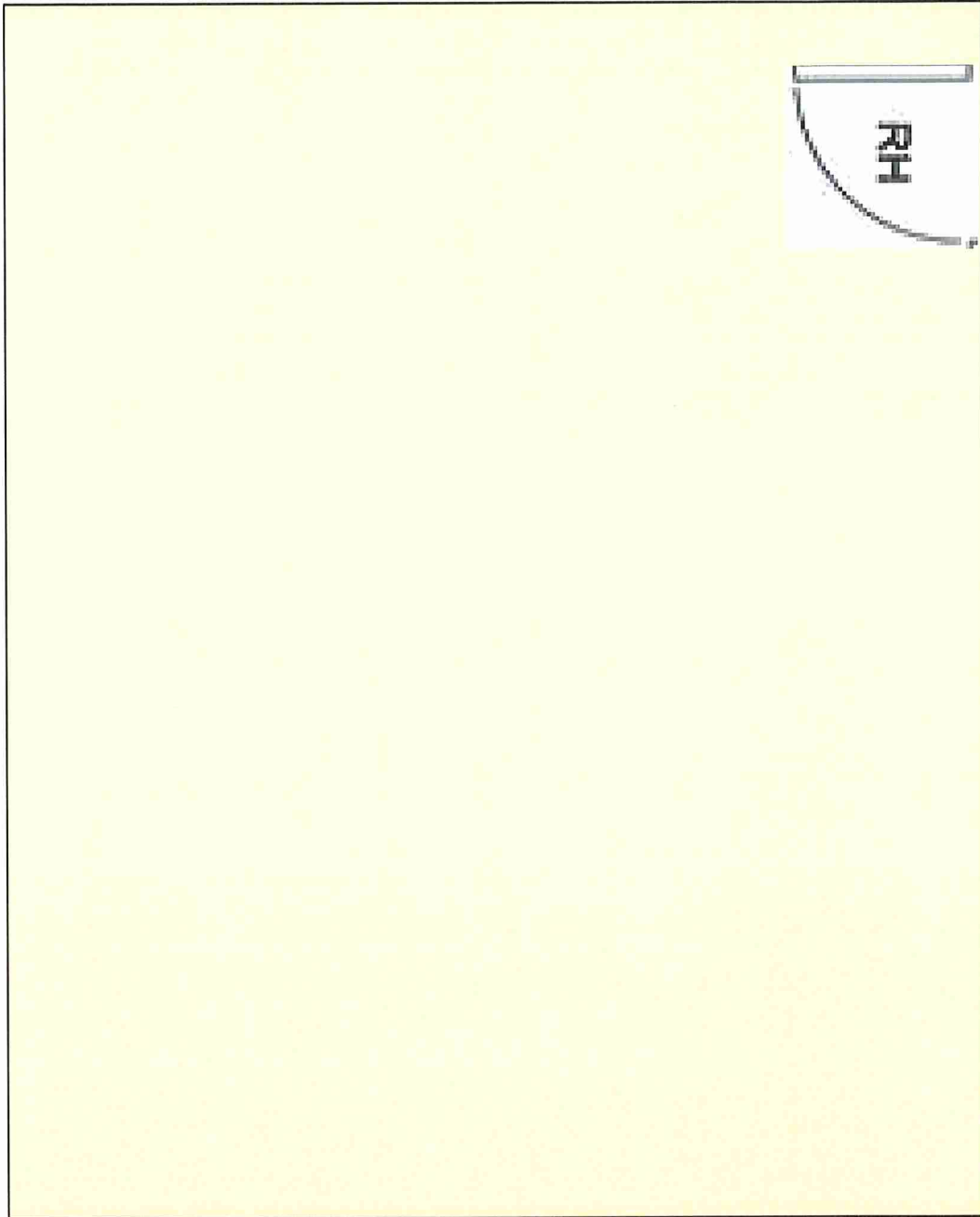
**For Information Contact:**

**Robert C. Abel –Broker  
320-253-9746 – Office  
320-267-6003 – Cell  
babel@rca-re.net  
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**Up to 3 Year Lease**



Suite 101  
200 Sq. Ft.  
12'X17'





# FOR LEASE

**730  
SQUARE FEET**

**EASTGATE I  
EASTGATE BUSINESS CENTER  
22 Wilson Avenue NE St. Cloud MN 56304**

**PERFECT LOCATION!  
Main Floor/ Private Entrance**

**SUITE 105  
Main Floor**

**\$959.00 PER MONTH/ MODIFIED GROSS**

**Includes:**

- Individually Controlled Thermostat (heat & air)
- Free Parking (170+vehicles)
- Professional On-Site Management
- Free Use of Conference Room (Seats 24)
- U.S. Mail delivered to your Suite Box in Complex

**Amenities:**

- Handicap Accessible
- Quality Tenant Mix
- Clean, Well Maintained Common Areas
- High Efficiency Roof-Top Heat and Air Conditioning
- Newer Carpeting
- Secure Restrooms
- Heat, A/C, Utilities, Phone, & Internet paid by tenant

**Up to 5 Year Lease**

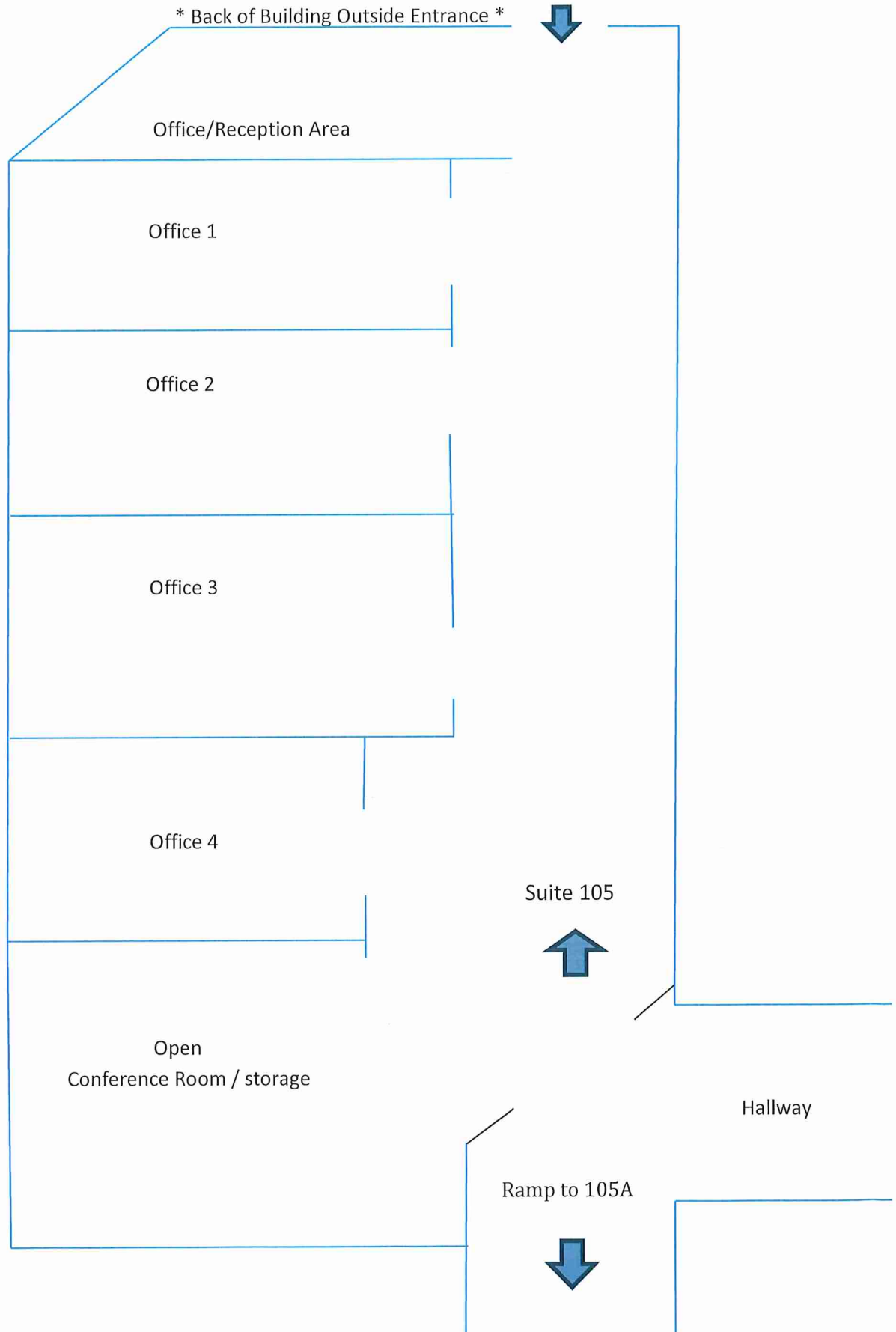


**For Information  
Contact:**

**Robert C. Abel –  
Broker**

**Chris Abel- Agent  
320-253-9746 – Office  
320-267-6003 – Cell  
babel@rca-re.net  
[www.rca-re.net](http://www.rca-re.net)**

**Suite # 105**  
**Outside Entrance**  
**730 Sq. Ft.**





**FOR  
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## **EASTGATE I**

**EASTGATE BUSINESS CENTER**

22 Wilson Avenue NE St. Cloud MN 56304

**750 SQUARE FEET**

**AVAILABLE**  
**IMMEDIATELY!**

**MAIN FLOOR**

**SUITE 108**

MAIN FLOOR

**\$850.00**

PER MONTH  
Modified Gross

### **Includes:**

- Individually Controlled Thermostat
- Free Parking (170+ vehicles)
- Professional On-Site Management
- Free Use of Conference Room (seats 24)
- Mail delivered to Suite Box in Complex

### **Amenities:**

- Handicap Accessible
- Quality Tenant Mix
- Clean, Well Maintained Common Areas
- High Efficiency Roof-Top Heat And A.C.
- Newer Carpeting
- Secure Restrooms
- Heat, A/C, & Electric by tenant

**1 to 5 Year Lease term Available**



For more information contact:  
Robert C. Abel  
22 Wilson Ave NE - Suite 14  
St. Cloud, MN 56304

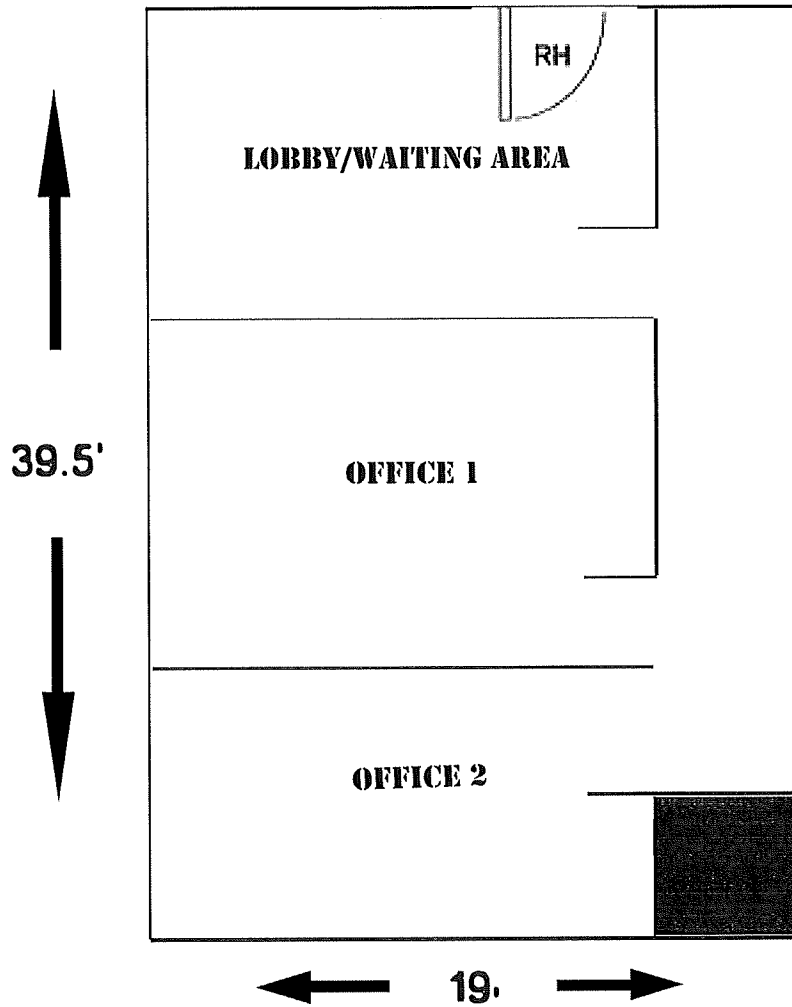
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# Suite 108

## 750 Square Feet

### COMMON AREA HALLWAY





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## EASTGATE I EASTGATE BUSINESS CENTER

22 Wilson Avenue NE St. Cloud MN 56304

560 SQUARE FEET

## SPACIOUS SUITE

Conveniently Located

**SUITE 207**  
SECOND FLOOR

**\$650.00**  
PER MONTH

### Includes:

- Heat, Lights, Sewer/Water
- Individually Controlled Thermostat
- Free Parking (170+ vehicles)
- On-Site Management
- Free Use of Conference Room (Seats 24)
- Mail Delivered to Suite Box in Bldg.

### Amenities:

- Handicap Accessible
- Quality Tenant Mix
- Clean, Well Maintained Common
- Areas New High Efficiency Roof-Top Heat And Air Conditioning
- Newer Carpeting
- Private-Secure Restrooms

1 to 3 Year Lease



*For Information Contact:*

**Robert C. Abel**-Broker  
**Chris Abel**-Agent

**Office: 320-253-9746**

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**RCA**  
COMPANIES  
REAL ESTATE  
INVESTMENTS

**Suite 207**  
Second Floor  
560 Sq. Ft.

