

2700 Professional BUILDING

2700 1ST ST N ST. CLOUD, MN

Now LEASING



Lease Rates starting
at \$13.00 PSF
Full Service Gross

Everything is included in
your rent except
phone/internet!

Professional Offices Now Available with Gross Lease Rates!
Under new ownership with local management!

- Expansive private parking lot with exclusive use for 2700 Building
- Additional parking lot available across 27th Street so there is always an abundance of parking
- Locked refuse containers for trash and recycling
- Security cameras and automatic door locking system after hours
- Building is handicap accessible with elevator and rest rooms on every floor
- Shared conference rooms available for tenant use at no additional charge
- Vending machines
- Multiple suites available in a variety of sizes, many with sinks
- An abundance of operable windows to bring in lots of natural light

Available Suites		
Suite	200	2,730 SF
LEASED	201	1,160 SF
LEASED	204	1,390 SF
Suite	215	785 SF

Convenient location just one block north of Division Street by Raising Cane, Panera Bread, Lunds/Byerlys, Walgreens, Caribou, TJ Maxx, Starbucks, Office Max, Red Lobster, Subway to name just a few of the neighboring businesses.

For more information contact:

Sheila DeVine
320.492.3230

Justin Studer
320.309.9178

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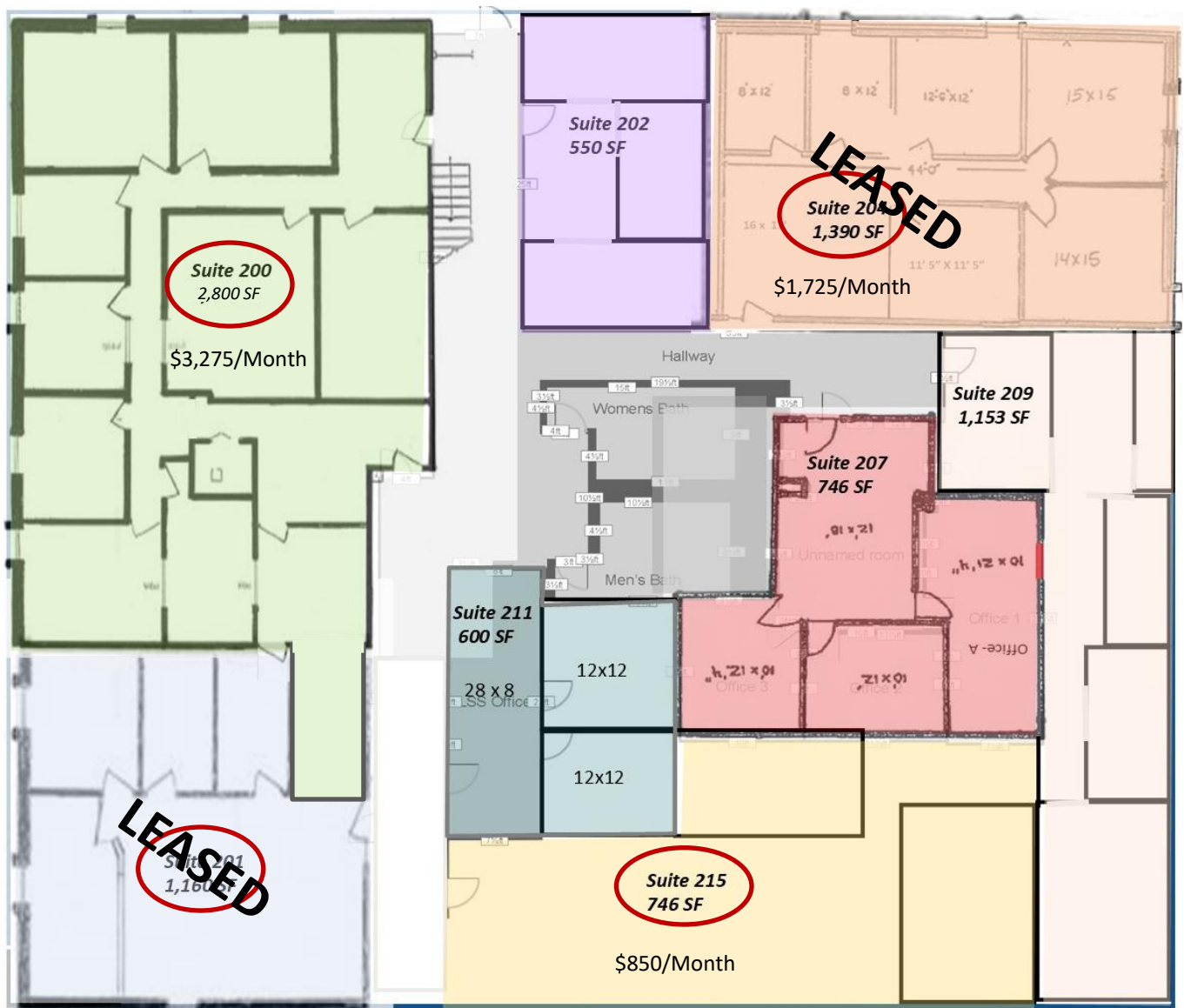


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Suite Description and Floor Plan

Suite	Floor	SF	Description
200	2	2,730	Large corner office suite, 8-9 private offices, 6 with windows, large conference/work room, reception office with open window, break room with sink and separate private entrance. New LED lighting and ceiling tile throughout.
215	2	785 SF	Large open reception/work area with 2 private offices, 2 windows to bring in lots of natural light with storage area. New carpet is going to be installed.



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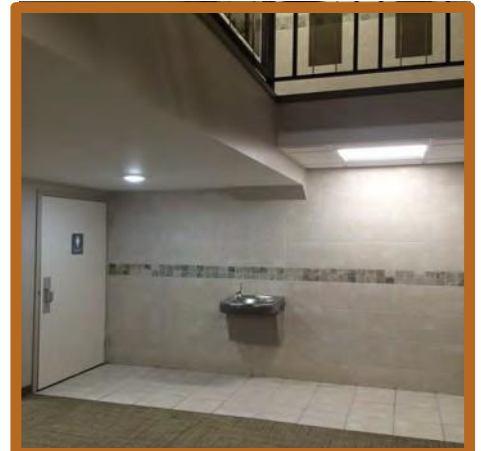
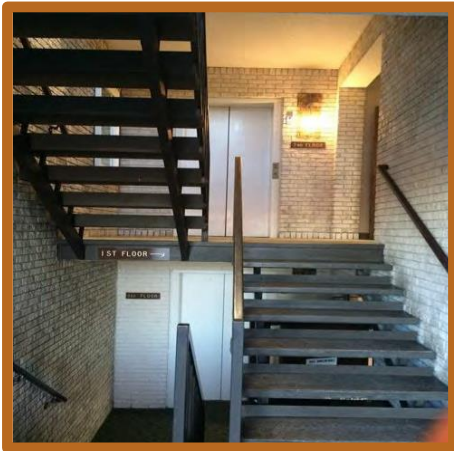
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