



For Lease

501 Building

501 West St Germain Street, St. Cloud, MN 56301



PROPERTY DESCRIPTION

Located just two blocks north of Division Street, on the corner of 5th Avenue South and West Saint Germain Street, The 501 Building of St. Cloud lies in the heart of Historic Downtown St. Cloud. Initially constructed in 1889, the 19,320 SF building was historically renovated in 2016 which resulted in keeping the authentic feeling of the original building, but also has high end finishes that tenants would expect in a professional office space. The available turn-key suites won't last long, call today to schedule a showing.

OFFERING SUMMARY

LEASE RATE:	\$11 SF/yr (NNN)
AVAILABLE SF:	4,280 - 4,344 SF
BUILDING SIZE:	19,320 SF

PROPERTY HIGHLIGHTS

- Located in the heart of the Downtown District of St. Cloud
- 19,320 SF 4-story building
- Built in 1889 and extensively renovated in 2016
- Multiple large conference rooms
- Combination of private offices and collaborative open space
- Ample parking nearby on the street and via parking ramp
- Hardwood flooring and natural lighting
- Built-in-office furniture
- Excellent walkability to downtown amenities, dining, and entertainment
- 2026 Est. Operating Expenses \$9.16 PRSF (Tenant responsibilities include in-suite utilities, janitorial services and telecommunications)



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	4,280 SF	NNN	\$11.00 SF/yr	Suite 100 features a training room, conference room, reception with waiting area, kitchen, five private offices, storage, and private men's & women's restrooms.
Suite 200	Available	4,344 SF	NNN	\$11.00 SF/yr	Suite 200 features a reception and waiting area, a conference room, seven private offices, private men's & women's restrooms, and a break room.
Suite 300	Available	4,344 SF	NNN	\$11.00 SF/yr	Suite 300 features eleven private offices, a conference room, and private men's & women's restrooms.



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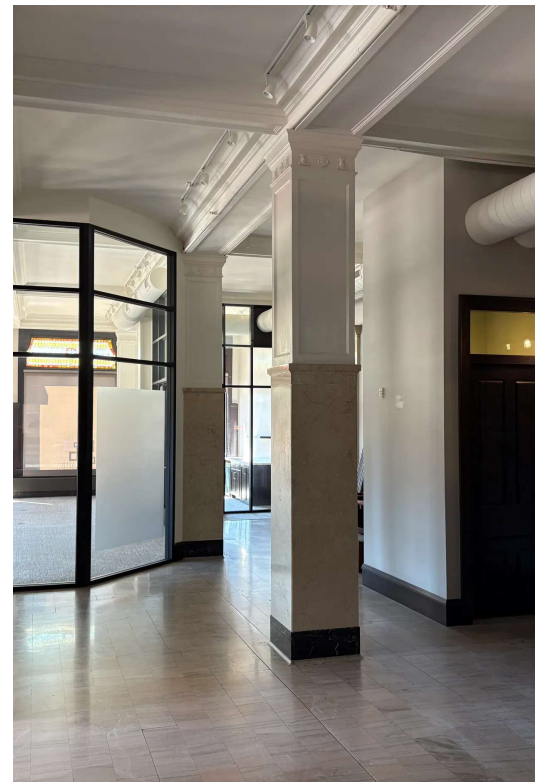
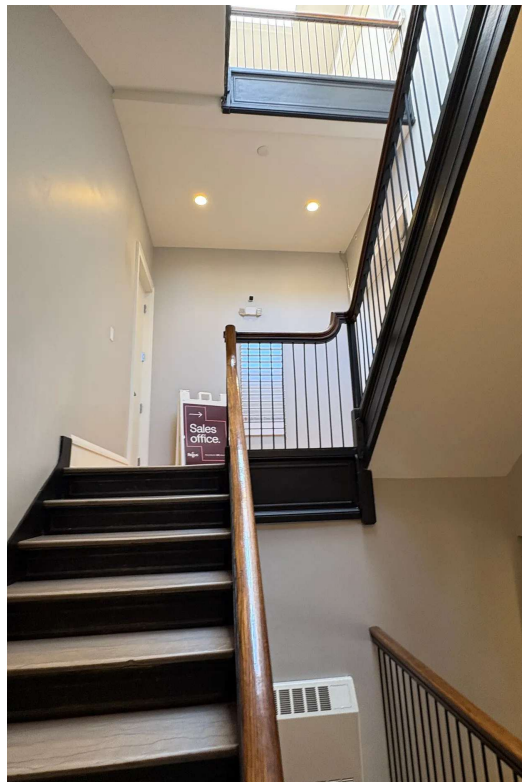




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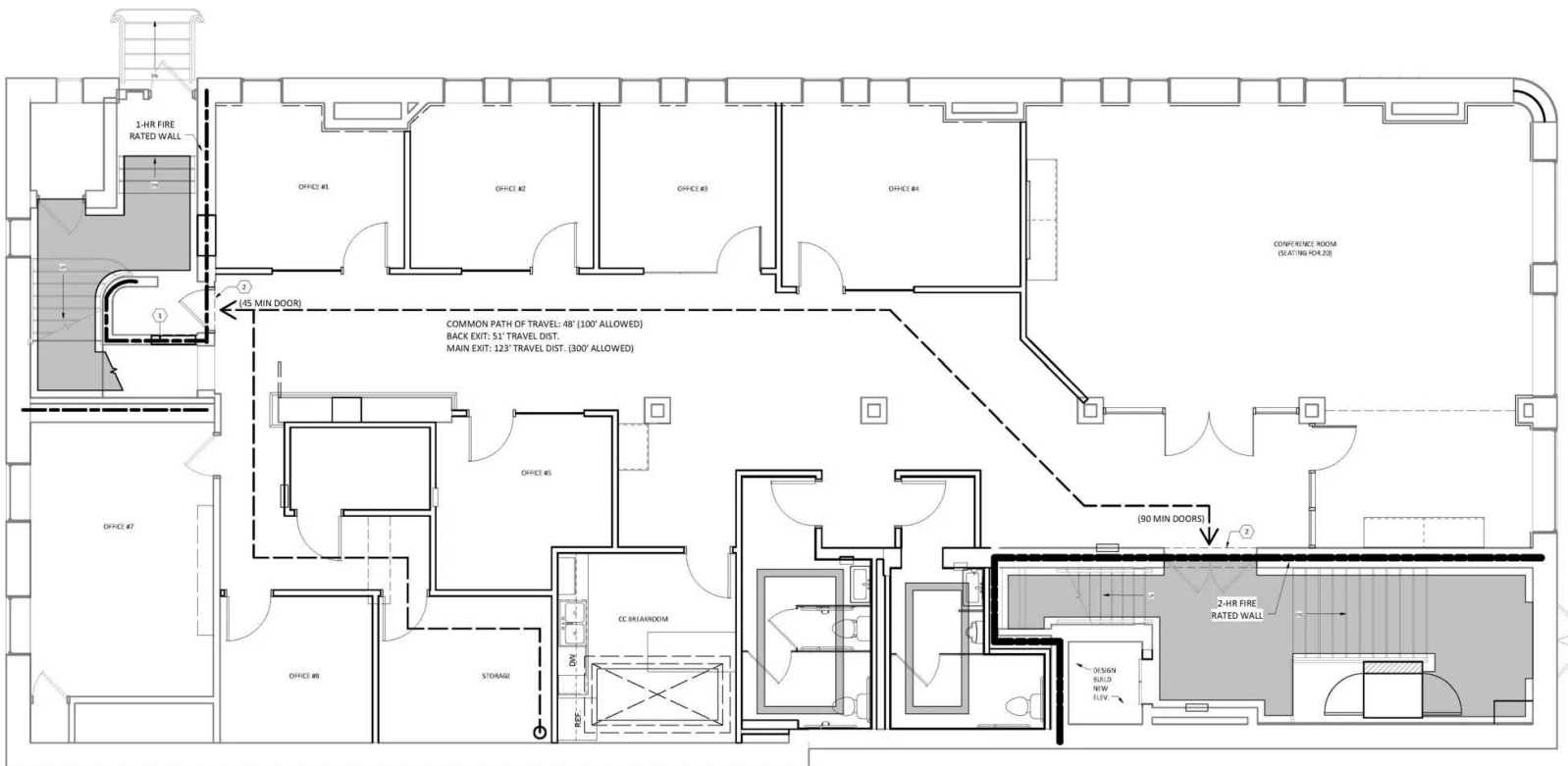




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First Floor



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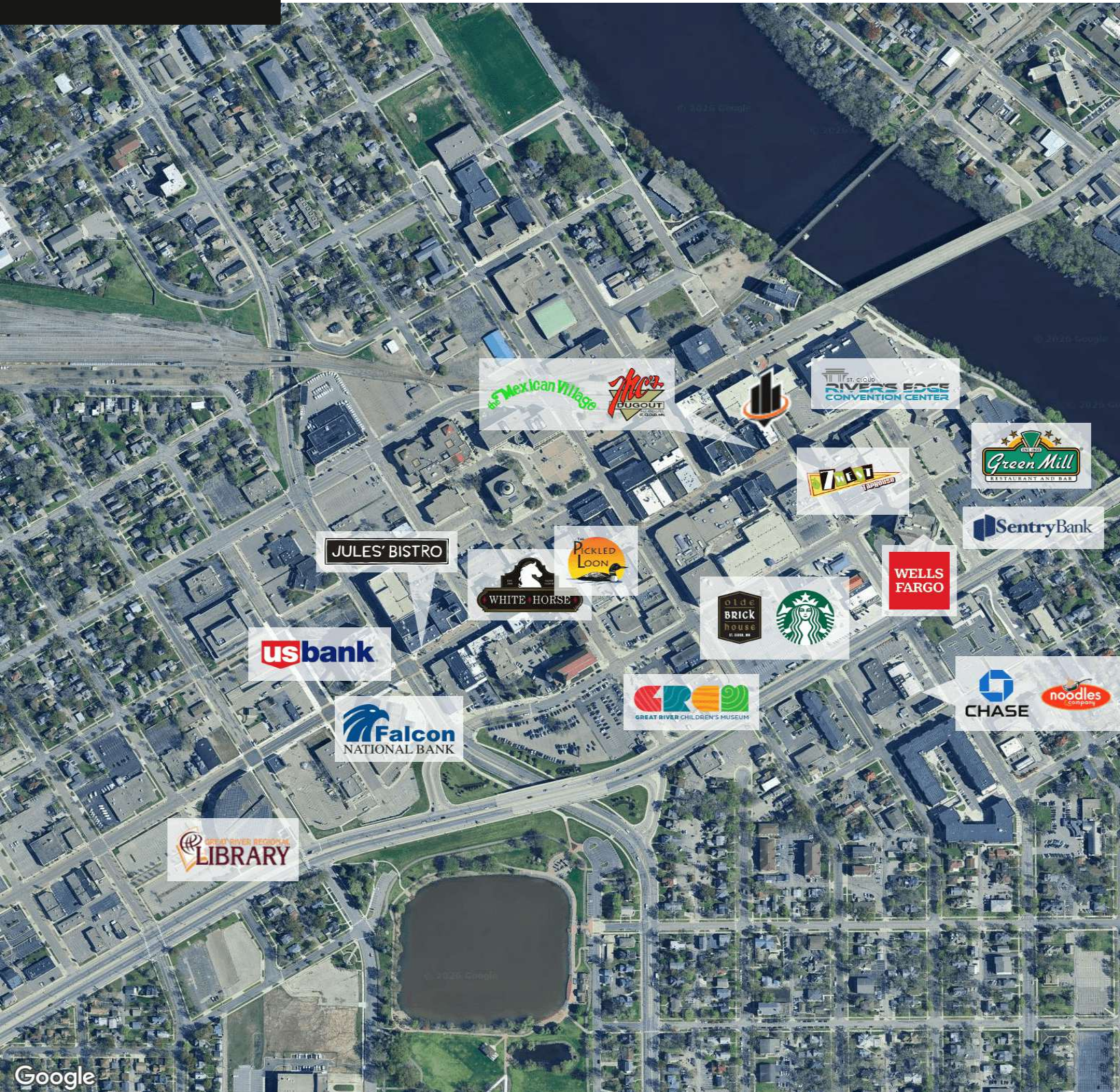




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