

2700 Professional BUILDING

2700 1ST ST N ST. CLOUD, MN

Now LEASING



Lease Rates start
at \$12.00 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.
- 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 operational windows to bring in lots of natural light.

Available Suites	
Suite 100	3,242 SF
Suite 201	1,160 SF
Recently Leased	
Suite 106C	610 SF
Suite 311	608 SF
Suite 200	2,730 SF
Suite 209	1,899 SF
Suite 300	1,821 SF

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

For more information contact:

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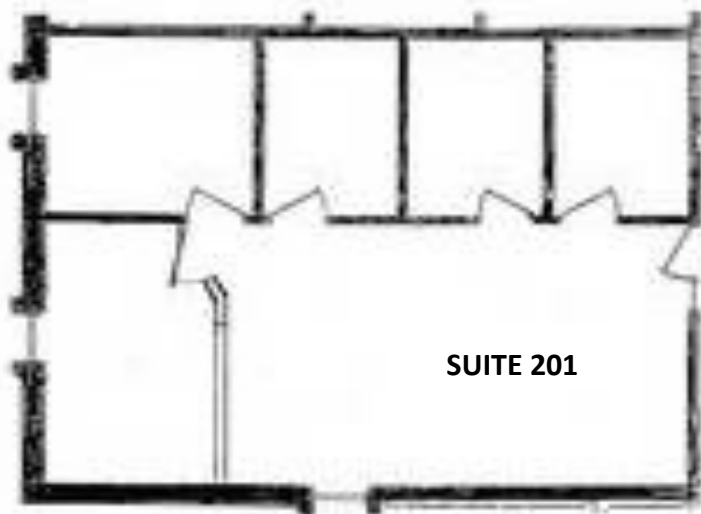
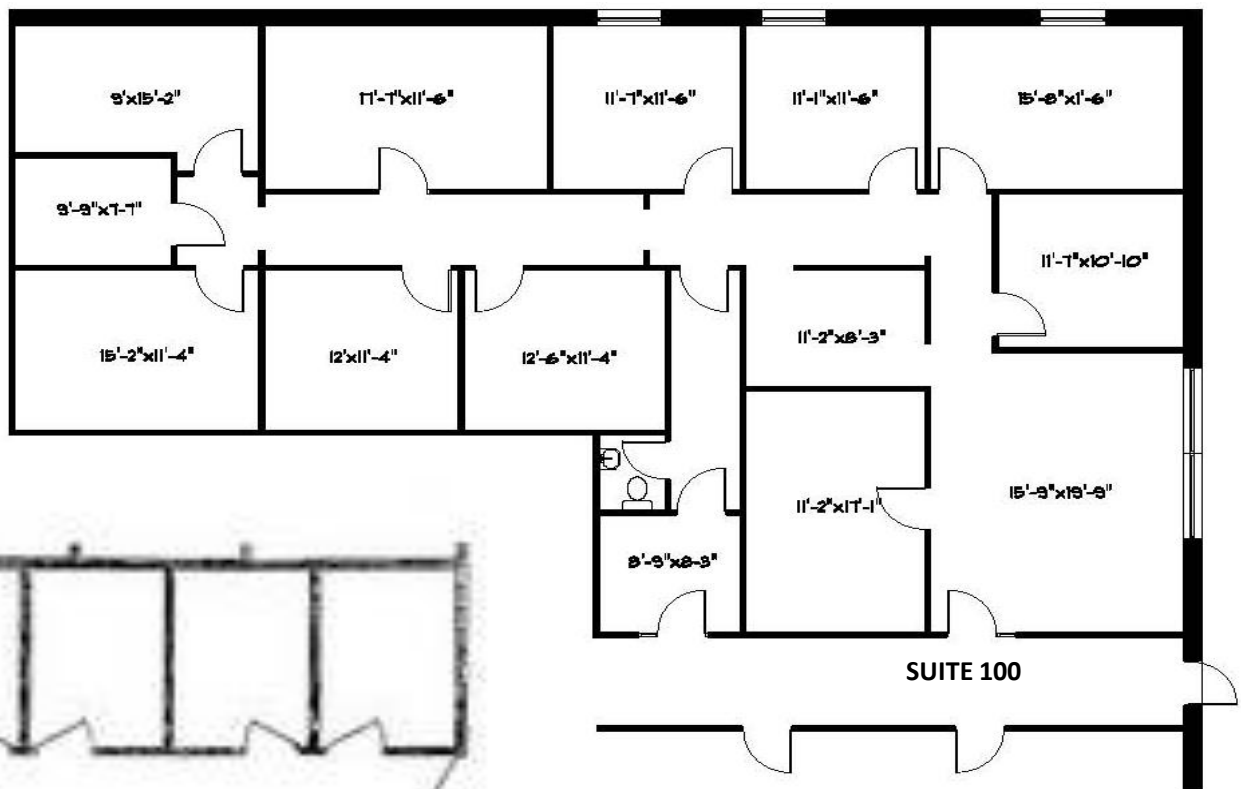


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Suite Description and Floor Plan

Suite Number	Floor	Rentable SF	Comments
100	1	2,700	Large bright corner office suite with reception, private bathroom, public and private entrance, 10 private offices, 3 with windows, 2 with direct borrowed light windows, all with transom windows between offices to bring light through the entire space and a storage room. All new LED lighting throughout with fresh paint less than one year ago. You must see to appreciate this space.
201	2	1,160	Large corner office suite with large open reception/work area with window, 3 private offices, 2 with windows and 1 storage room



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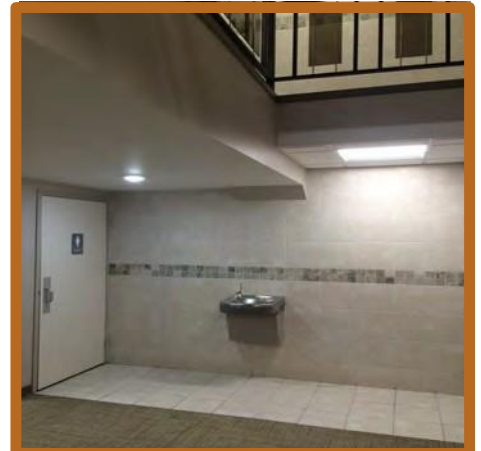
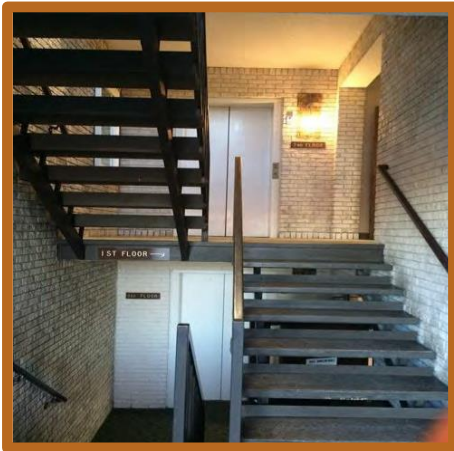
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