



Eight Ten Building  
810 W. St. Germain St.  
Saint Cloud, MN 56301



## For Lease

Downtown Saint Cloud office availabilities in the Historic Eight Ten Building. 7,000+/- square feet between second and third floor. Additional space available on mezzanine level. Lease rates starting at \$8 per square foot. Views overlooking a bustling W. St. Germain St. If you're looking for affordable downtown office space, look no further. Call today for more details.

### Property Features:

|                             |                                   |
|-----------------------------|-----------------------------------|
| <b>Retail/Office Space:</b> | 13,500 Total SF                   |
| <b>Parking:</b>             | Metered Parking with Ramps Nearby |
| <b>Traffic:</b>             | 4,500+ AADT                       |
| <b>Zoning:</b>              | C-3 Central Business District     |
| <b>Lease Rates:</b>         | \$8 psf Gross                     |
| <b>Available:</b>           | Immediately                       |

## Office Space

### Suite 202

|                           |                  |
|---------------------------|------------------|
| <b>Max Contiguous:</b>    | 3,692 SF         |
| <b>Minimum Divisible:</b> | 3,692 SF         |
| <b>Rent/SF/Year</b>       | \$8 / SF / Gross |
| <b>Term:</b>              | Negotiable       |
| <b>Occupancy:</b>         | Vacant           |

### Suite 303

|                           |                  |
|---------------------------|------------------|
| <b>Max Contiguous:</b>    | 3,257 SF         |
| <b>Minimum Divisible:</b> | 3,257 SF         |
| <b>Rent/SF/Year</b>       | \$8 / SF / Gross |
| <b>Term:</b>              | Negotiable       |
| <b>Occupancy:</b>         | Vacant           |

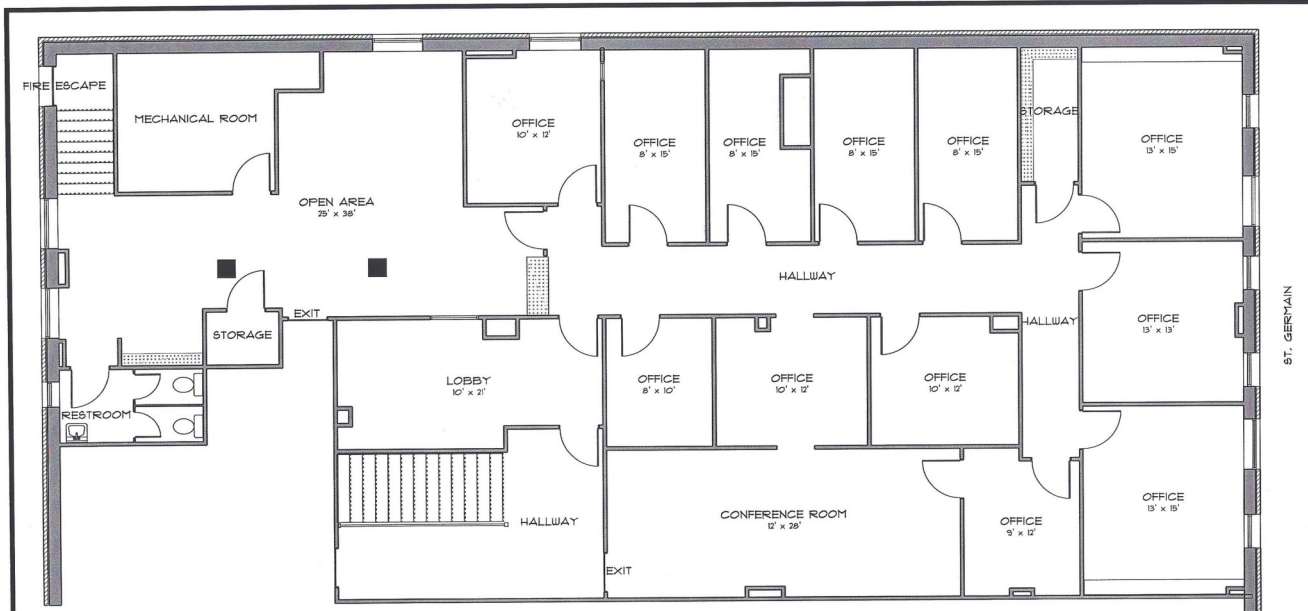
### For more information contact:

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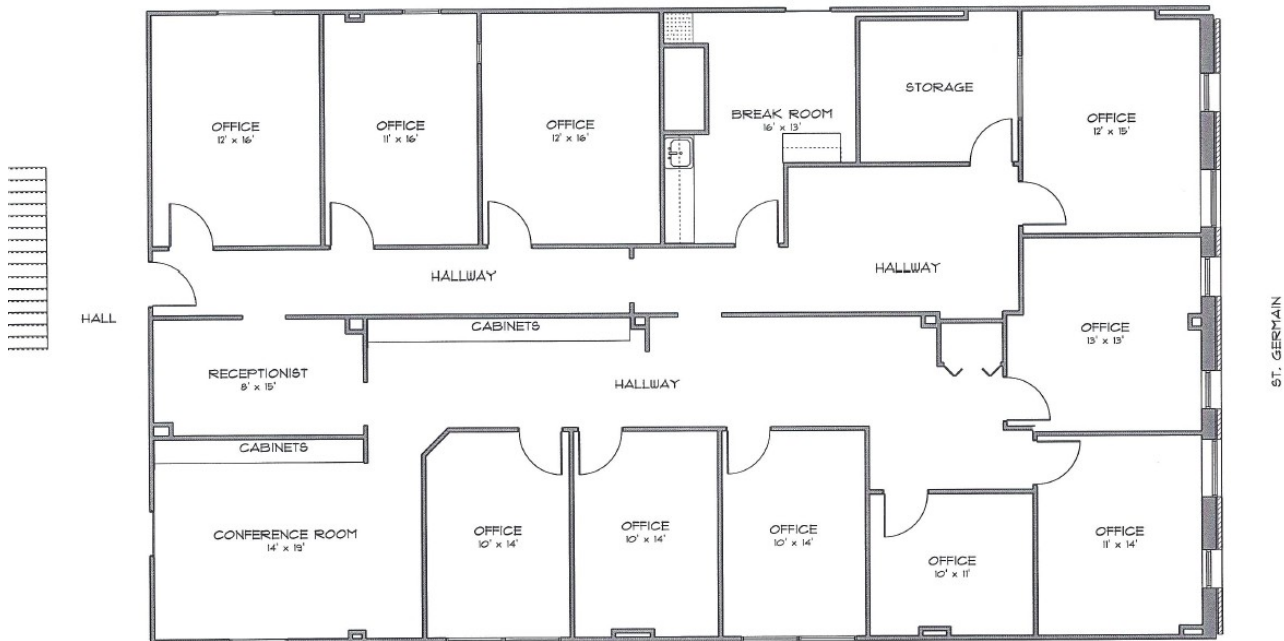
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# Suite 303



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