

2,000 SF Office/Retail
3267 Roosevelt Road, ST CLOUD

For Lease



Building/Lot - The interior of this 2000 SF building is in the process of being taken to a vanilla shell condition. The building is decorative concrete architectural block with freshly painted bronze colored metal parapet roof surrounding the entire building. This is a perfect site for a drive thru coffee shop, office, retail or sales office with outdoor sales lot.

Access - The property has access from the south via 33rd Street and the north via Roosevelt Frontage Road.

Visibility- Fantastic visibility from Roosevelt Road.

Signage - Lighted pylon sign at entrance on 33rd Street South , Roosevelt Road frontage sign and building signage.

Lease Rate - \$15.00 PSF NNN (2020 NNN estimate \$6.00 PSF)



For more information:
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