



# For Lease

1124 St Germain St W

\$13.50 sq ft MG



## Available Immediately!

- Exceptional corner location at the lighted intersection of West St. Germain Street and 11th Avenue South - Downtown St. Cloud
- Easy to locate; can be seen from 10th Ave S and Hwy 23
- 1,980 SF of professional office space on second floor (potential subdivide)
- Current layout includes: 2 private offices, kitchenette, storage room and an open area ideal for a work stations
- Metered and "A" Permit parking surround the property
- Near the Great River Regional Library, Bremer Bank, MidCountry Bank, and Central MN Builders Association
- Lease Rate includes all Common Area Maintenance (CAM) expense.
- Tenant is responsible for its own utilities.



58 10th Ave S - Waite Park, MN 56387  
320-253-0003  
www.GraniteCityProperties.com

Jim Pflepsen

320.257.3752

jimp@granitecityproperties.com



Maria Torborg

320.257.3988

mariat@granitecityproperties.com



The information contained herein has been obtained from the property owner or other sources that we deem reliable. However, neither the owner nor Granite City Real Estate LLC guarantees the accuracy of such information.