



COMMERCIAL FOR LEASE



925 OFFICE RETAIL

925 1st Street S, St. Cloud, MN 56301

4,400 SF

**TWO-STORY
COMMERCIAL IN
DOWNTOWN
ST. CLOUD**

Curran Poganski
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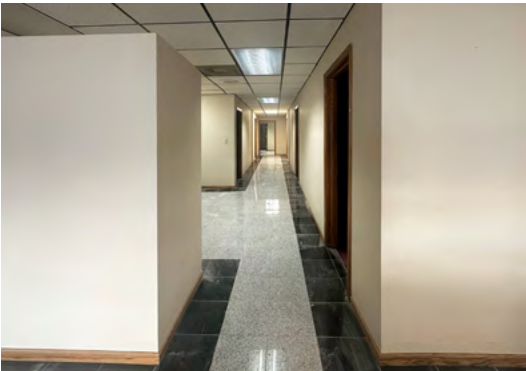
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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Two-story commercial building in the heart of downtown St. Cloud.

- Perfect for retail, professional office, or medical office
- Ample parking across the street in St. Mary's lot
- Excellent signage opportunities visible from Highway 23
- Website: CEGspaces.com/925



First Floor Space:

- 2,200 SF (can be demised)
- Street entry
- Reception area and private offices
- Restroom



Second Floor Space:

- 2,200 SF (customizable)
- Tenant improvement allowance available for qualified tenants and market lease terms
- Street entry
- Restroom

Finished Space Examples (2nd Floor):



BASE RENT: \$15 PSF

EST. OPERATING EXPENSES: \$4 PSF

THE LOCATION

Located in downtown St. Cloud, a vibrant and busy area, especially known for its historic district, walkable core, and active community events. It functions as the city's commercial, cultural, and recreational heart.

- Excellent visibility from Highway 23
- Walking distance to retail businesses, hotels, and events (coffee shops, restaurants, salons, arts and entertainment, etc.)
- Half a mile from St. Cloud State University



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THE SPACE



First Floor Reception Area



First Floor Street Entry



First Floor Office



Second Floor Street Entrance



Second Floor Open Space



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