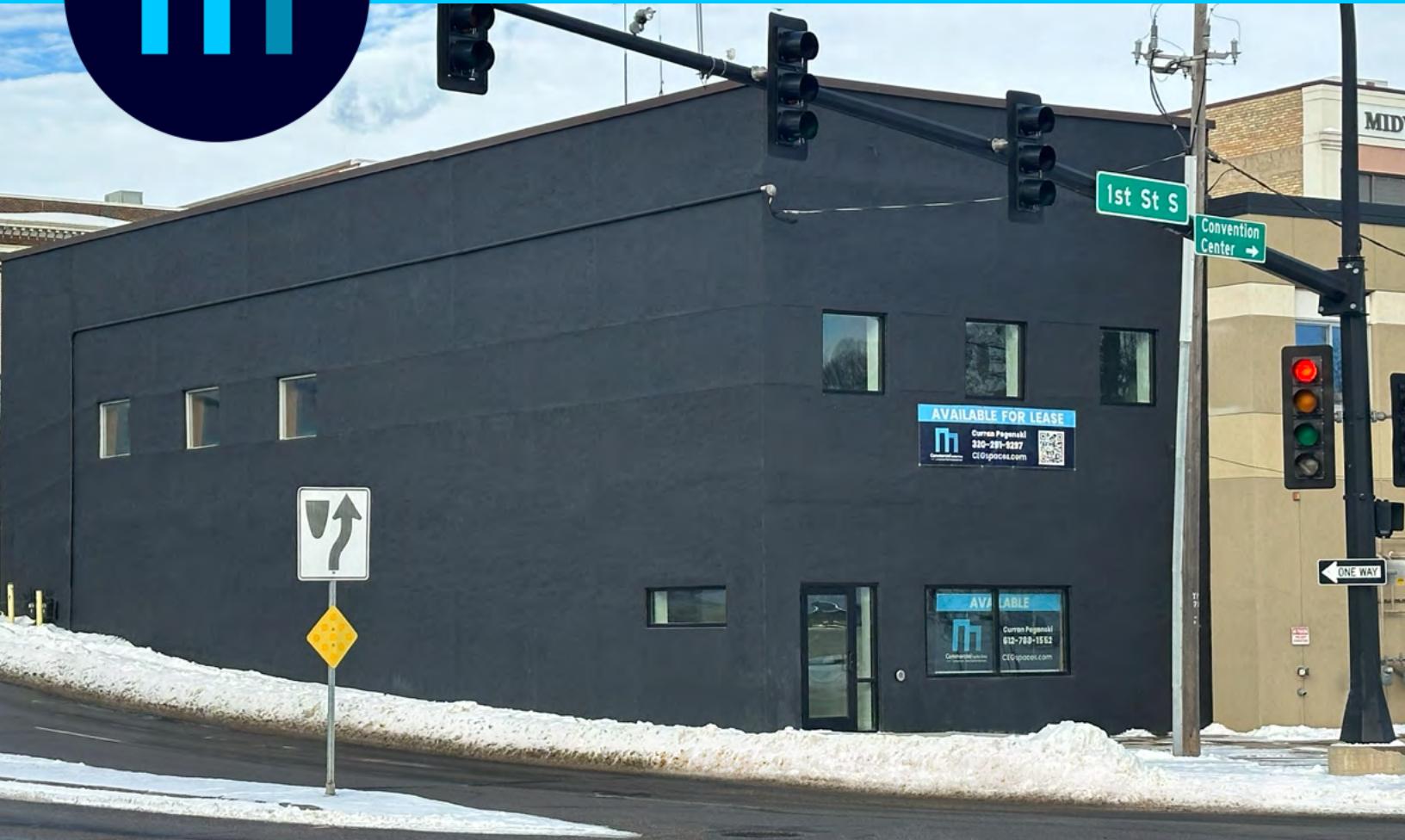




# COMMERCIAL FOR LEASE



**925 OFFICE RETAIL**  
925 1st Street S, St. Cloud, MN 56301

**4,400 SF**

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

**Curran Poganski**  
320-291-9297  
[curran@CEGspaces.com](mailto:curran@CEGspaces.com)

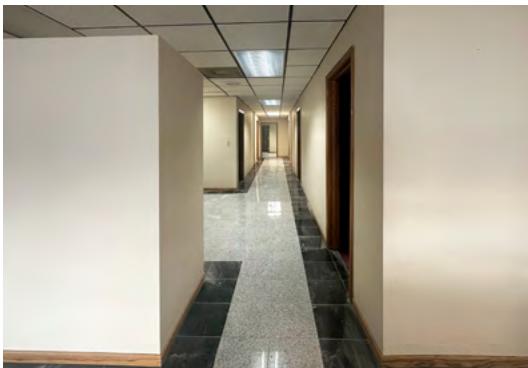
**Jeff Salzbrun**  
612-428-3333  
[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)

**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](http://CEGspaces.com/925)



## **First Floor Space:**

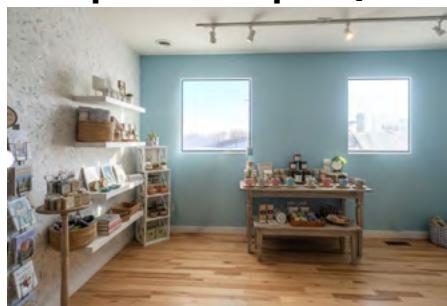
- 2,200 SF (can be demised)
- Street entry
- Reception area and private offices
- Restroom



## **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



Commercial Equities Group  
Investment Real Estate Services

**925 OFFICE RETAIL • 2,200-4,400 SF**

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

Curran Poganski | 320-291-9297 | [curran@CEGspaces.com](mailto:curran@CEGspaces.com)

# THE SPACE



First Floor Reception Area



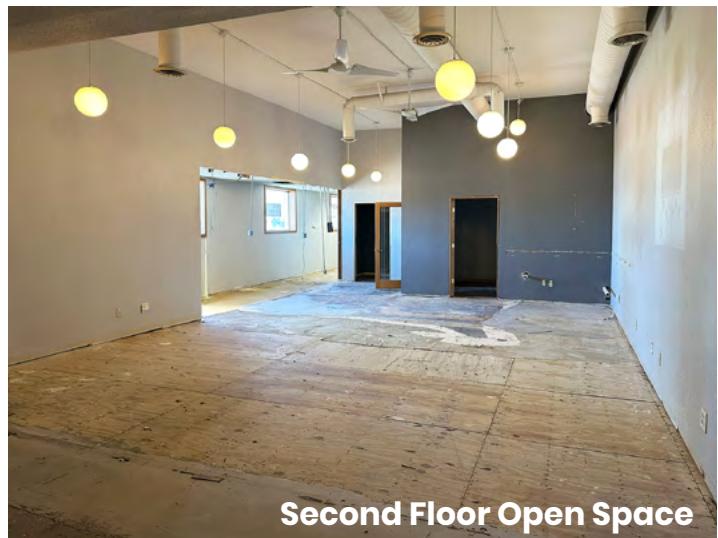
First Floor Street Entry



First Floor Office



Second Floor Street Entrance



Second Floor Open Space