

## **OFFICE FOR LEASE!**



### **STONE PATH VILLAGE**

1101 2nd Street S, Sartell, MN 56377

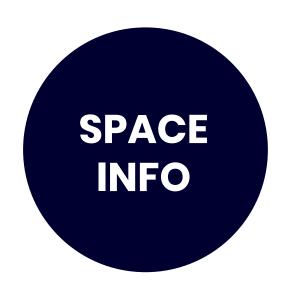
200-2,000 SF

OFFICE SPACE IN LANDMARK BUILDING Curran Poganski 320-291-9297 curran@CEGspaces.com

> Jeff Salzbrun 612-428-3333 jeff@CEGspaces.com

Commercial Equities Group

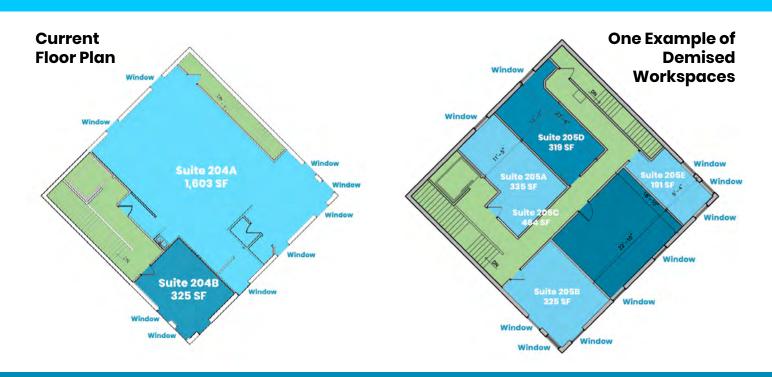
Investment Real Estate Services





#### Small single offices and suites available.

# Flexible floor plan can be designed to meet your business needs.



**BASE RENT: \$15.00 PSF** 

**EST. OPERATING EXPENSES: \$7.75 PSF** 



## Excellent central location in community experiencing exceptional growth and development.

- Total roof repair/upgrade and parking lot resurfacing in the last five years
- Long-time lease tenants (Blue Line Sports Bar & Grill, Kyle Hedke State Farm, JL Nails, Guaranty Title, Headlines Salon and Spa, Voigt Johnson Real Estate, & Pro Growth Insurance)
- 118 parking spaces (5/1,000 SF) and pylon signage
- Website: <u>CEGspaces.com/stone-path</u>







Downtown Sartell, MN, is an attractive business location because of its strategic location, recent economic development efforts, growing customer base, and skilled workforce.

- Located in Benton and Stearns Counties, Sartell is the most populous suburb of St. Cloud
- The city is easily accessible to Highways 15 and 10 as well as I-94
- Local government actively works to attract and retain businesses through advertising, development support, and partnerships



Sartell is within 10-15 minutes from downtown St. Cloud, St. Cloud State University, and College of St. Benedict and St. John's University.



**STONE PATH • 200–2,000 SF** 

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