

FOR LEASE

**Northwest Professional Center
Suite 330 - 4,460 Rentable SF**

2351 Connecticut Avenue
Sartell, MN 56377



RICE
REAL ESTATE
SERVICES



PROPERTY DESCRIPTION:

Beautiful 60,000 S.F. Class "A" professional office building, with one suite available on the 3rd floor. This office space has upscale finishes, an efficient layout and floor to ceiling windows. The building's anchor tenants are Deerwood Bank, CentraCare Adult and Pediatric Urology and Wealth Management. It is handicap accessible throughout and has a spacious lobby with a covered entry way.

LOCATION:

One block off the Intersection of Hwy. 15 and Co. Road 120; tenants and their customers enjoy easy access to all areas of St. Cloud. Numerous hotels, restaurants and retailers are located nearby, with Crossroads Center only 3 miles to the south. The CentraCare Health Plaza is located directly across County Road 120.

HIGHLIGHTS:

- Beautiful, Class A office building
- Ideal for medical or professional office tenant
- Location is extremely accessible to all of St. Cloud and surrounding areas
- Close proximity to major retailers, hotels, restaurants and area amenities
- Across the street from the CentraCare Health Plaza
- Spacious lobby with a covered entryway

**Rates: \$16.00 - \$18.00 psf
CAM/ Taxes: \$11.71 psf (2021 estimate)**

**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

CASEY O'MALLEY
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1019 Industrial Drive South,
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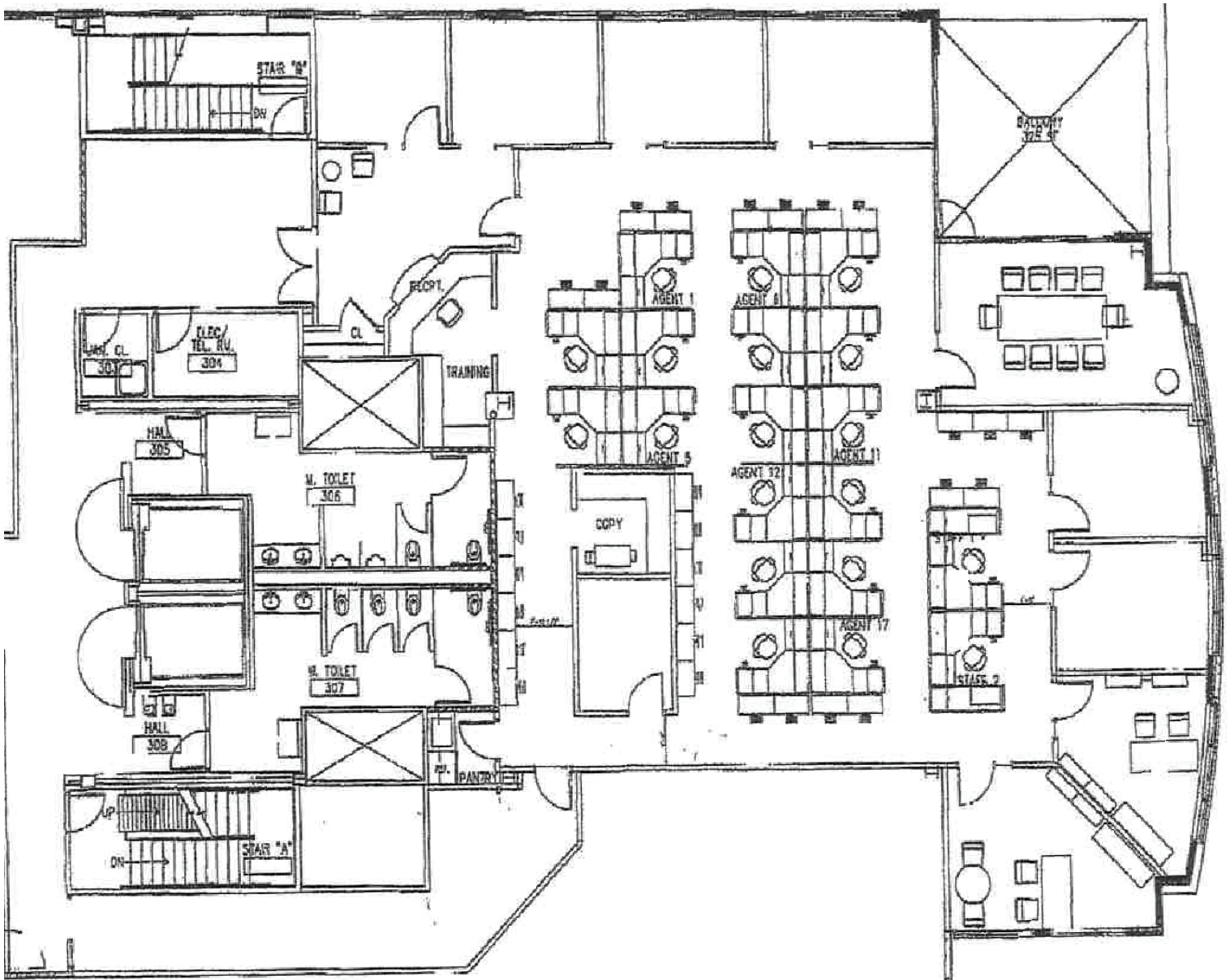
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