



FOR LEASE

750 SQUARE FEET

**EASTGATE I
EASTGATE BUSINESS CENTER
22 Wilson Avenue NE St. Cloud MN 56304**

**PERFECT LOCATION!
Main Floor/ Private Entrance**

**SUITE 108
Main Floor**

**\$750.00 PER MONTH/ MODIFIED GROSS LEASE –
Plus, Utilities**

Includes:

- Individually Controlled Thermostat (heat & air)
- Free Parking (170+vehicles)
- Professional On-Site Management
- Free Use of Conference Room (Seats 24)
- Mail Delivered to Suite Box in Bldg.
- Light Bulb Replacement

Amenities:

- Handicap Accessible.
- Main Floor Suite
- Quality Tenant Mix
- Clean, Well-Maintained Common Areas
- New High Efficiency Roof-Top Heat and A/C
- Secure Restrooms
- Heat, A/C, & Electric by tenant

1 to 5 Year - Lease term Available



For Information Contact:
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