FOR LEASE

Wells Fargo Center

400 1st St S, St Cloud, MN 56301

PROPERTY DESCRIPTION

This pres gious 7-story Center has several configura ons of professional office space available ranging from 2,100 SF up to 9,830 SF overlooking the Mississippi River and Division Street in downtown St. Cloud's Business District. The skyway connec vity to the adjacent parking ramp, the numerous eateries to discover within walking distance, the Class "A" finishes throughout and the unique floor plates contribute to the overall appeal and desirability for tenancy at the Center. Join Wells Fargo Bank. Wells Fargo Investments, Cetera Investment Services and Raymond James Financial Advisors . Whether an open layout or a heavily built out fit plan is right for you, the sixth floor can be demised and designed to achieve what fits your specific need and business requirement.

PROPERTY HIGHLIGHTS

- 7 Floors, Lower Level Garage, Skyway to parking ramp
- Business District
- Two Elevators
- Easy access to Highways 10 and 23
- Opera ng Expenses for 2022: Es mated to be $10.20 PSF

OFFERING SUMMARY

Lease Rate:	$14.00 SF/yr (NNN)
Available SF:	2,170 - 9,830 SF
Lot Size:	0.47 Acres
Building Size:	99,165 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,853	13,636	24,714
Total Popula on	13,338	36,553	62,746
Average HH Income	$43,876	$48,658	$52,016

GC REAL ESTATE PARTNERS

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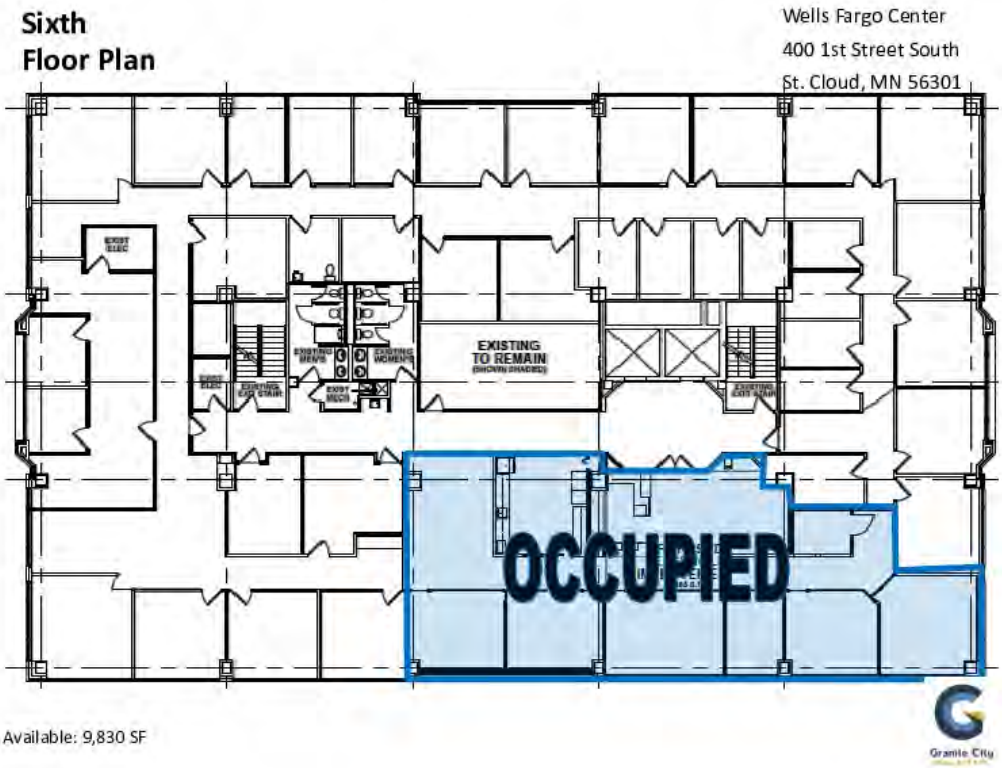

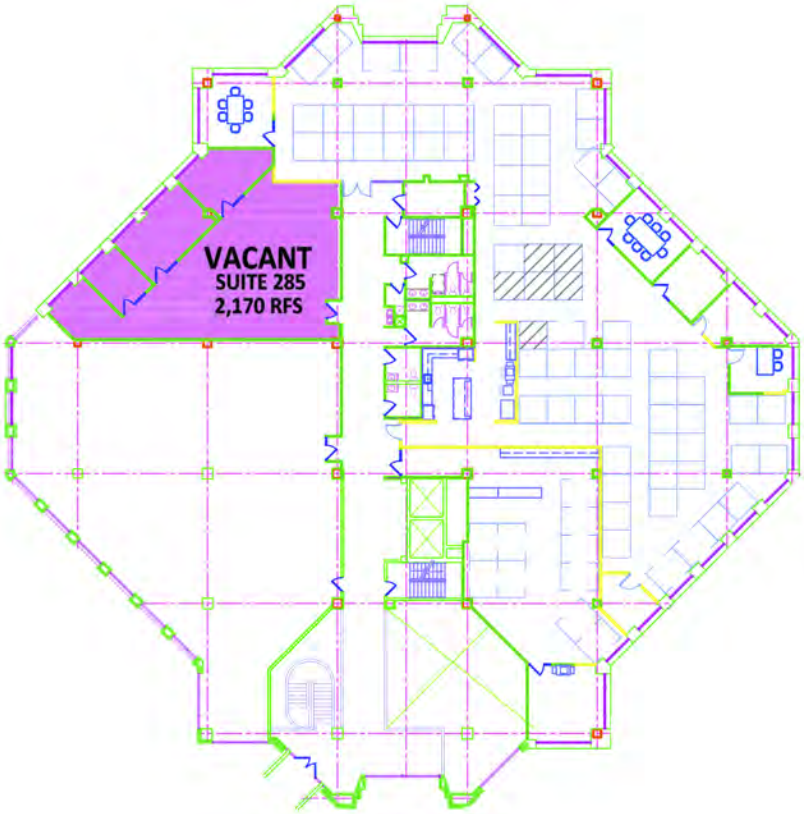

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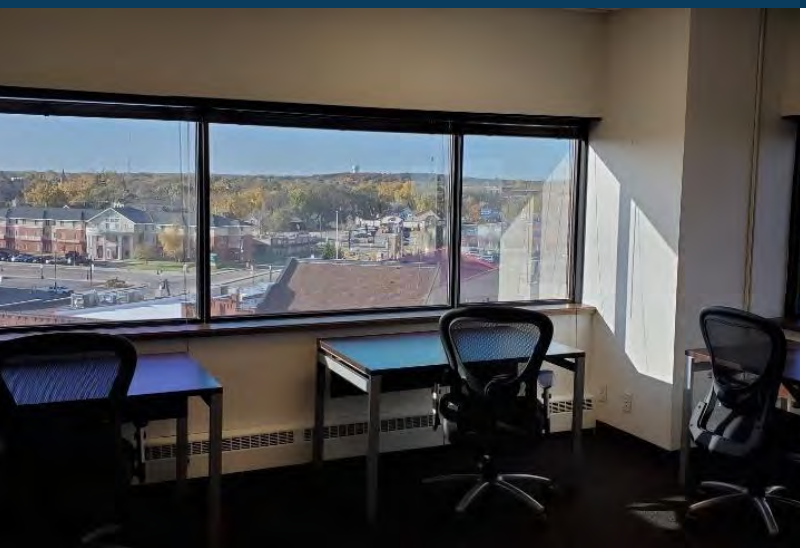

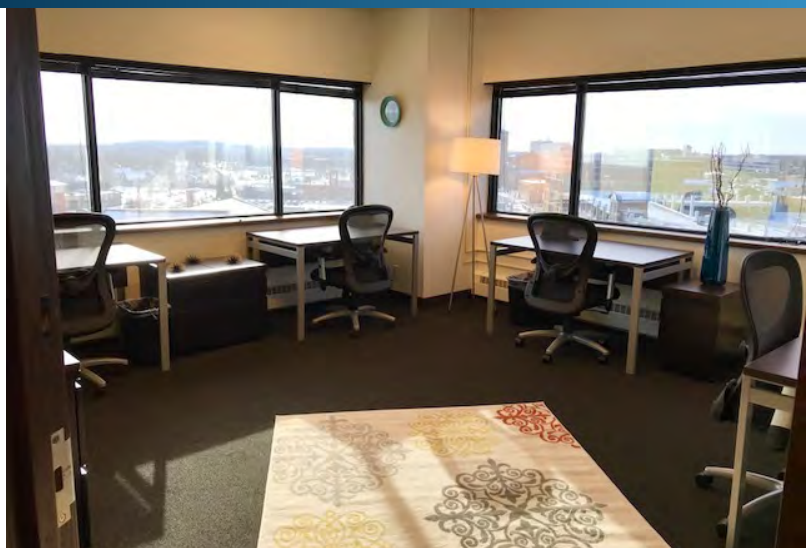

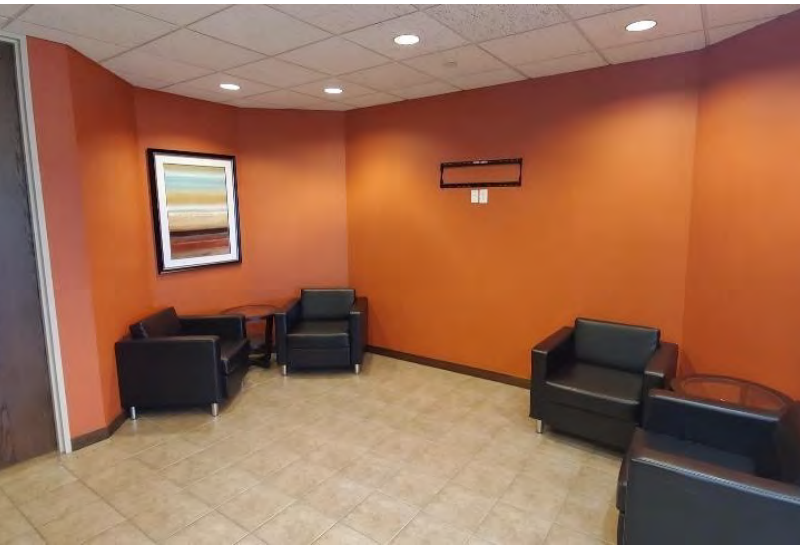

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