



INH COMMERCIAL

Real Estate Services

FOR LEASE

FORMER BANK SITE FACILITY / GENERAL OFFICE SPACE

300 E St. Germain Street
St. Cloud, MN 56304

**4,432 SF
AVAILABLE**

For more information, contact

Kevin Brink
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Exclusive Marketing Agent:



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175 7th Ave South
Waite Park, MN 56387

Phone: (320) 252-2000
Fax: (320) 252-2752
www.inhproperties.com



PROPERTY DESCRIPTION

Formerly occupied by Bank Vista and Northern Star Bank. Space consists of 5 private offices, a safety deposit vault, 3 drive thru bank lanes, a private kitchen, and restroom.

LOCATION

Great east side location with easy access to Hwy 10. Immediately across the Mississippi river from downtown St. Cloud on St. Germain Street. Close proximity to Rivers Edge Convention Center, Stearns County Courthouse, and all other downtown amenities.

HIGHLIGHTS

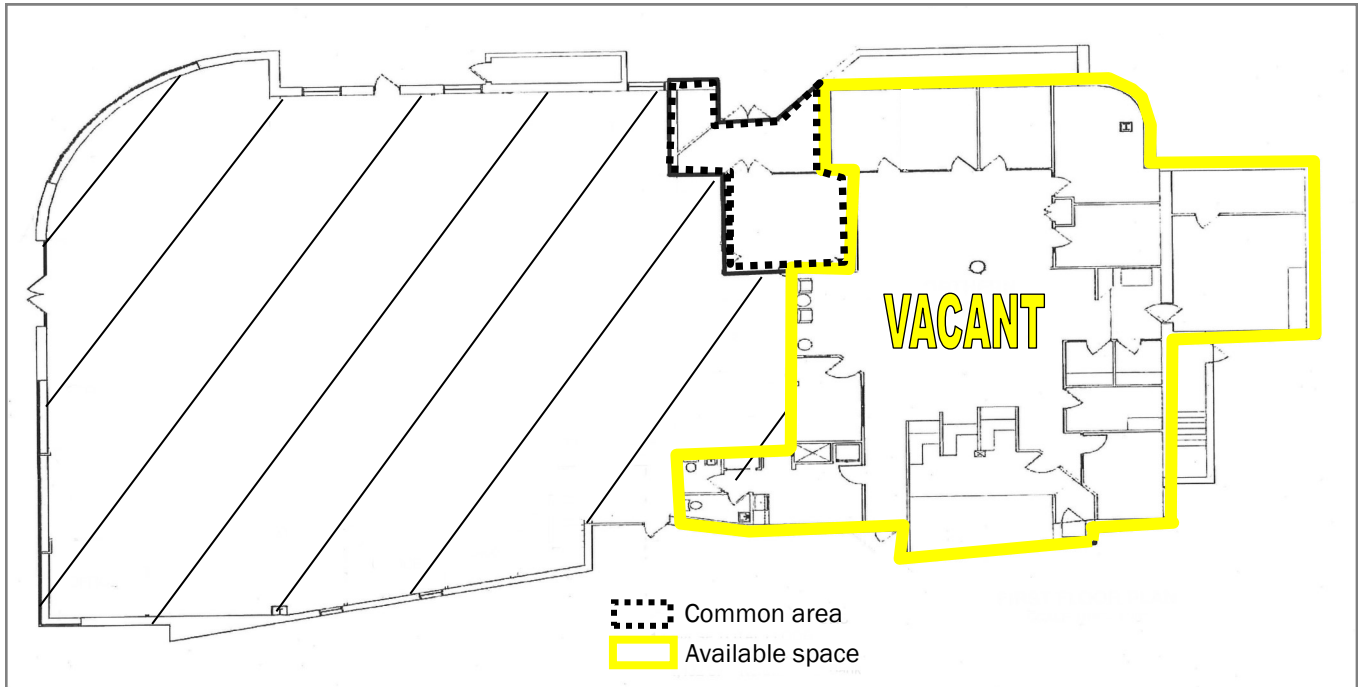
- Ample parking
- Turn Key bank space
- Exclusive use of 4 story tower for signage
- Landlord willing to contribute tenant improvements

LEASE RATE

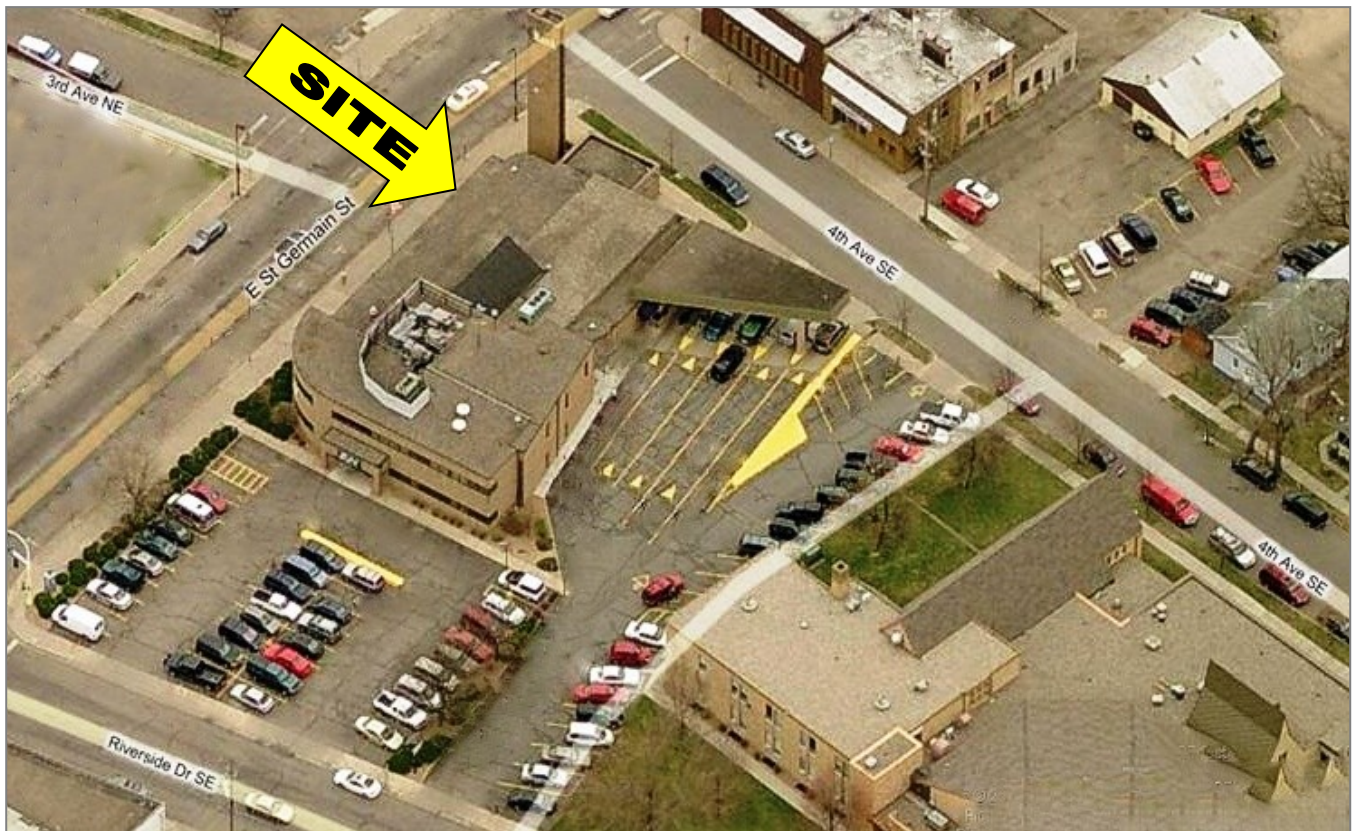
\$12.00—\$19.00 PSF Modified Gross



Floor Plans



Aerial



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Pictures



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