



INH COMMERCIAL
Real Estate Services

FOR LEASE

NORTHWEST PROFESSIONAL CENTER

**2351 Connecticut Ave
Sartell, MN 56377**

**SUITE 120:
2,542 SF**

**Available
IMMEDIATELY**

For more information, contact

Kevin Brink
(320) 258-5259
kevin@inhproperties.com

Nate Meyer
(320) 258-5258
nate@inhproperties.com

Exclusive Marketing Agent:



INH COMMERCIAL
Real Estate Services

**175 7th Ave South
Waite Park, MN 56387**

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



PROPERTY DESCRIPTION

Beautiful 60,000 S.F. Class "A" professional office building, with one suite available on the 1st floor. This office space has upscale finishes, an efficient layout and floor to ceiling windows. The building's anchor tenants are Plaza Park Bank, CentraCare Adult and Pediatric Urology and C.H. Robinson. It is handicap accessible throughout, 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

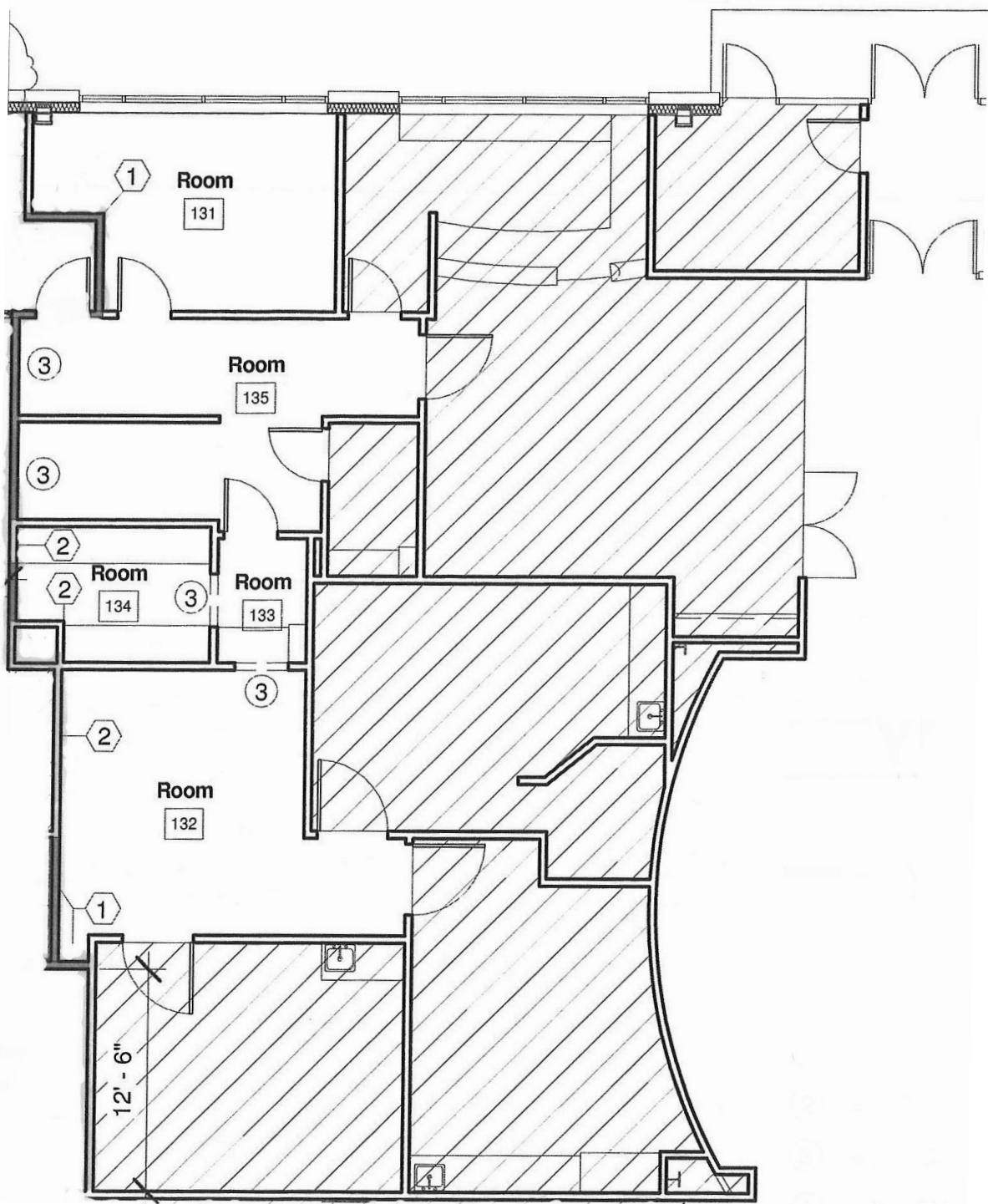
- Beautiful, Class A office building
- Ideal for medical or professional office tenant
- Location is extremely accessible to all of St. Cloud and surrounding areas
- Close proximity to major retailers, hotels, restaurants and area amenities
- Across the street from the CentraCare Health Plaza
- Spacious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

RATES

Net rent: \$16.00-\$18.00 per square foot
CAM/Taxes: \$11.71 PSF (2017 estimate)

FLOOR PLANS

SUITE 120 – 1st FLOOR



INH COMMERCIAL
Real Estate Services

175 7th Avenue South
Waite Park, MN 56387

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