



INH Properties

Stoebe, Illies, Nothnagel & Co.

Real Estate Group Est. 1981

FOR LEASE

NORTHWEST PROFESSIONAL CENTER

**2351 Connecticut Ave
Sartell, MN 56377**

**SUITE 120:
2,542 SF**

**Available
IMMEDIATELY**

For more information, contact

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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

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 Deerwood Bank and CentraCare Adult and Pediatric Urology. 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

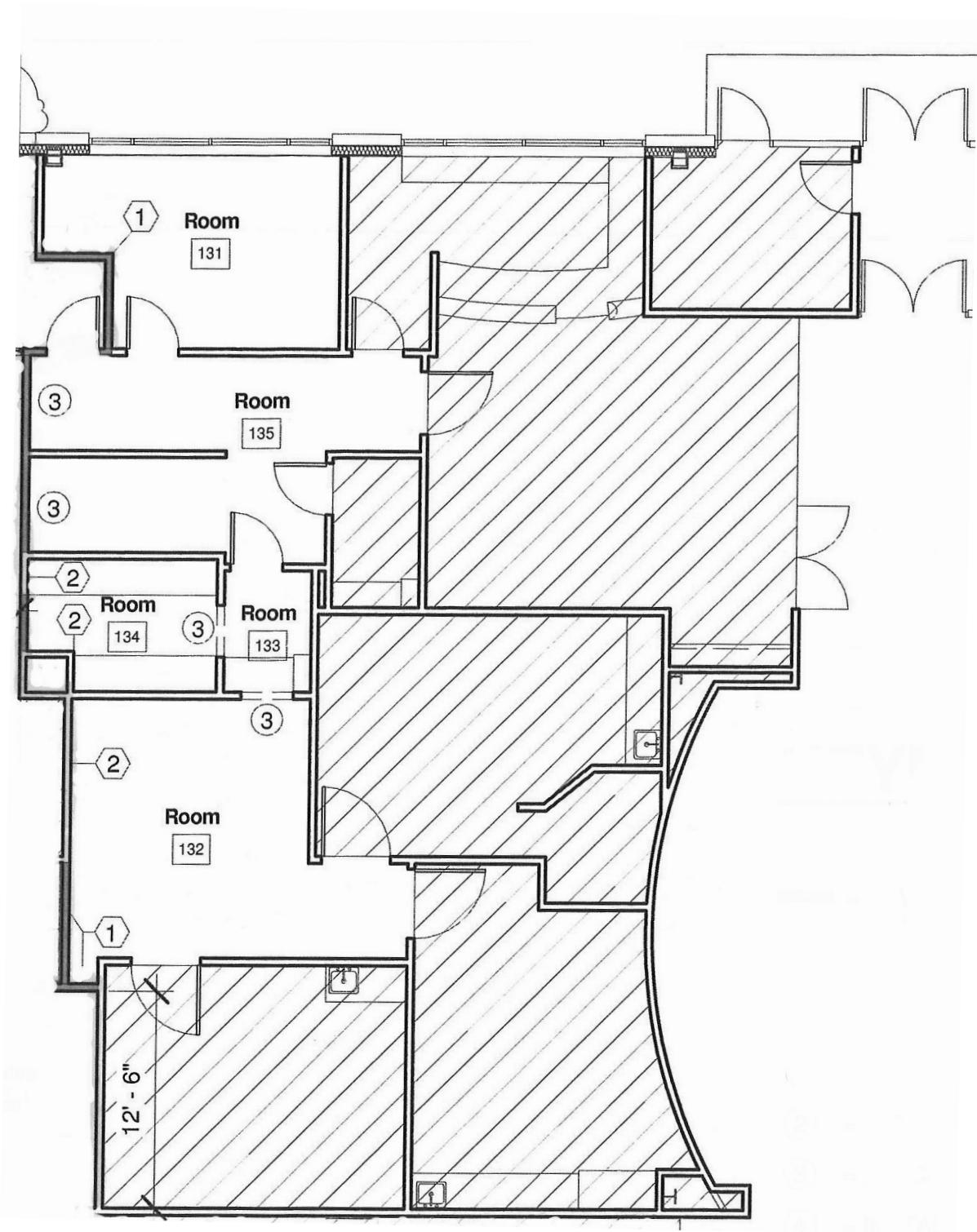
RATES

Net rent: \$16.00 per square foot
CAM/Taxes: \$12.19 PSF (2020)

INH Properties, as agent, has assembled information in this proposal from sources deemed reliable, however, neither Owner, nor INH Properties, guarantees the accuracy of such information.

FLOOR PLANS

SUITE 120 – 1st FLOOR



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