FOR LEASE

EASTGATE III
EASTGATE BUSINESS CENTER
451 East St. Germain St. Cloud MN 56304

2,100 SQUARE FEET

GREAT LOCATION!
BRAND NEW SPACE

SUITE 300 $2,100.00 PER MONTH **($12 psf)**

EST. CAM $ 1,002.75 PER MONTH (5.73 psf)

Includes:
- Free parking (170+ vehicles).
- Professional on-site management.
- Free use of conference room in Eastgate I (Seats 24)
- Post office sub-station in complex.
- Light bulb replacement.

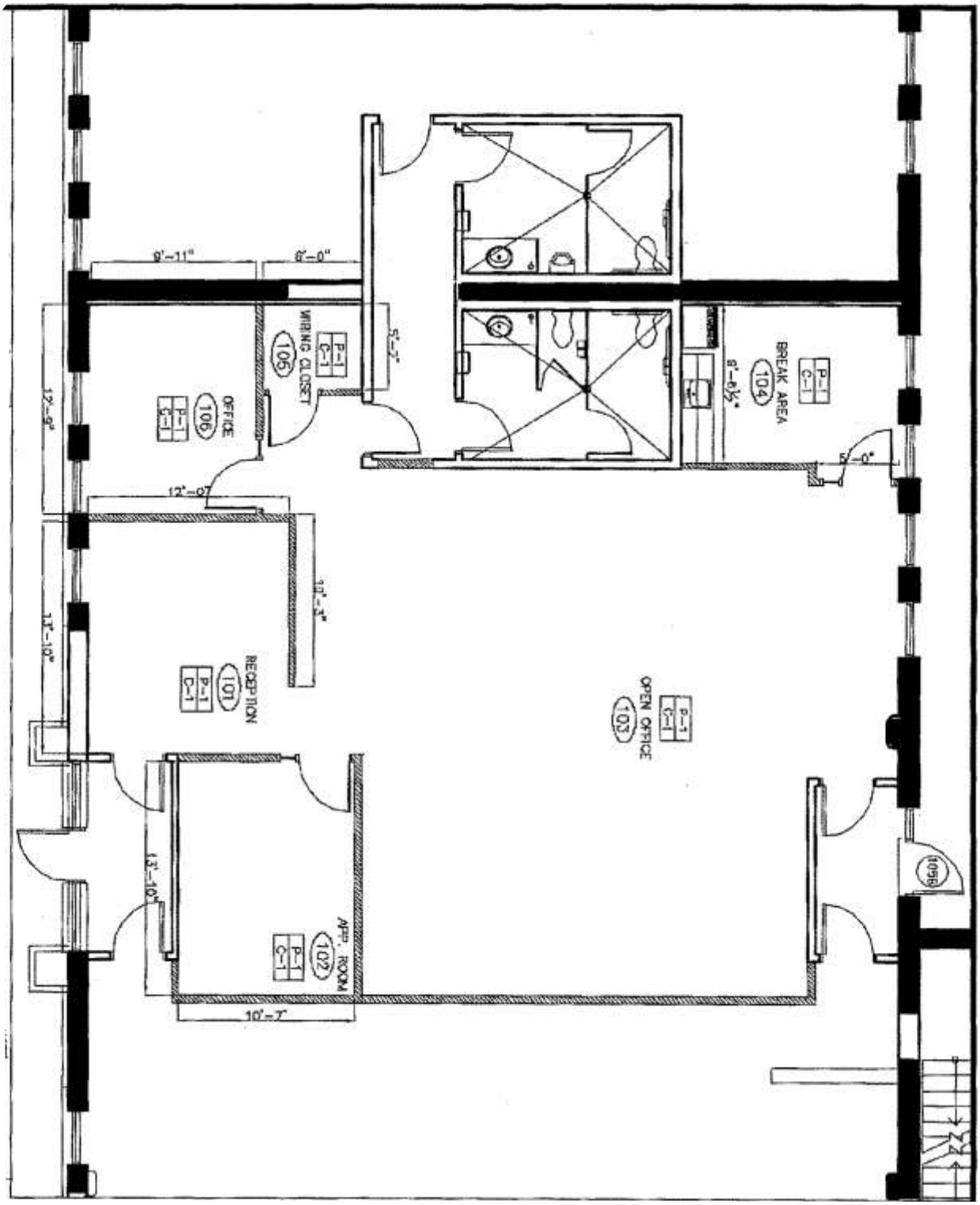
Additional:
- Separately Metered Utilities.
- Phone, internet & cable.

Amenities:
- Handicap accessible.
- Nice space-must be seen.
- Quality tenant mix.
- High visibility.
- Clean, well maintained common areas.

3 to 5 year lease available.
Additional tenant improvements are negotiable.

Both suites can be combined into one space for a total of 4,090 Sq. Ft.

For Information Contact:
Robert C. Abel
Broker
320-253-9746
babel@rca-re.net
www.RCA-re.net

RCA COMPANIES
REAL ESTATE INVESTMENTS

Space Diagram
Suite 300