



FOR
LEASE

EASTGATE II EASTGATE BUSINESS CENTER

425 East St. Germain St. Cloud MN 56304

1,229 SQUARE FEET

GREAT LOCATION!

CORNER OF EAST ST. GERMAIN
AND WILSON AVE. NE

SUITE 106
MAIN FLOOR

\$1,127.00
PER MONTH

CAM

\$ 630.43
PER MONTH
(616 sf)

Includes:

- Free parking (170+ vehicles).
- Professional on-site management.
- Free use of conference room in Eastgate I (Seats 24)
- Copy & fax machine available.
- Post office sub-station in complex.
- 3 private offices, file room & kitchen.
- Light bulb replacement.

Additional:

- Gas and electric.
- 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.



For Information Contact:

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Broker

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