



**FOR  
LEASE**

**EASTGATE I**  
**EASTGATE BUSINESS CENTER**  
22 Wilson Avenue NE St. Cloud MN 56304

**890 SQUARE FEET**

**Available May 2009**

**Spacious Suite  
Fronts on Wilson Ave.**

**SUITE 18**  
MAIN FLOOR

**\$950.00**  
PER MONTH  
Modified Gross

**Includes:**

- Signage Available on Wilson Front
- Free Parking (170+ vehicles)
- Professional On-Site Management
- Free Use of Conference Room(Seats 24)
- Post Office Sub-Station in Complex
- Light Bulb Replacement

**Additional:**

- Separately Metered Utilities

**Amenities:**

- Handicap Accessible
- Quality Tenant Mix
- Clean, Well Maintained Common Areas
- New High Efficiency Roof-Top Heat And Air Conditioning
- Newer Carpeting
- Private-Secure Restrooms



**1 to 3 Year Lease**

For Information Contact:  
**Robert C. Abel**  
Broker  
**320-253-9746**  
[babel@rca-re.net](mailto:babel@rca-re.net)

**RCA**  
COMPANIES  
REAL ESTATE  
INVESTMENTS



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**SUITE 18**

