

# FOR LEASE



## NORTHWAY OFFICE CONDO

**LOCATION:** 1521 Northway Drive, St. Cloud, MN. Building is located close to the new St. Cloud YMCA, St. Cloud Hospital, Eye Surgeons & Physicians, Whitney Senior Center, Centracare Northway Plaza, and Technical Community College.

**SIZE:** 1,200 Square Feet

**YEAR BUILT:** Built in 1980

**CEILING HEIGHT:** 8'

**UTILITIES:** City water & sewer, Natural gas, Electrical

**SHARED PARKING:** Paved lot for 75+ vehicles

**LEASE TERMS:** \$12/SF Base, \$5.00/SF CAM

CBC Orion is pleased to offer this office condo for lease in St. Cloud, MN. This well-maintained property is conveniently located approximately 2 miles from Highway 15 and only 1/2 a mile from the St. Cloud Hospital. Numerous professionals are located in this Northway Drive business community such as a chiropractor, attorney and CPA. Nicely finished space with covered entry, large reception area, file room, built in cabinetry, exam rooms and bathroom. Great location with high visibility for any professional office user with easy access and ample parking.

**Contact Mark Maetzold (320) 420-1432 with further details on this offering!**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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