

OFFICE FOR LEASE

Sauk Rapids Business Center

2 Second Avenue South
Sauk Rapids, MN 56379



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

SUITE #	STATUS	SUITE 100% USABLE SF	EST. GROSS/MO.
Suite 140	Available	890 USF	\$1,463/month
Suite 145	Available	473 USF	\$777/month
Suite 65	Available	218 USF	\$267/month

- All leases are triple net leases with est. charges shown above based on \$12.00 Base Rent per actual usable sf for the main level, \$7.00 in Base Rent per actual usable sf for the lower level, plus \$7.72 per usable sf in Est. Tax & Operating Expenses.
- Suite 140 and 145 are main level suites.
- Suite 65 is a lower level suites.
- All actual usable square footages are net of common areas of 1,488 sf on the main level and 2,002 sf on the lower level.



FEATURES:

- Attractive professional office building exterior.
- Property offers several different size options.
- Great individual Class C office spaces for lease in an excellent location.
- Well maintained property with ample parking
- Prominent monument signage.
- Close to many great amenities.
- Storage available in lower level.

All information in this brochure is deemed reliable, but not guaranteed.

CONTACT:

Joe Smith

jsmith@summerhillcommercial.com
952-475-5122

Summerhill Commercial Real Estate
6495 City West Parkway
Eden Prairie, MN 55344

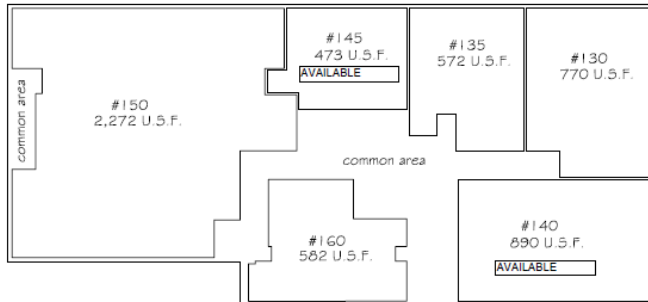
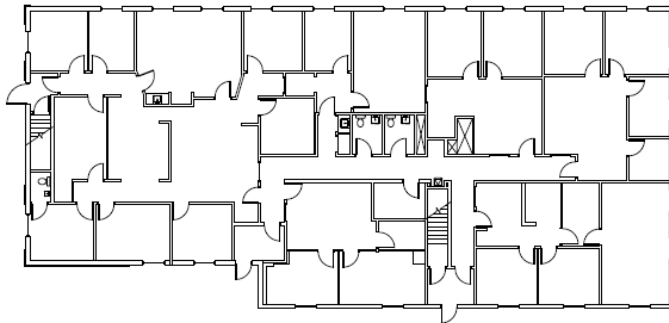
www.summerhillcommercial.com

FOR LEASE OFFICE
Sauk Rapids Business Center
 2 Second Avenue South
 Sauk Rapids, MN 56379



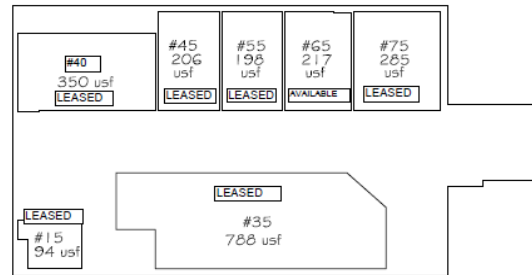
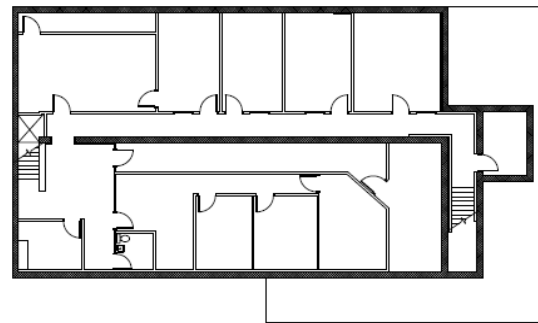
SUMMERHILL
 Commercial Real Estate, LLC

MAIN FLOOR



7,047 s.f. main floor
 5,559 usable s.f.
 1,488 sf common

LOWER LEVEL



4,140 sf lower level
 2,138 usable s.f.
 2,002 sf common

CONTACT:

Joe Smith 952-475-5122
 jsmith@summerhillcommercial.com

Summerhill Commercial
 6495 City West Parkway
 Eden Prairie, MN 55344

www.summerhillcommercial.com