

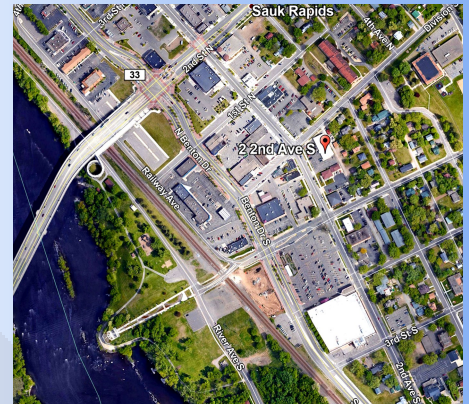
# OFFICE FOR LEASE

## 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 40	Available	350 USF	\$429/month
Suite 45	Available	206 USF	\$253/month
Suite 55	Available	198 USF	\$243/month
Suite 65	Available	217 USF	\$266/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.
- All current availabilities are 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:

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952-475-5121

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

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# FOR LEASE OFFICE

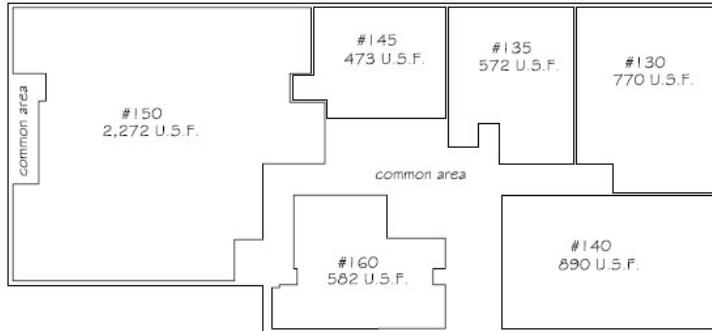
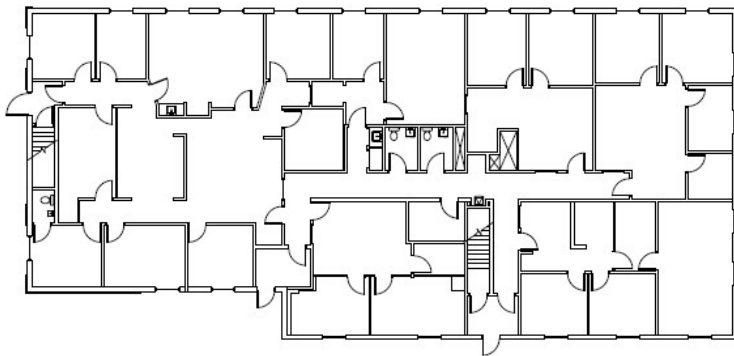
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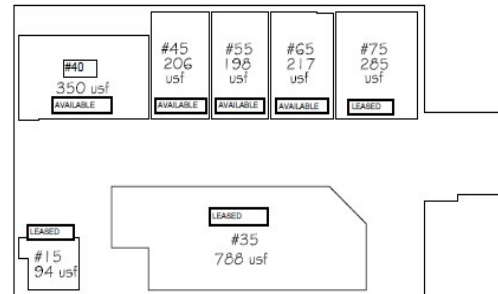
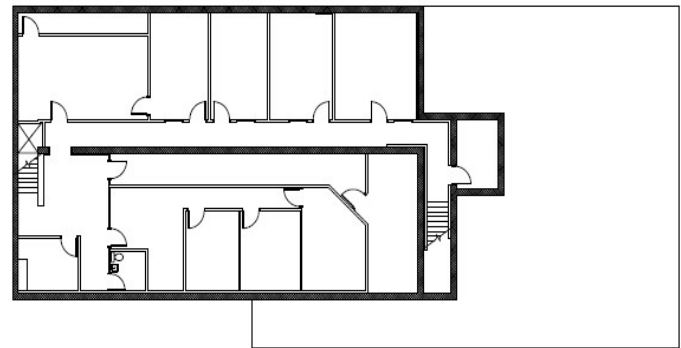
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### MAIN FLOOR



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

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