



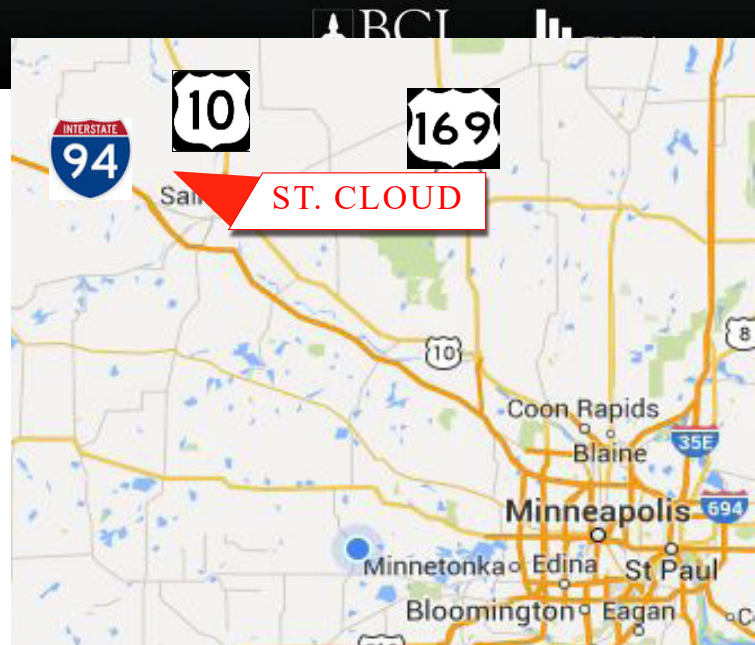
# For Pre-Leasing Former Hancock Building Renovation 3800 3rd Street N, St. Cloud 56303



3800 3rd Street North

## PROPERTY INFORMATION

- \* Lease Rate: **\$16.00/psf NNN**  
(Tenant Improvement Allowance of \$40/psf included)
- \* Operating Expenses \$6.00/psf
- \* Building is 15,000/sf
- \* Space Divisible 3,900/sf to 15,000/sf
- \* Lot is 1.0 Acres
- \* Stearns County PID 82.49999.0104
- \* Zoned: PUD - Planned Unit Development
- \* Great for Commercial, Retail, Office, Medical
- \* 2019 Remodel to begin soon!
- \* Multi-Tenant Building
- \* Businesses in the area include:  
Crossroads Center Mall, Advantage 1 Insurance,  
Short Stop Catering, Pantown Brewing, Gruber's  
Quilt Shop, Stems & Vines, Hampton Inn, Roberts  
Fine Jewelry and more . . . .



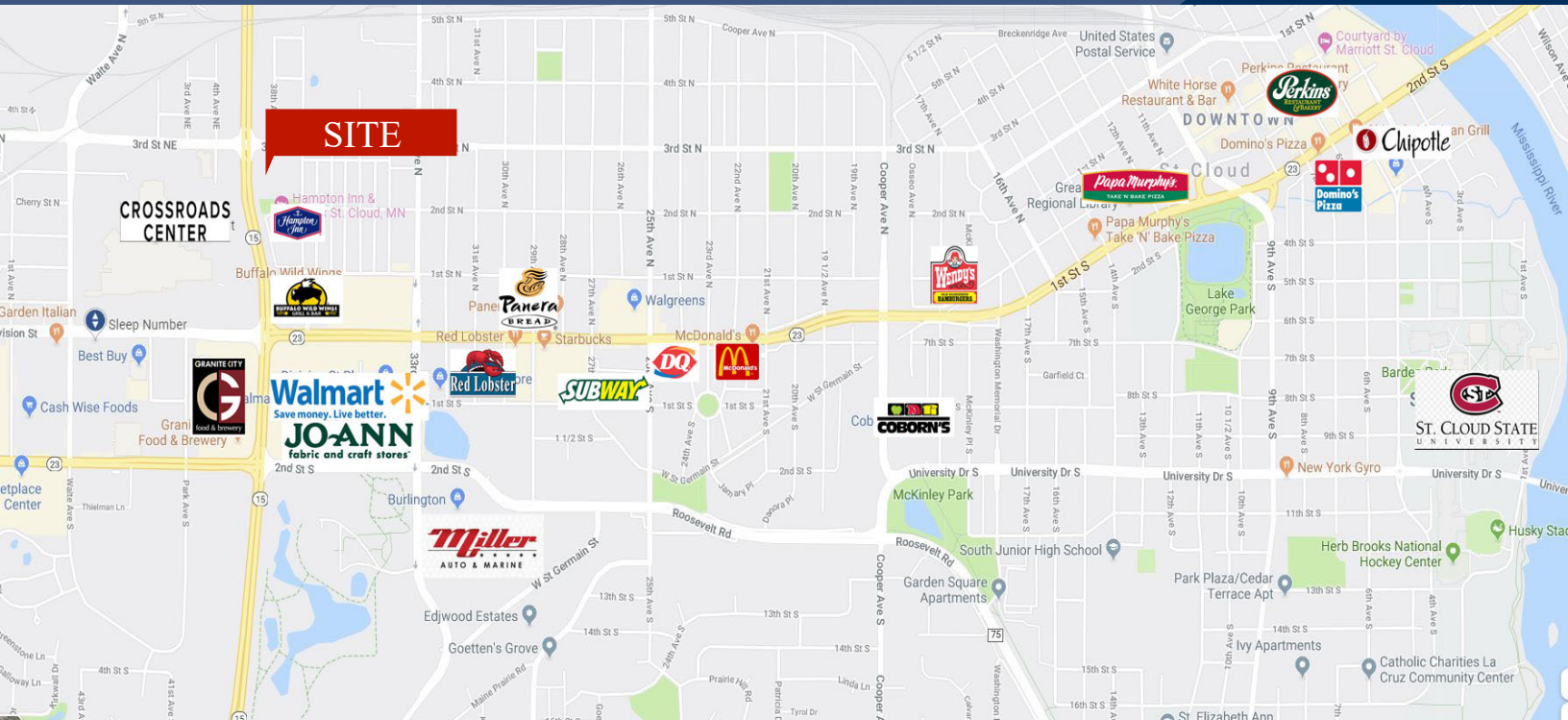
**Contact:**  
**ERIC O'BRIEN**  
**(320) 406-3910**

**EObrien@commrealtysolutions.com**



COMMERCIAL REALTY SOLUTIONS

# For Pre-Leasing Former Hancock Building Renovation 3800 3rd Street N, St. Cloud 56303



## PROPERTY INFORMATION

- \* Access off of 3rd Street North
- \* Visibility off of 3rd Street North and MN Hwy 15
- \* SE Quadrant of MN 15 and 3rd Street North
- \* North of MN 23/Division Street
- \* Across from Crossroads Center
- \* Busy Location
- \* Near lots of services and amenities

## TRAFFIC COUNTS - 2017

- \* MN State Hwy 15 - 36,500 VPD
- \* 3rd Street N. - 11,800 VPD

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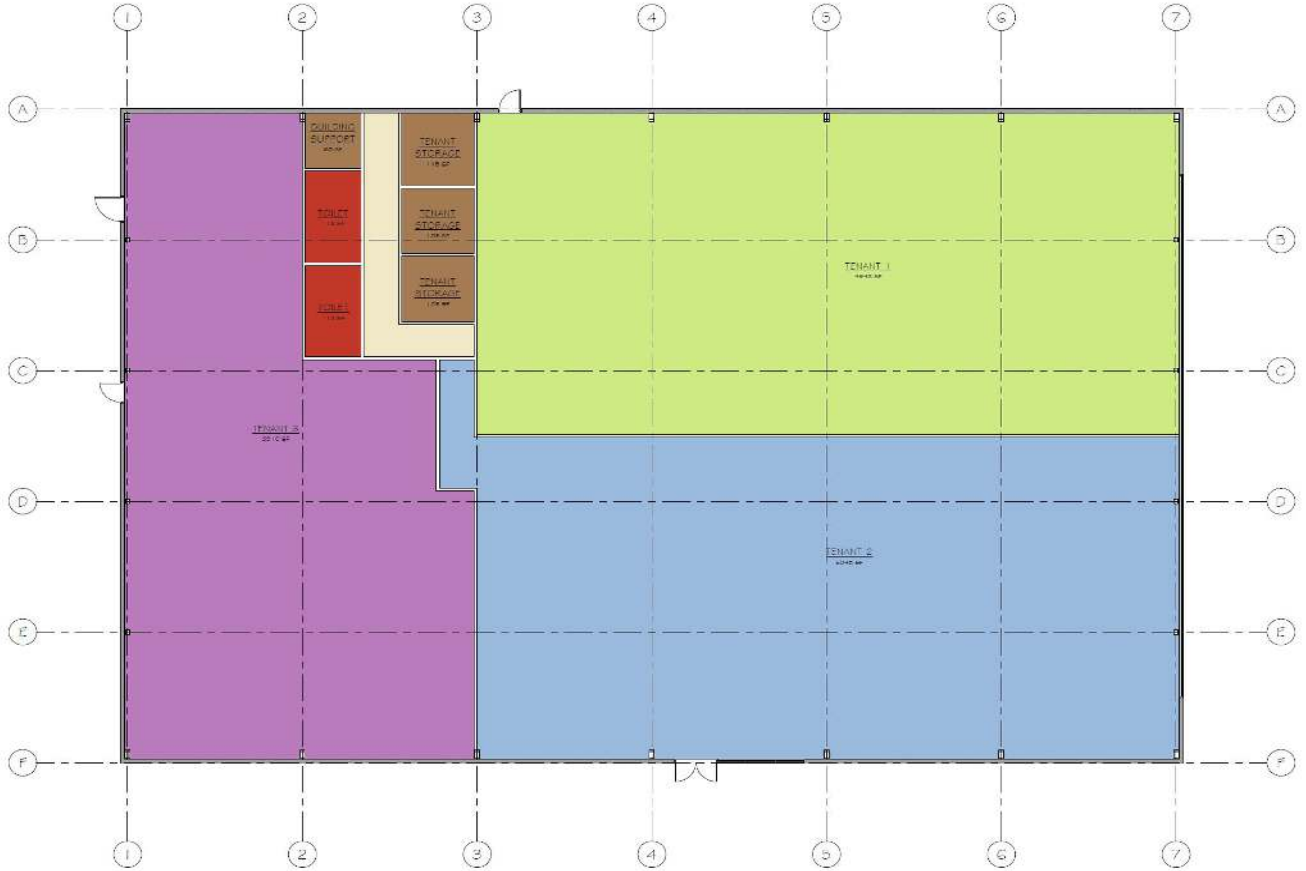
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## floor plan



### PROPERTY INFORMATION

- \* Three Tenant Spaces Available
- \* 3,910/sf
- \* 4,946/sf
- \* 5,048/sf
- \* Private Entrances
- \* Common Area
- \* Mens/Women’s Restrooms
- \* 3 Tenant Storage Spaces (103 - 115/sf)
- \* 55 Parking Spaces

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**Remodel  
Renderings**

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