

For Lease



EPIC Properties

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**EXCELLENT
LOCATION**

**PRIME OFFICE
SPACE**



EAGLE NEST SUITES—OFFICE BLDG.

Site Information:

Building: 6,400 square feet

Lease Space: 1,600 - 3,200 square feet

Location: 621 North Benton Drive, Sauk Rapids, Minnesota
2 Story Office Building with walk out on lower level

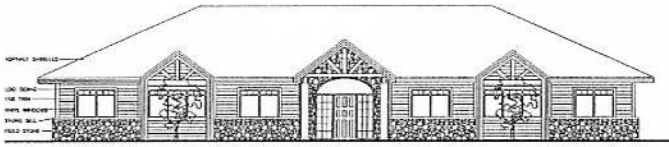
Parking: 35 stalls, Free - cross easement with warehouse building in rear

Neighborhood: New Sauk Rapids Commercial Development; On Benton Drive.
Great access to Highway 10 & Highway 15

Lease Rates \$8.00 sq. ft. Base Rent First Year
Plus \$ 4.40 sq. ft. CAM Charges (Estimated)

Current Tenant: Edward Jones and Sauk Rapid Alterations

Notice: Information provided by seller; neither Epic Properties nor its agents guarantee its accuracy or comprehensiveness.



FRONT ELEVATION

SCALE 1/8" = 1'-0"



SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



SIDE ELEVATION

SCALE 1/8" = 1'-0"

