

FOR LEASE: OFFICE / RETAIL



CENTENNIAL SHOPPING CENTER

20th Avenue and 8th Street North
St. Cloud, MN

***Lease Price: \$7.00 per gross SF
+ estimated CAM & RE Taxes of \$3.00 per SF***

LOCATION: 20th Avenue, and 8th Street North

GREAT LOCATION!

SIZE: 4,550 SF, 1,350 SF, 2,000 SF

TERM: 3 Years, Minimum; Available Immediately

LANDLORD WILL PROVIDE:

SPACE AS-IS, Existing Floor Covering, Existing 2' X 4' Drop in
Existing Lighting, Existing 2'X 4' Ceiling Tile, HVAC Unit



EPIC PROPERTIES

Steve Feneis

Office: (320) 202-8000

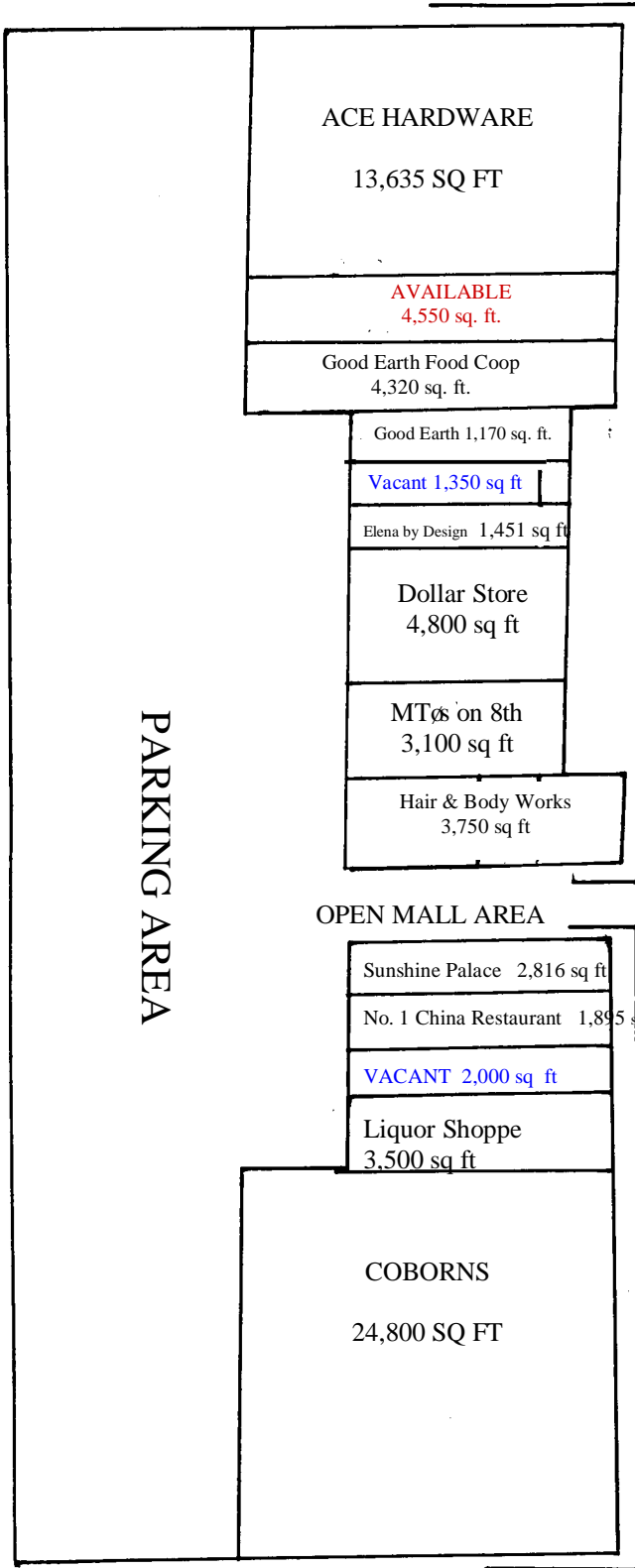
Fax: (320) 202-9000

1011 2nd St. N, Suite 109

PO Box 7571; St. Cloud, MN 56302

The above information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Epic Properties guarantees the accuracy of such information.

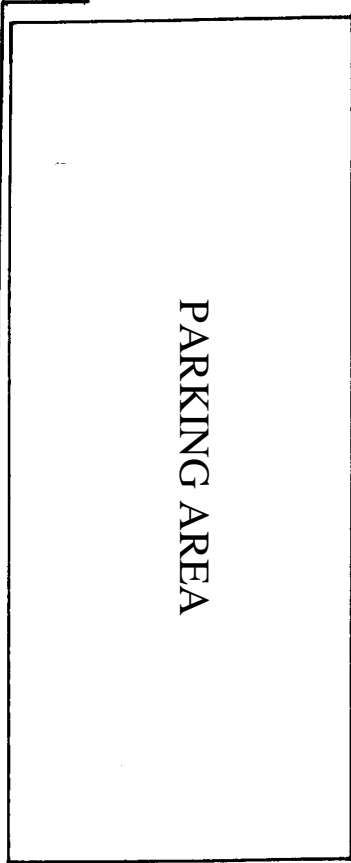
20TH AVENUE NORTH



8TH STREET NORTH

PARKING AREA

22ND AVENUE NORTH



7TH STREET NORTH

PARKING AREA

CENTENNIAL PLAZA
74,300 SQUARE FEET