



27 33RD AVENUE NORTH FOR LEASE

27 33RD AVENUE NORTH, ST. CLOUD, MN



SPACE AVAILABLE

- Suite 35 - 1,368 SF
- Suite 37 - 2,148 SF

BUILDING SIZE

6,215 SF

YEAR BUILT

1970

PROPERTY HIGHLIGHTS

- Located next to U.S. Bank branch in the Midtown neighborhood of St. Cloud
- Nearby retailers include Costco, HOM Furniture, Savers and Walmart
- Each suite has dedicated entrance and includes set of private restrooms
- Ability to add exterior building signage
- Suites can be combined and are available for immediate occupancy
- Asking Rate - \$20.00 psf full service gross
- Available for immediate occupancy



FLOOR PLANS

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**PRIVATE KEY PLAN-
FOR OFFICE USE ONLY**

BUILDING COMMON AREA
UTILITIES
98 U

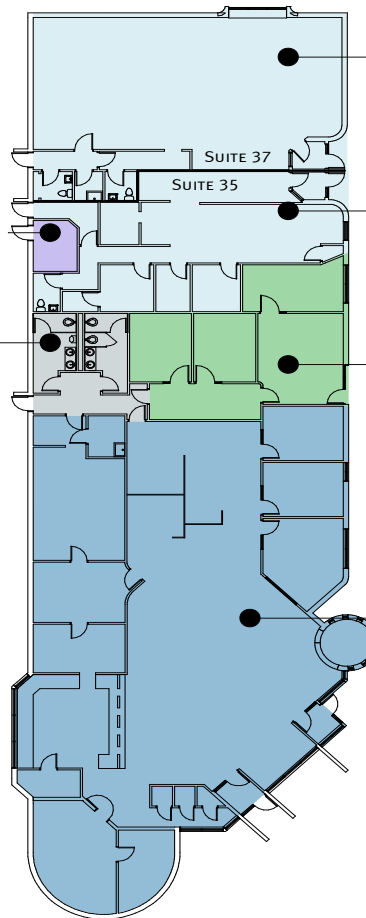
SHARED COMMON AREA
433 U

**US BANK
ATM ACCESS**
175 U

SCALE: 1" = 30'-0"

KEY PLAN LEGEND

-  BUILDING COMMON AREA
-  FLOOR COMMON AREA
-  VERTICAL PENETRATIONS
-  US BANK OCCUPIED AREA
-  OCCUPIED TENANT SUITES
-  AVAILABLE TENANT SUITES



SUITE 37
VACANT
2,148 M**
2,123 U

SUITE 35
VACANT
1,368 M**
1,343 U

SUITE 31
HESS PARTNERS INSURANCE
AGENCY, INC.
1,315 M*
1,074 U
1,042 L

US BANK
5,663 M*
5,422 U

*RENTABLE AREA INCLUDES USEABLE AREA + 1/2
SHARED COMMON AREA & 1/4 BUILDING
COMMON USEABLE AREA

**RENTABLE AREA INCLUDES USEABLE AREA + 1/4
BUILDING COMMON AREA USEABLE AREA



US BANK BUILDING- ST. CLOUD MIDTOWN
27 33RD AVE. NORTH
ST. CLOUD, MN 56303

SUITE 35 - 1,368 SF



SUITE 37 - 2,148 SF



DEMOGRAPHICS

NEIGHBORHOOD DEMOGRAPHICS

	 2025 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME EMPLOYMENT
1 Mile	10,046	\$74,998	15,116
3 Miles	66,937	\$80,693	57,933
5 Miles	109,804	\$81,470	73,913

TWIN CITIES OVERVIEW

Minneapolis is home to **seven professional sports teams** and was crowned the best city to be a sports fan in in 2023. In the last six years Minneapolis hosted the **2018 Super Bowl**, the **2024 US Gymnastics Olympic Trials**, **NCAA Women's Volleyball Championship**, the **NCAA Final Four**, the **NCAA Women's Final Four**, the **Summer X Games**, the **2019 KPMG Women's PGA Championship**, and is the home of the **PGA Tour's 3M Open**.



MEN'S FOOTBALL



MEN'S HOCKEY



WOMEN'S BASKETBALL



MEN'S BASEBALL



MEN'S BASKETBALL



MEN'S SOCCER



MEN'S BASEBALL



WOMEN'S HOCKEY

UPCOMING TWIN CITIES EVENTS



**2025
NCAA WOMEN'S ICE
HOCKEY FROZEN FOUR**



**2026
WORLD JUNIORS
HOCKEY CHAMPIONSHIP**



**2026
SPECIAL OLYMPICS
USA GAMES**



**2029
RYDER CUP**

Headquartered In Greater MSP

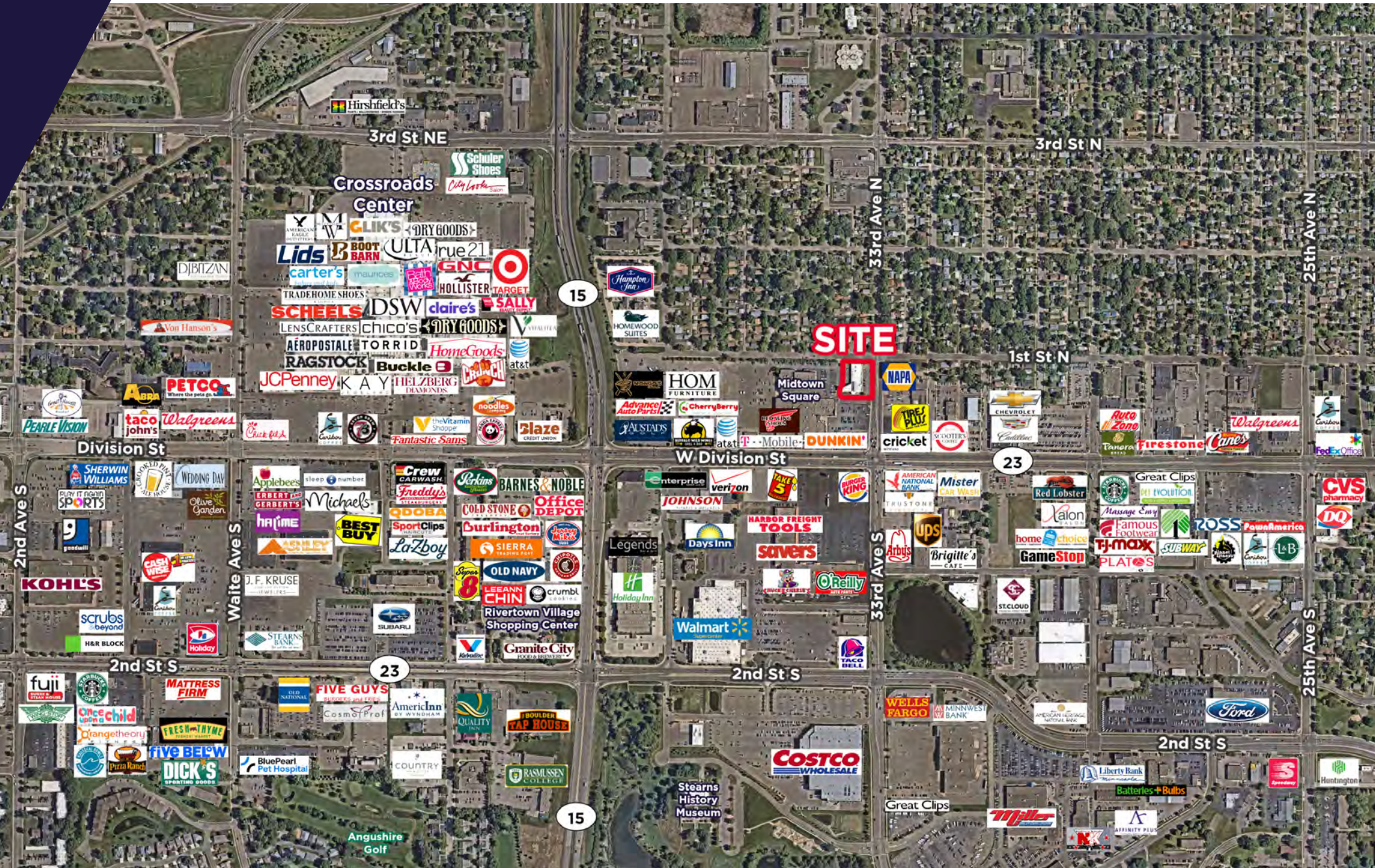
FORTUNE 500 COMPANIES

GREATER MSP RANK	COMPANY	FORTUNE 500 RANKING	REVENUE (billions)
1	UnitedHealth Group	5	\$324.1
2	Target Corporation	33	\$109
3	CHS	90	\$47.8
4	Best Buy	94	\$46.3
5	3M	116	\$34.2
6	U.S. Bancorp	149	\$27.4
7	C.H. Robinson Worldwide	160	\$24.6
8	Land O' Lakes	213	\$19.2
9	General Mills	219	\$18.9
10	Xcel Energy	271	\$15.3
11	Ameriprise Financial	289	\$14.3
12	Ecolab	293	\$14.1
13	Hormel Foods	330	\$12.4
14	Thrivent Financial	412	\$9.3
15	Polaris Industries	424	\$8.9

FORBES LARGEST PRIVATE COMPANIES

RANK	COMPANY	INDUSTRY	REVENUE (billions)	EMPLOYEES
1	Cargill	Food, Drink, & Tobacco	\$165	155,000
115	Mortenson	Construction	\$4.8	3,000
119	Digi-Key Electronics	Capita Goods	\$4.71	5,135
139	Ryan Companies	Construction	\$4	1,250
158	Andersen	Construction	\$3.4	11,000
178	Rosen's Diversified	Food, Drink, & Tobacco	\$3.1	4,000
204	Johnson Bros Liquor	Food, Drink, & Tobacco	\$2.7	3,500
237	Taylor	Media	\$2.3	12,000

AMENITIES MAP



LOCATION MAP

