

# FOR LEASE

Watertown, MN

Flexible Retail / Office / Wellness Suites



 309 Jefferson Ave SW, Watertown, MN 55388

## PROPERTY HIGHLIGHTS

- Flexible commercial suites available from approx. 557-5,493 SF
- Lower level available from approx. 557-2,679 SF
- Upper level available from approx. 1,372-2,814 SF
- Spaces may be leased separately or together
- Flexible shell/basic condition with buildout options
- Suitable for office, wellness, service retail, salon, studio, medical, fitness, or professional use
- New windows planned
- Ample on-site surface parking

Lease Rate

**\$12-\$18/SF**

Modified Gross

Buildout terms negotiable



**FORTIFY**  
COMMERCIAL

## Contact



**TRENT MESECK**  
Broker | Fortify Commercial



**(763) 200-1440**  
PHONE



[trent@fortifycommercial.com](mailto:trent@fortifycommercial.com)  
EMAIL



[fortifycommercial.com](https://fortifycommercial.com)  
WEBSITE

# INTERIOR PHOTOS



Lower Level - Shell Condition



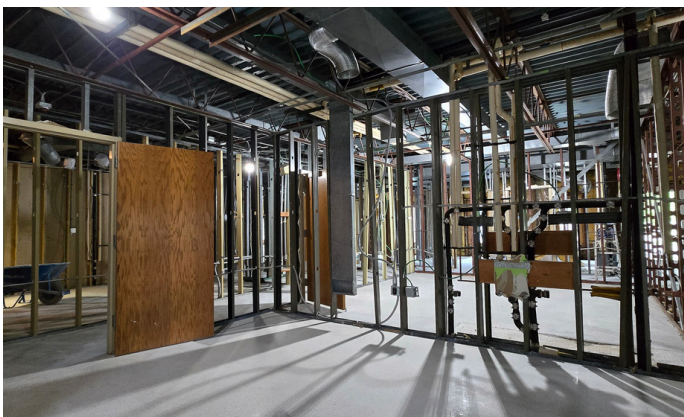
Lower Level - Potential Partition



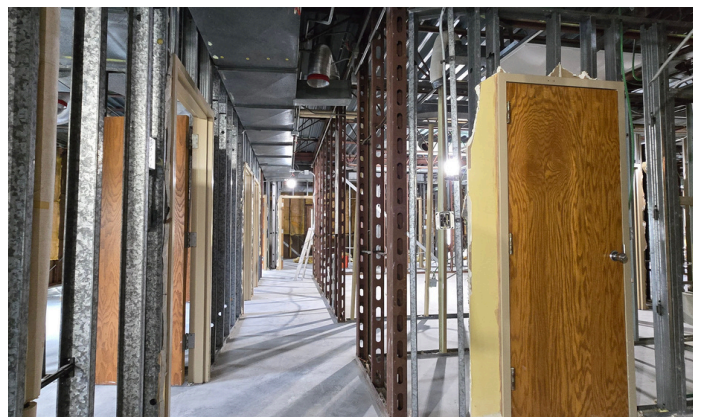
Lower Level - Unit Entrance



Upper Level - Shell Condition



Upper Level - Shell Condition



Upper Level - Shell Condition



Spaces are currently in shell/basic condition, allowing buildouts to be customized around tenant use and requirements.

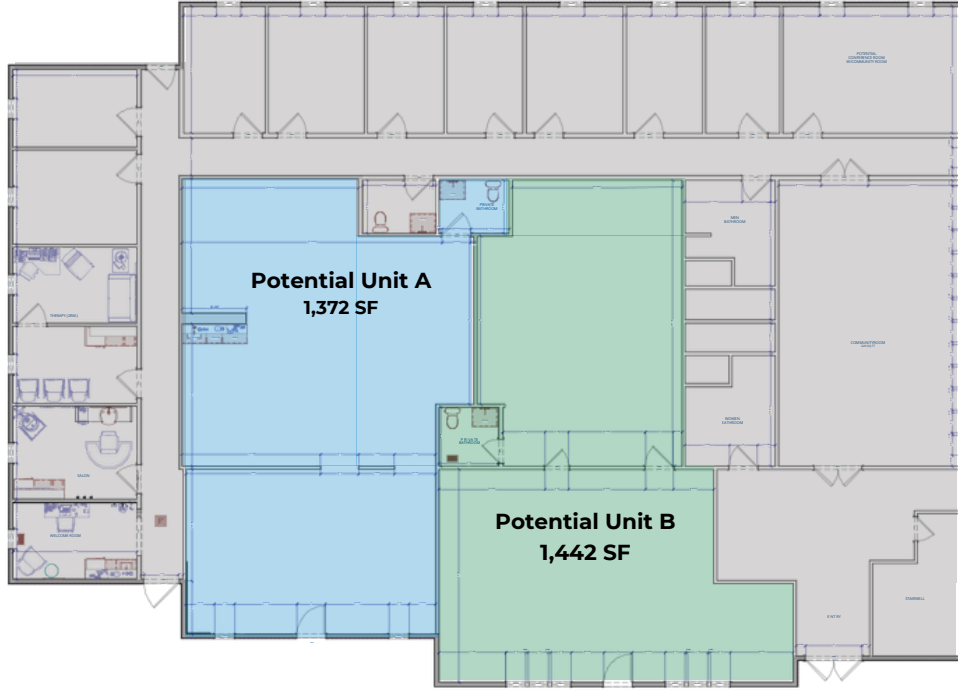
# AVAILABLE SPACES

FLEXIBLE CONFIGURATIONS TO MEET A VARIETY OF NEEDS

## Upper Level - Conceptual 2-Unit Layout

Approx. 2,814 SF rentable area

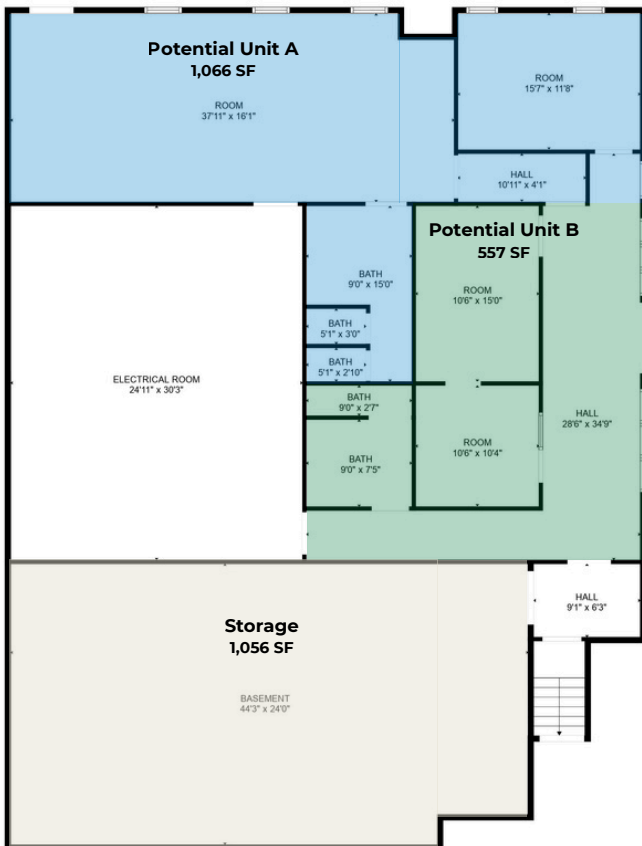
Potential Unit A: 1,372 SF | Potential Unit B 1,442 SF



## Lower Level - Conceptual 2-Unit Layout

Approx. 2,679 SF rentable area

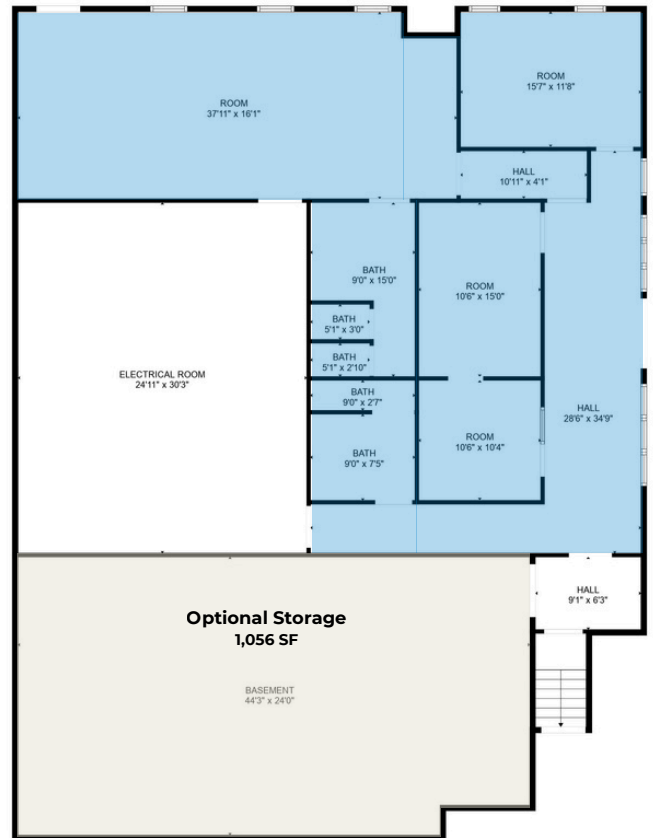
Potential Unit A: 1,066 SF | Potential Unit B 557 SF | Storage 1,056 SF | Common Area 57 SF



## Lower Level - Conceptual 1-Unit Layout

Approx. 2,679 SF rentable area

Unit 1,623 SF | Optional Storage 1,056 SF | Common Area 57 SF



# LOCATION AND ACCESS



## HIGH VISIBILITY

Conveniently located off HWY-25 with strong visibility and easy access



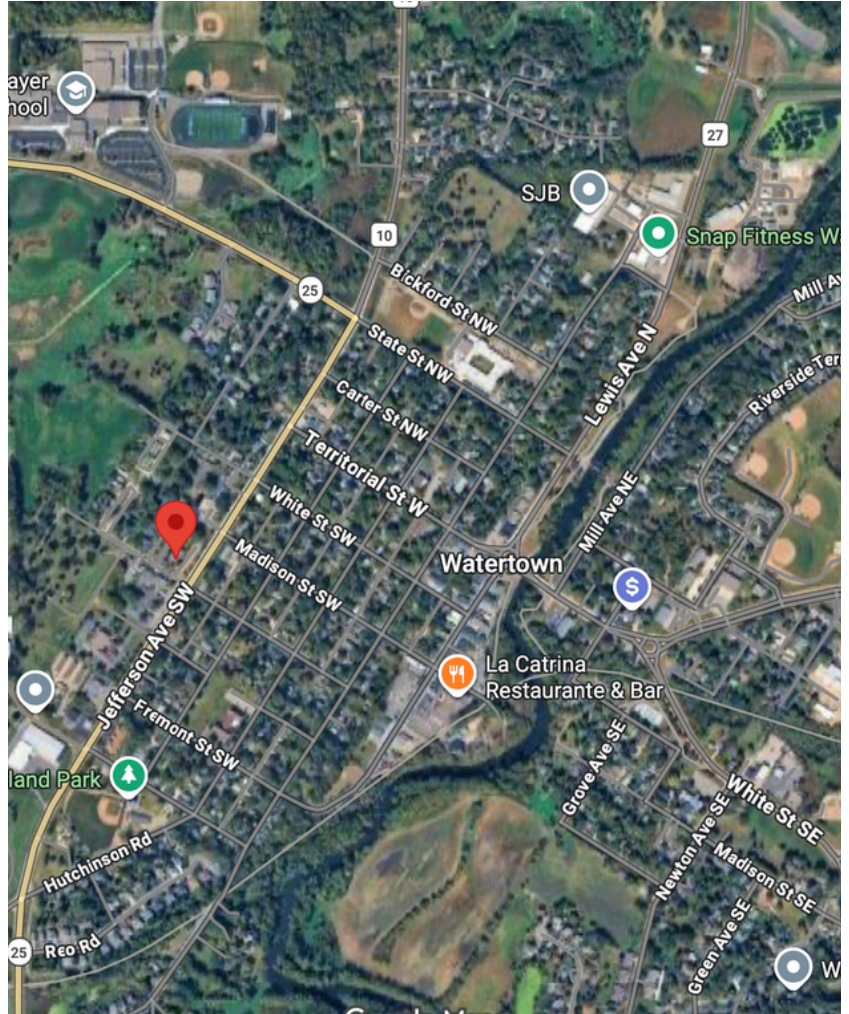
## AMPLE PARKING

80 on-site surface parking spaces for tenants and guests



## GROWING MARKET

Located in Watertown, a thriving community with a strong local economy and growing population



## IDEAL USES



OFFICE



WELLNESS



SALON/SPA



MEDICAL



FITNESS



RETAIL



STUDIO



## LET'S CONNECT

Contact Trent Meseck for lease rates, floor plans, and showing availability



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