

# MARKETPLACE OFFICE

**110 2nd St S, Waite Park, MN**



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Commercial Broker

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# Property Summary:

At Marketplace, we offer a variety of office spaces designed to fit both your needs and your budget. Whether you're seeking a spacious, windowed office or a private suite with a ground-level entrance, we have affordable options to suit any requirement. No matter your budget, there's a space at Marketplace that's perfect for you.

Available Suites			
Suite	Location	Size	Rate PSF
138	Ground level	1,618	\$24
202	lvl 2	2,166	\$20
223	lvl 2	1,430	\$20
300	lvl 3	643	\$20
320	lvl 3	961	\$20
303	lvl 3	3,240	\$20
CAM+TAX = \$8.50 psf			

## Property Features:

- Elevator
- Building conference room
- Ample parking
- Signage available
- Centrally located near restaurants, shopping, and services.

## Location



# Suite: 138

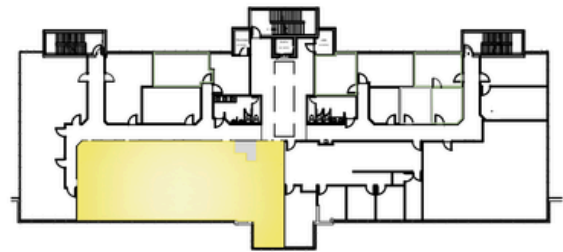
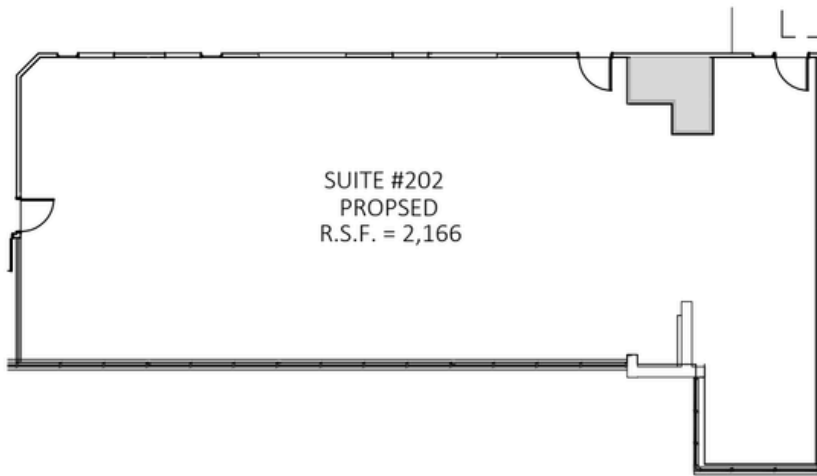


## Suite 138:

- Ground Level
- Private entrance
- 1,618 sf
- \$24 PSF



# Suite: 202



LEVEL TWO KEY PLAN



## LEVEL 2 - SUITE 202

WAITEPARK, MN  
November 19, 2025

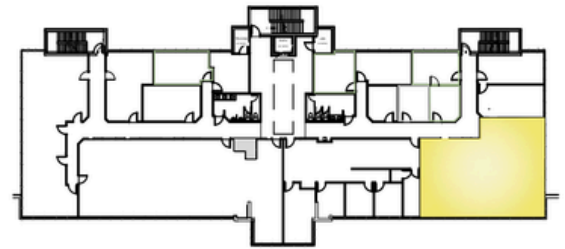
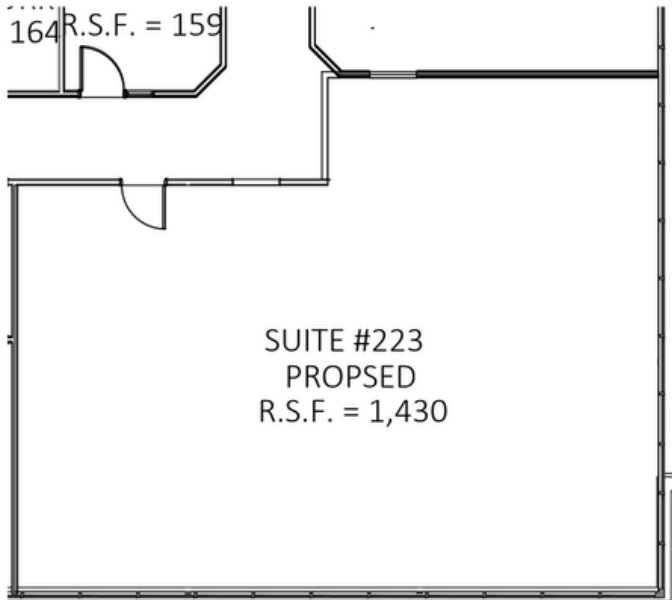
MARKETPLACE



## Suite 202:

- Natural light
- Great view
- 2,166 sf
- Build to suit

# Suites: 223



LEVEL TWO KEY PLAN



## LEVEL 2 - SUITE #223

WAITEPARK, MN  
November 19, 2025

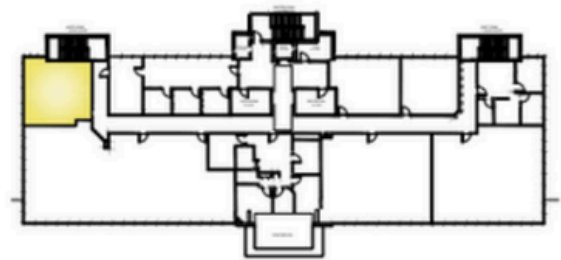
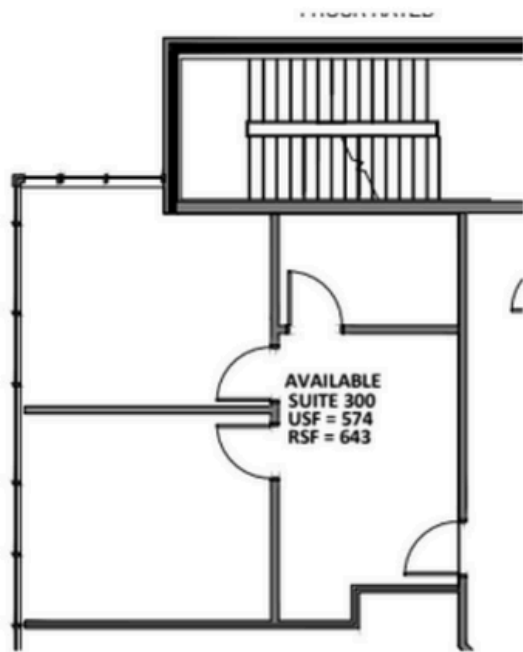
MARKETPLACE



## Suite 223:

- Natural light
- South facing
- 1,430 sf
- Build to suit

# Suites: 300



LEVEL THREE KEY PLAN



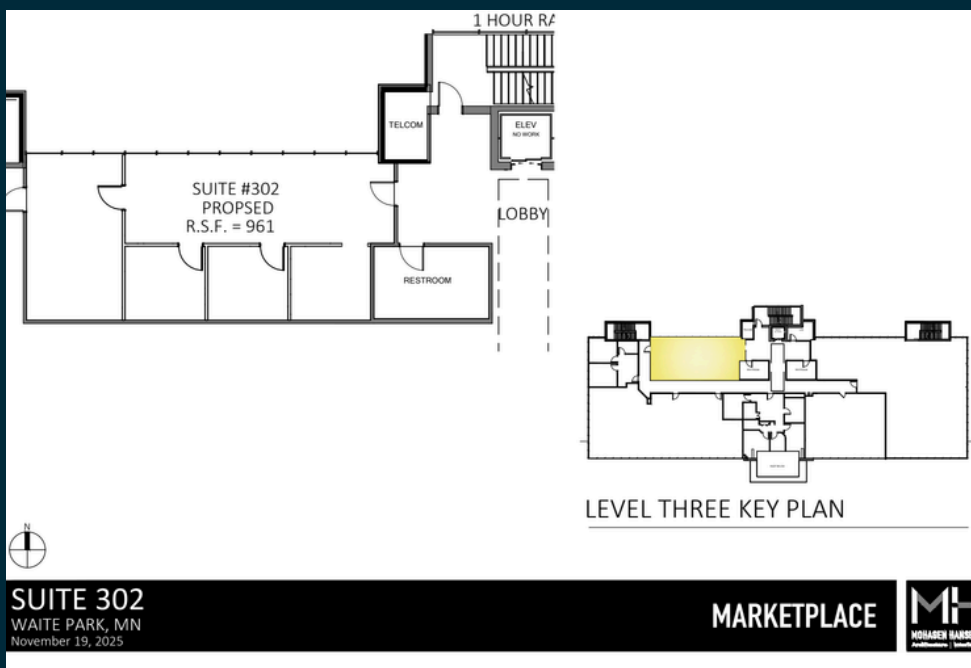
**SUITE 300**  
WAITE PARK, MN  
October 30, 2024

**MARKETPLACE - WAITE PARK**



- Suite 300:
- Natural light
  - Great view
  - 643 sf
  - Build to suit

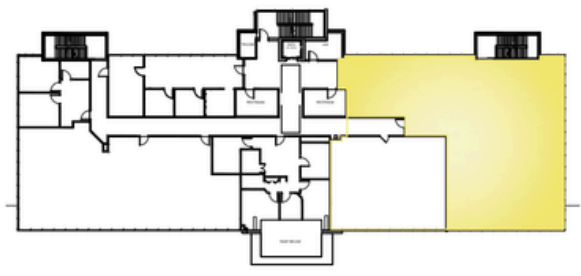
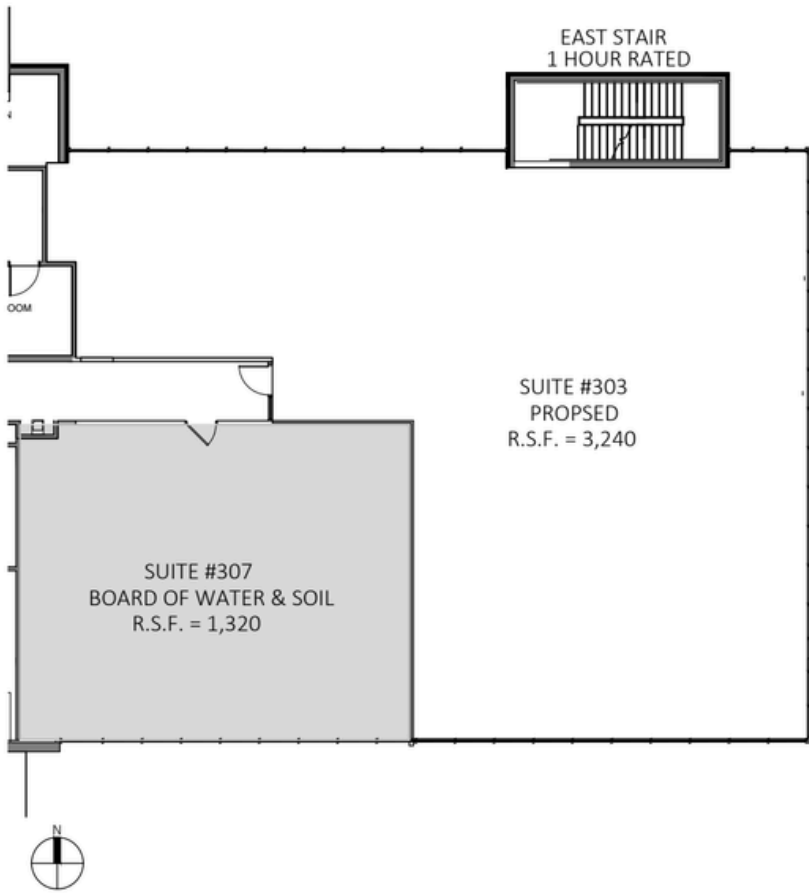
# Suite: 302



## Suite 302:

- Natural light
- Open
- 961 sf
- \$20 NNN
- Move in ready

# Suite: 303



LEVEL THREE KEY PLAN

**SUITE 303/307**  
WAITE PARK, MN  
November 19, 2025



- Suite 303:
- High visibility
  - Open
  - 3,240 sf
  - \$20 NNN
  - Build to suit

# Common area



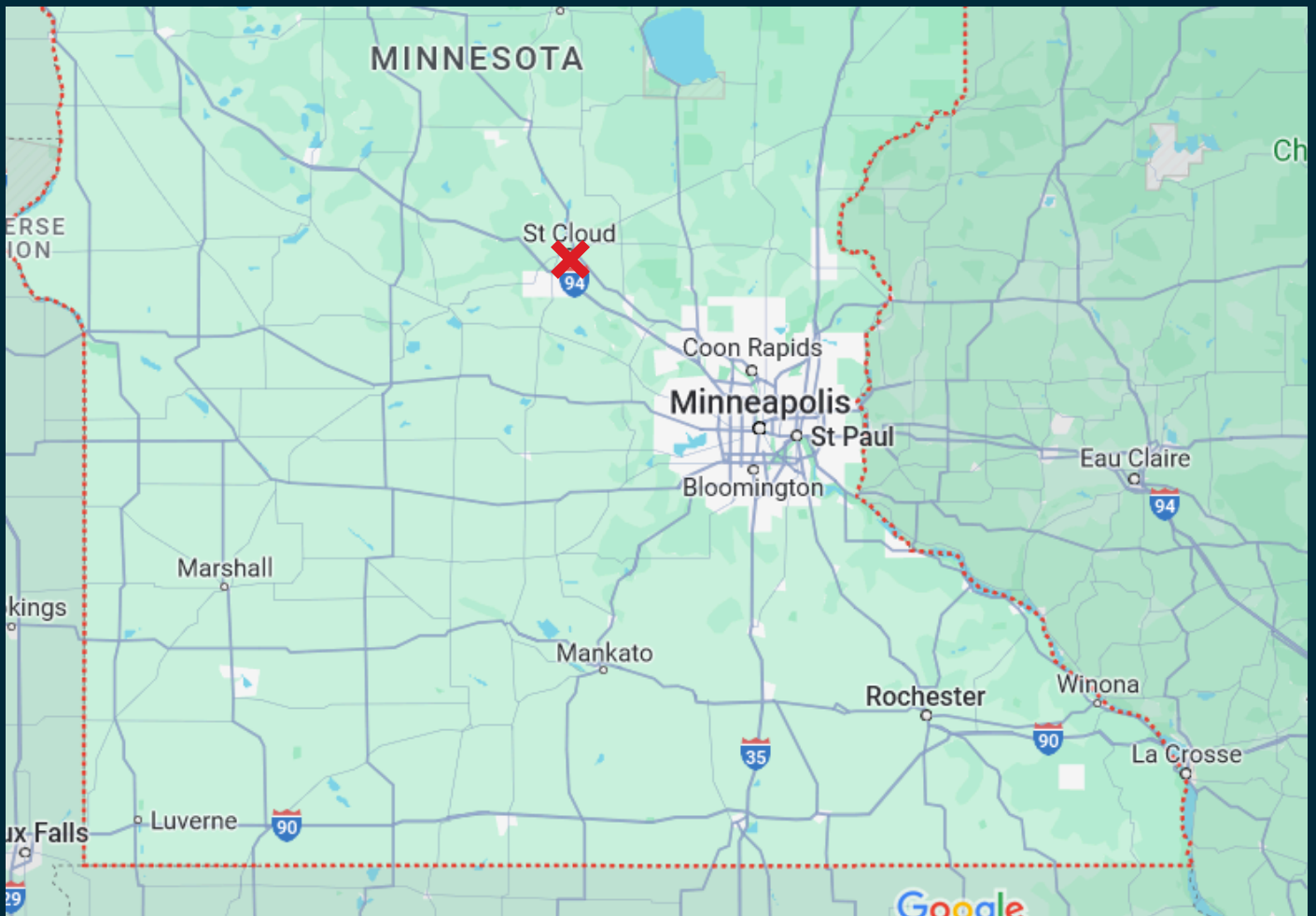
# Common area



# Exterior



# Location



**Parcel**  
REAL ESTATE

**Thank  
You!**

**Let's Get  
In Touch**

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