

FOR LEASE

EXCELSIOR OFFICE CENTER

2,444 SF AVAILABLE



Nancy Powell
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FORTE
REAL ESTATE PARTNERS

LEASE SPACE FEATURES

350 Highway 7 | Excelsior, MN 55331

Building Information

Building Size 21,240 SF

Year Built 2006

Lease Terms

Space Available Suite 202: 150 RSF (Avail 9/1/25)
Rental Rate \$9.00/SF Gross

Space Available Suite 230: 2,294 RSF (Avail 1/1/26)
Rental Rate \$22.00/SF NNN
2025 Est. Tax/CAM \$12.77/SF



- Underground heated parking
- Functional layouts with high-end finishes
- Surface and underground parking options
- Immediate access and visibility to Highway 7
- Blocks from Lake Minnetonka
- Monument signage available

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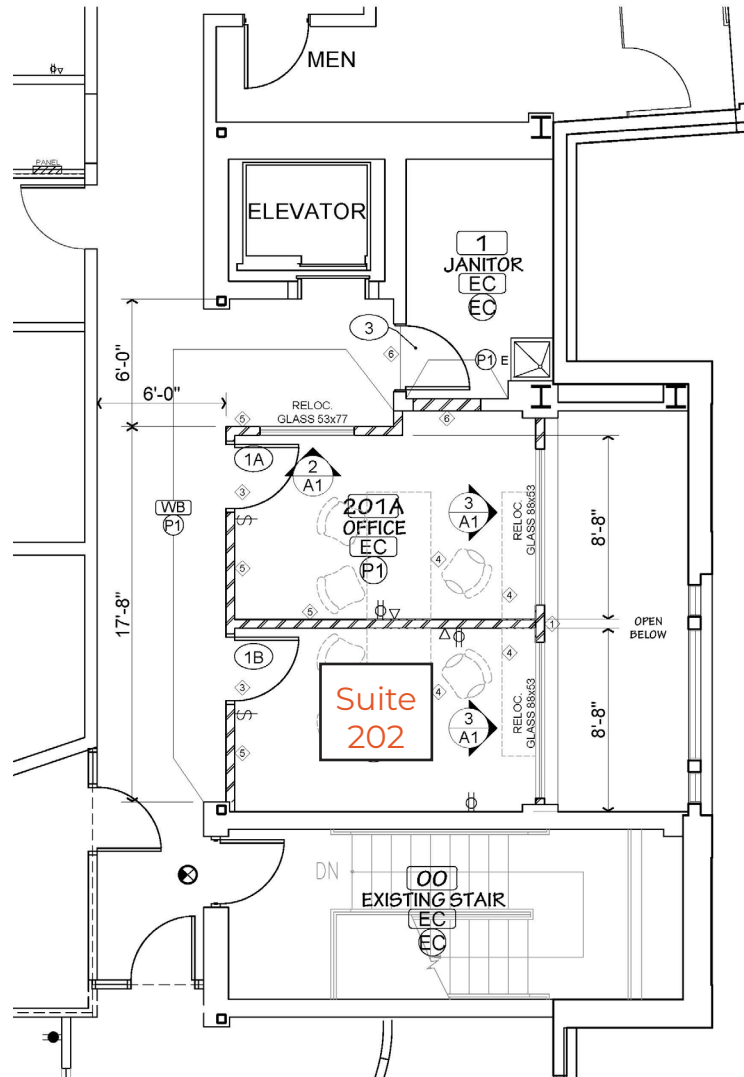
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FLOOR PLAN

350 Highway 7 | Excelsior, MN 55331

Available Space:
Suite 202-150 RSF



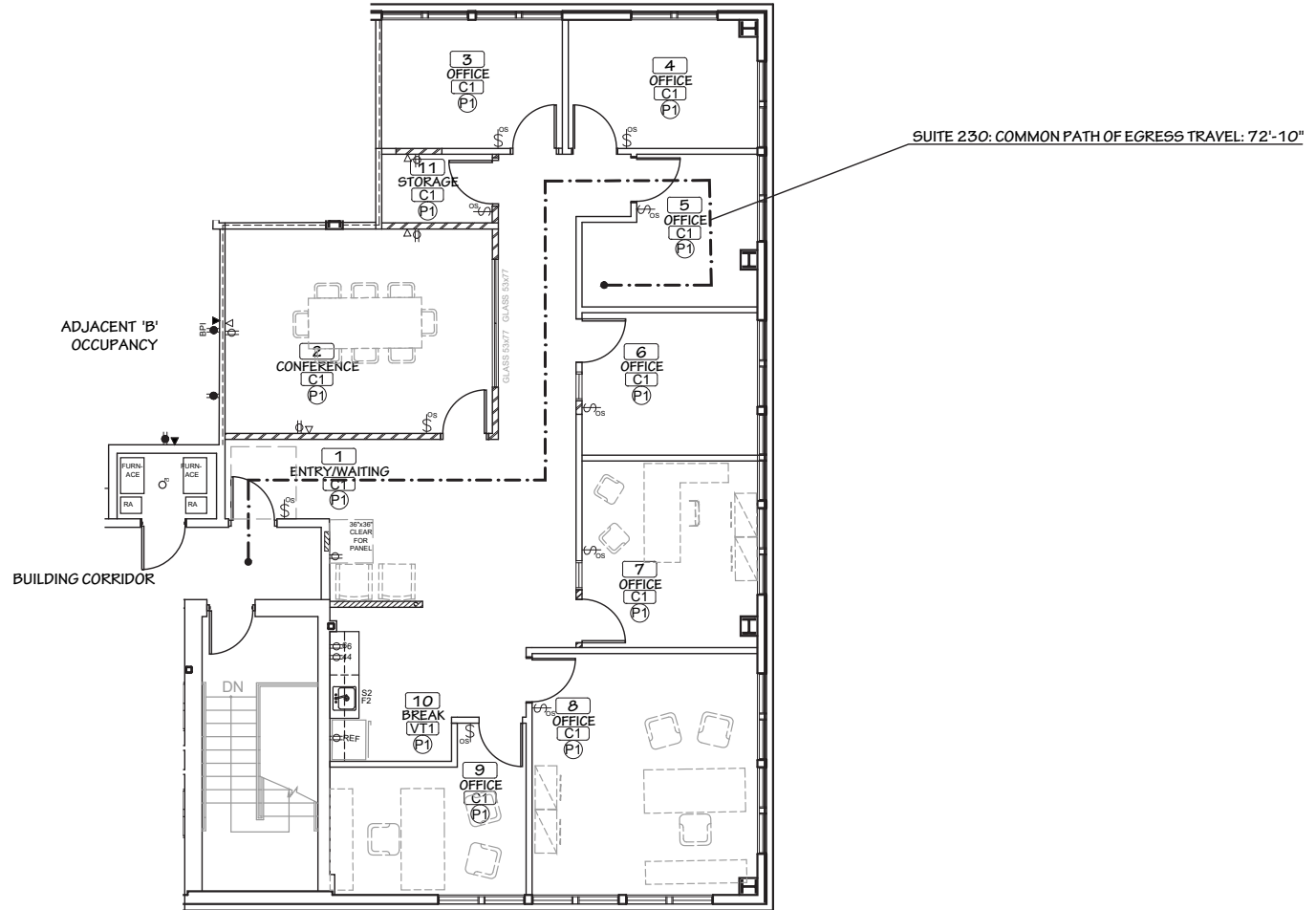
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Available Space:
Suite 230-2,294 RSF

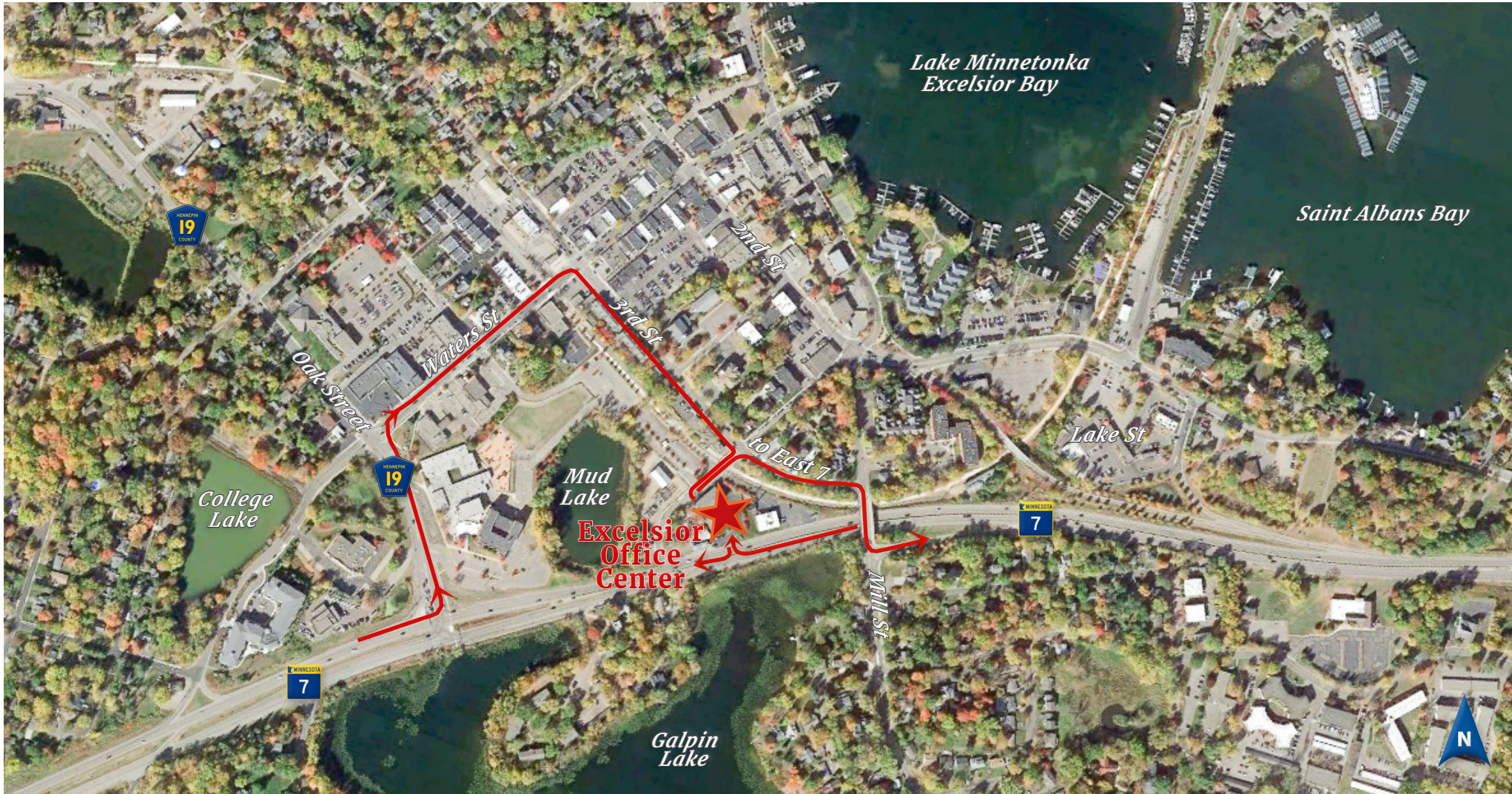


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AERIAL VIEW

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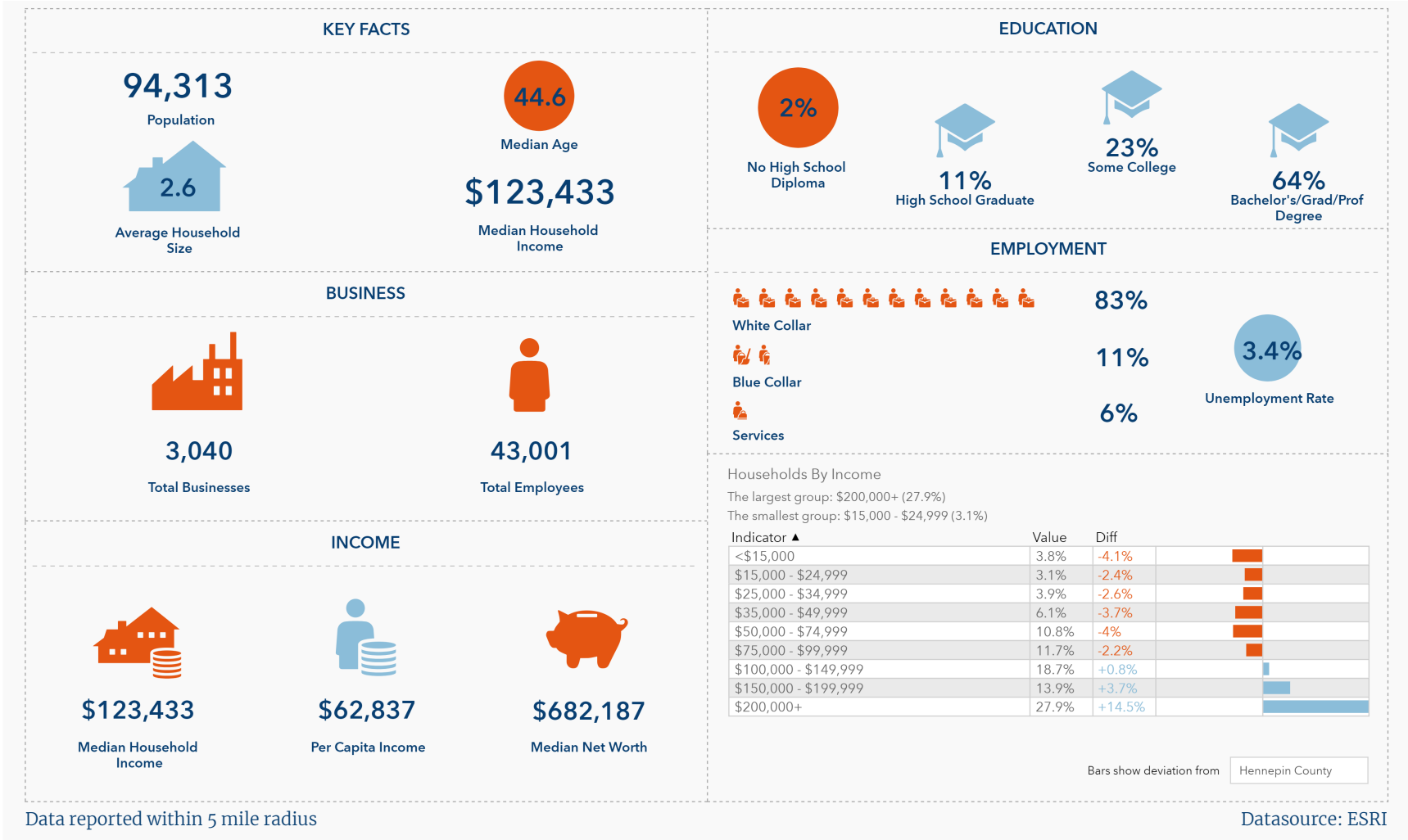


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DEMOGRAPHICS

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The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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