



# FOR LEASE

212 W Main Street, Waconia, MN 55387

## OVERVIEW

The 212 W Main Street building offers a unique smaller stand-alone office/retail building in bustling downtown Waconia. Just steps from the lake, numerous shops, eateries, and other businesses this building offers unbeatable signage and exposure with a community feel. Waconia boasts a pro business government and a very active chamber.



[www.copperwoodmn.com](http://www.copperwoodmn.com)

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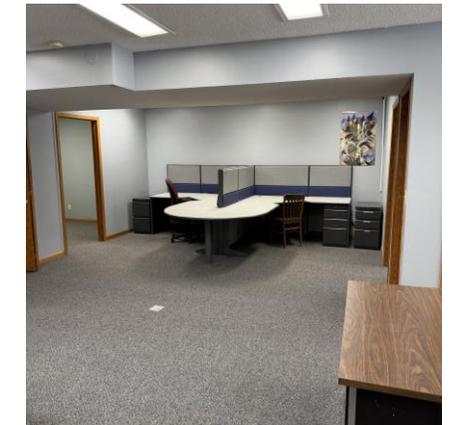


A Division of Copperwood Investments, LLC

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## SPECS

- 2,280 sf office/retail building
- 1,140 sf main level
- 1,140 sf lower level
- Outside patio behind the building
- Built in 1982
- Office or retail
- Located downtown on Main Street
- Strong and responsive local ownership
- On and off-street parking available
- Great building signage available

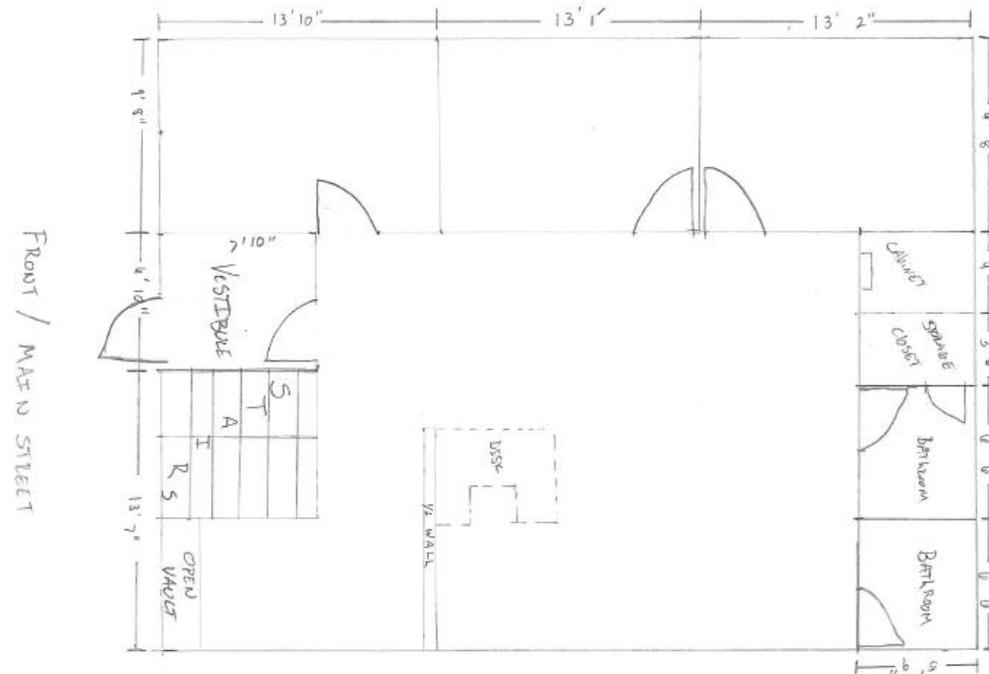




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## Space Plan

- 2,280 total rsf
- 1,140 sf on the main level
- 1,140 sf on the lower level
- Three offices on the main level
- Three offices on the lower level
- Kitchenette
- Two restrooms
- Nice natural light
- Updated finishes
- \$20.00 Modified Gross Rent + Utilities

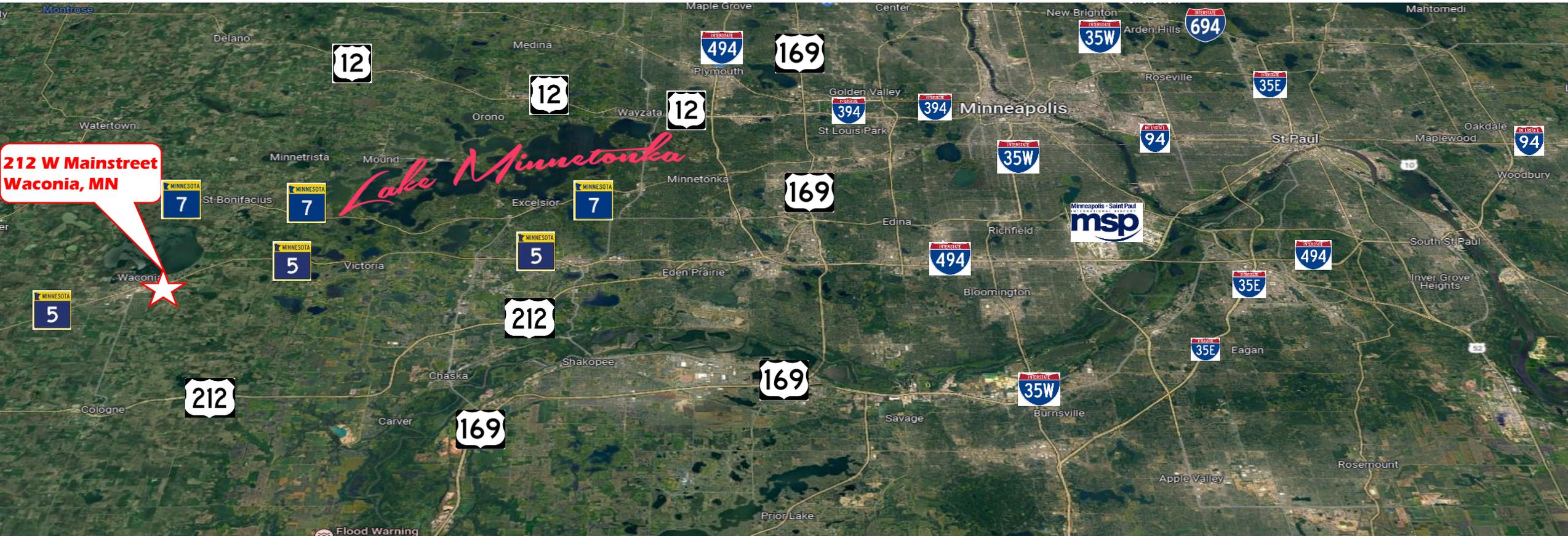




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MAP OVERVIEW

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