



PROPERTY DESCRIPTION

Prime Leasing Opportunity, this professionally managed property offers excellent visibility with 18,726 AADT (2024). Built in 2003, the building spans 37,142 gross square feet across 2.81 acres. The building is equipped with modern amenities including an elevator, a security system, ample off-street parking, and heated sidewalks for year-round comfort. A tenant improvement package is available to qualified tenants based on mutually agreed upon lease terms, ensuring a tailored fit for your business.

Located in close proximity to retail stores, grocery options, restaurants, and entertainment venues, the site offers convenience for both tenants and visitors. With easy access to Highways 15, 23, and Interstate 94, commuting is efficient and straightforward. Prominent signage opportunities are available, including the potential to brand the building—benefiting from excellent visibility and consistent exposure to strong traffic volumes along 2nd Street South.

PROPERTY HIGHLIGHTS

- Available Suite sizes range from 2,503 RSF to 29,502 RSF.
- 5.11 stalls per 1,000 SF parking ratio.
- 24/7 secure building access via card reader system.
- White reflective roof designed to reduce heat loss and enhance energy efficiency.
- Main floor lobby and restrooms remodeled in 2023.
- 2026 est. Operating Expenses are \$8.75/PRSF. Tenant is directly responsible for in-suite electrical, in-suite janitorial and telecommunications.

OFFERING SUMMARY

LEASE RATE: \$13.50 - 15.50 SF/yr (NNN)

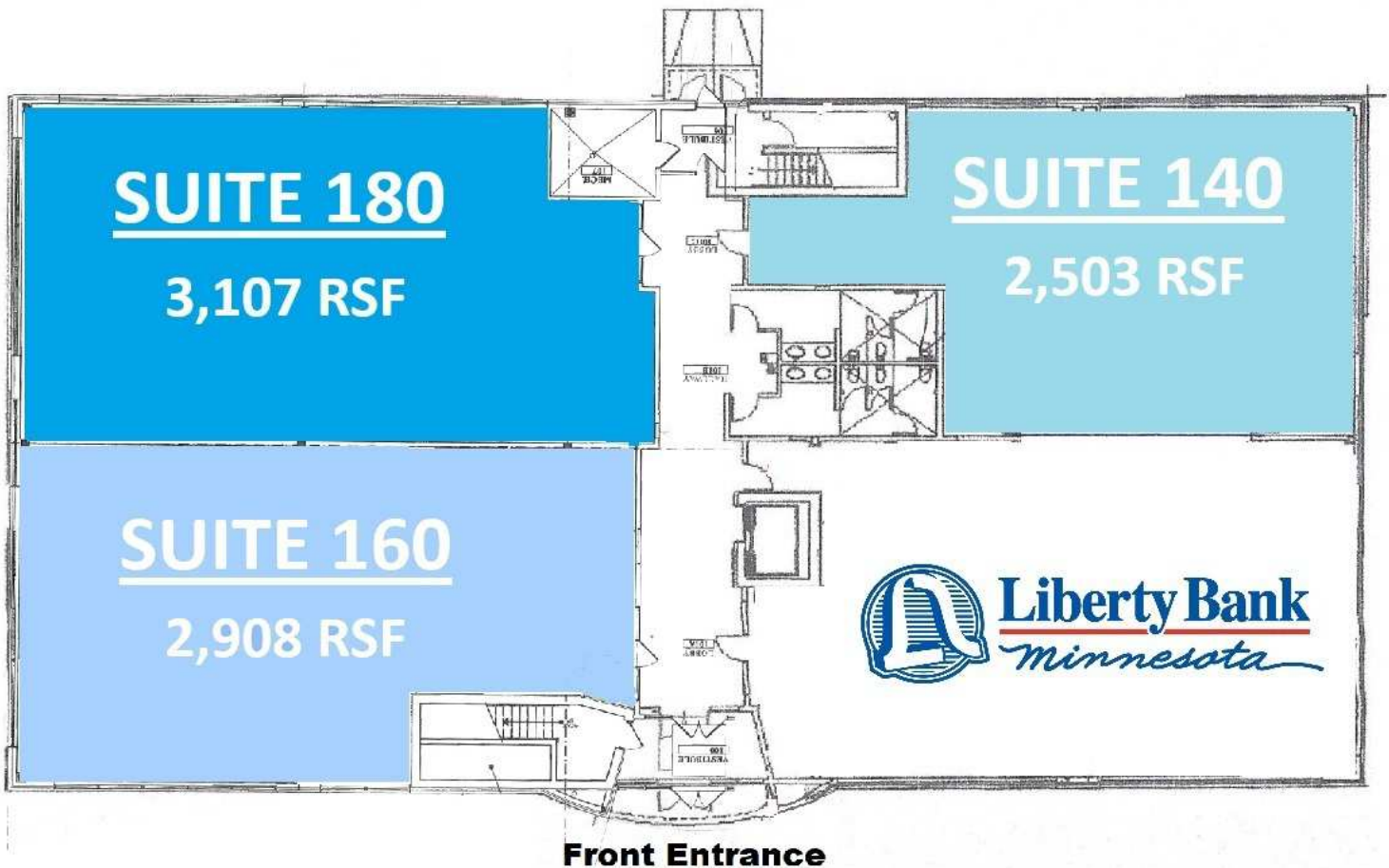
AVAILABLE SF: 2,503 - 29,502 SF



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-Suite 140 (2,911 RSF) is in shell condition. Ample windows provide great natural light to the suite.
-Suite 160 (2,510 RSF) layout includes 3 private offices, conference room, secured lobby, break-room, storage room, and open workspace. Ample windows provide great natural light to the suite.

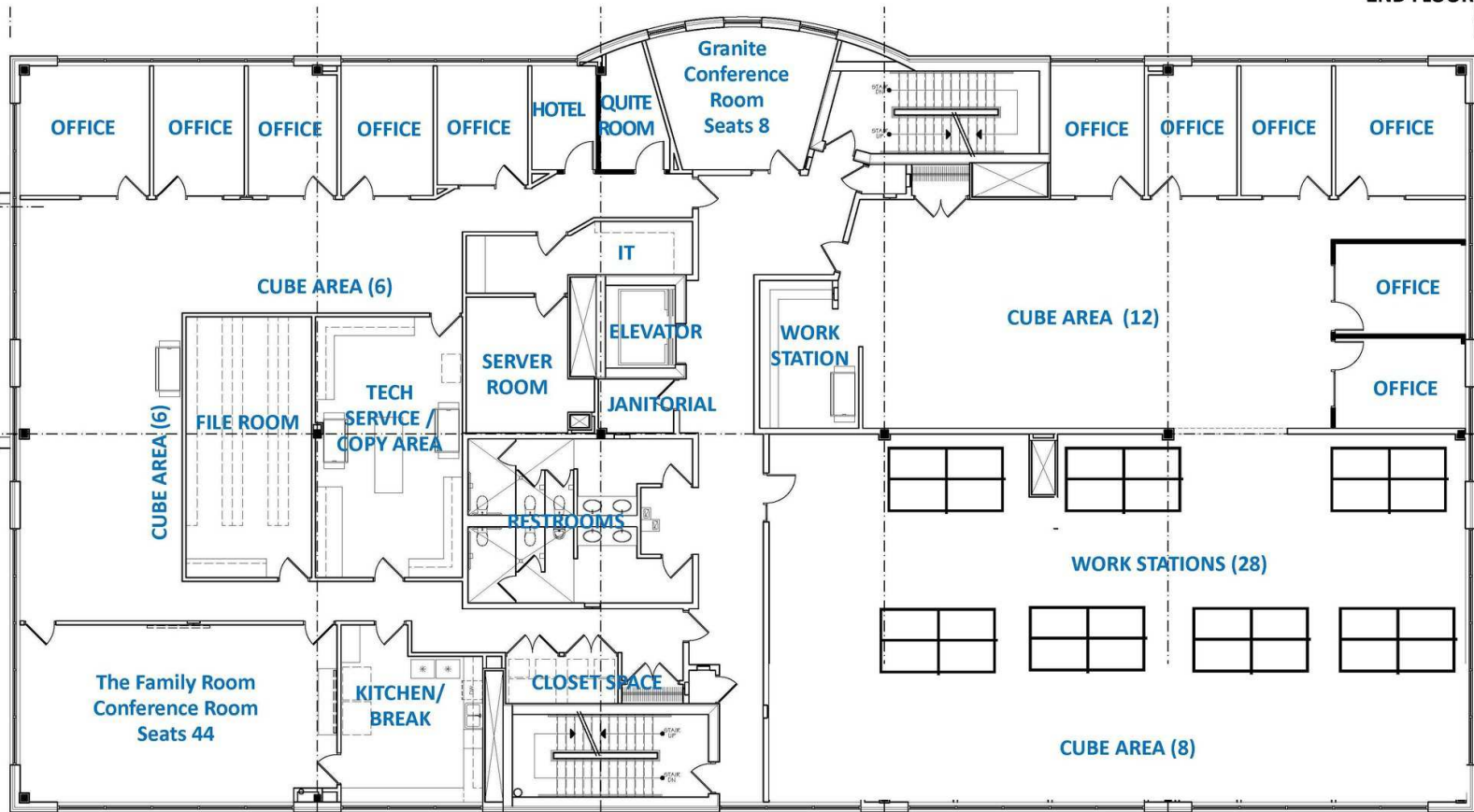


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2ND FLOOR

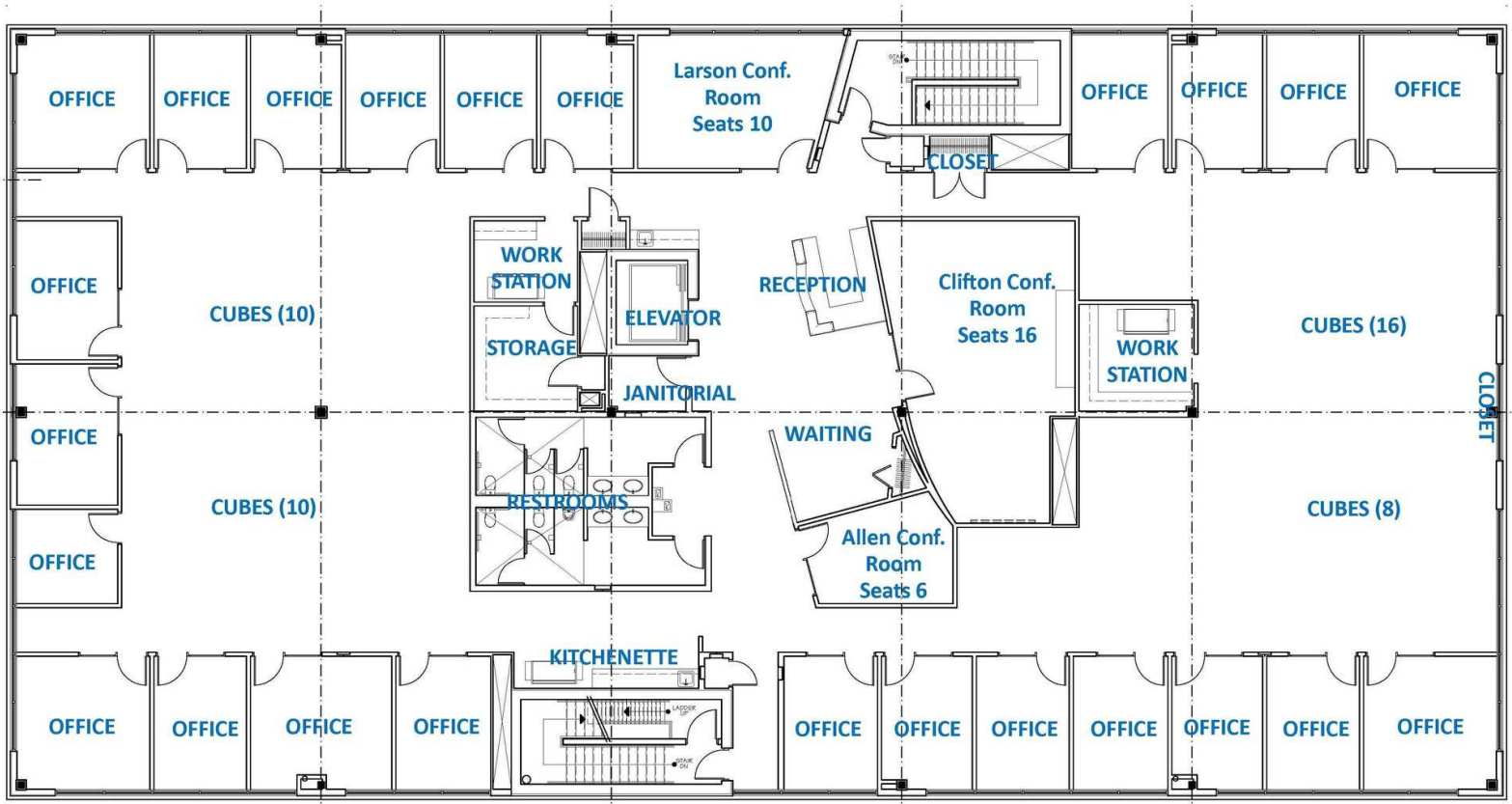


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3RD FLOOR



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For Lease

2nd St Corporate Center
818 2nd St S, Waite Park, MN 56387

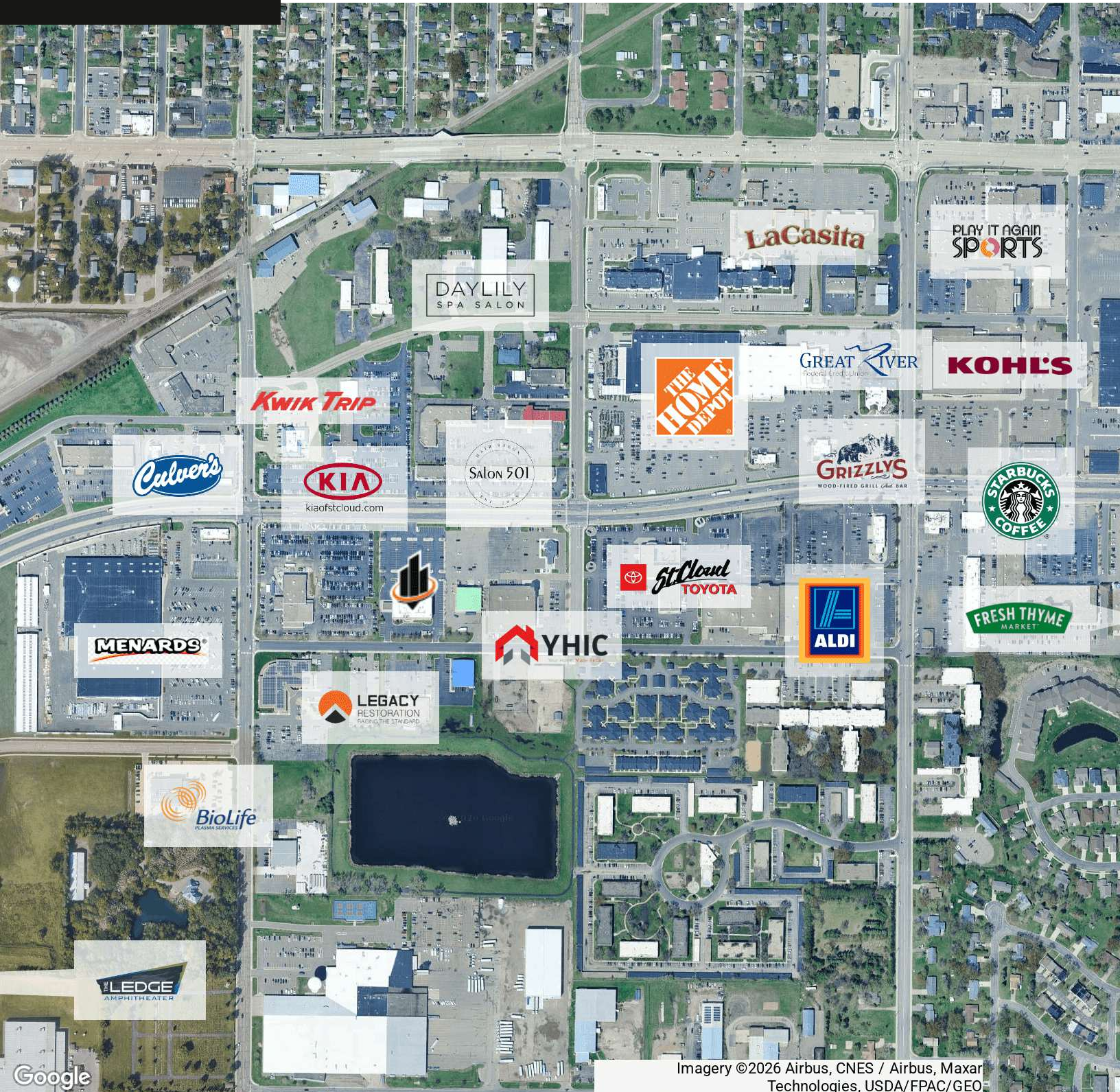


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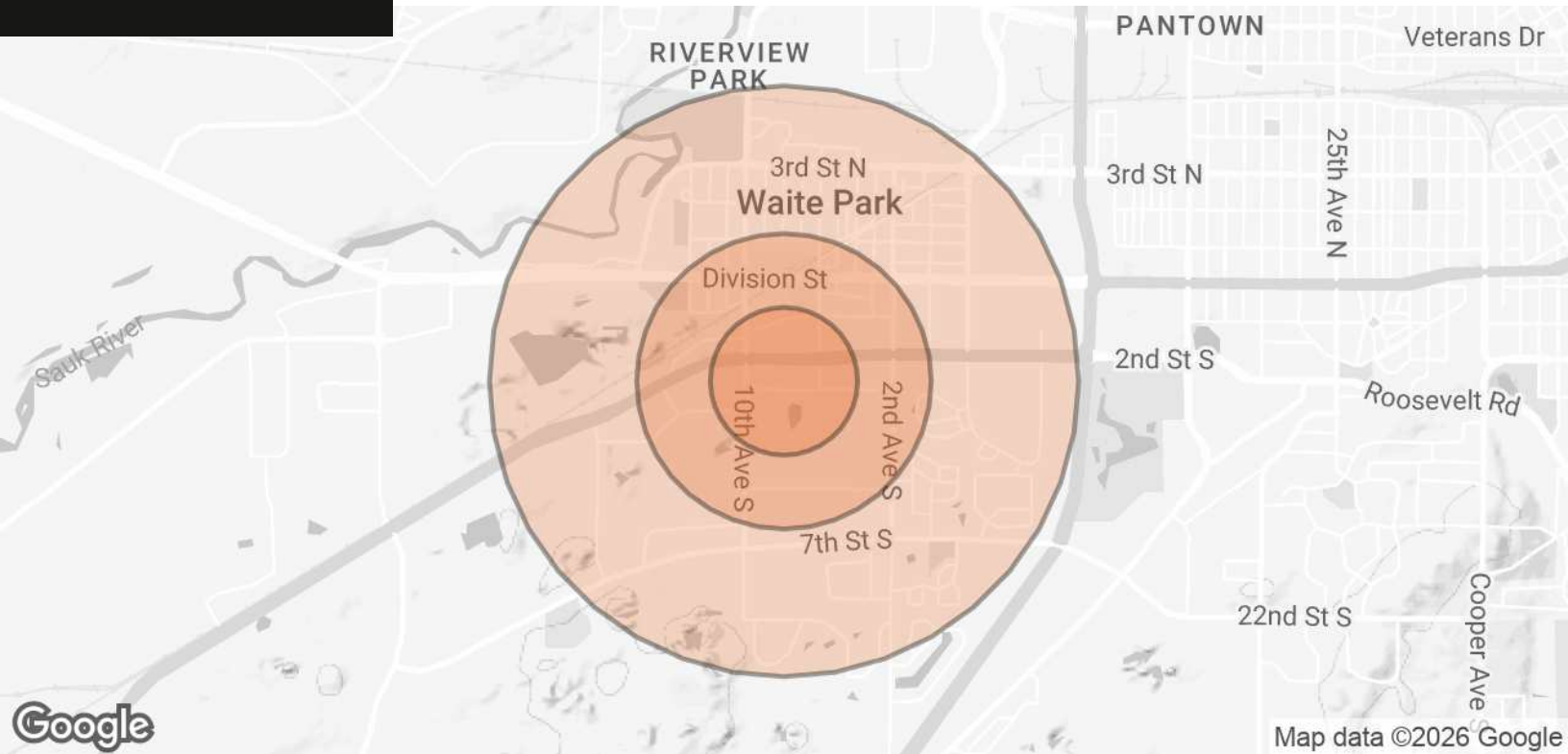
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	744	2,233	5,100
AVERAGE AGE	30.7	33.1	39.7
AVERAGE AGE (MALE)	30.6	33.1	40.0
AVERAGE AGE (FEMALE)	30.8	33.3	40.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	342	1,032	2,503
# OF PERSONS PER HH	2.2	2.2	2.0
AVERAGE HH INCOME	\$44,930	\$46,359	\$45,955
AVERAGE HOUSE VALUE	\$17,005	\$39,413	\$98,606

2020 American Community Survey (ACS)



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