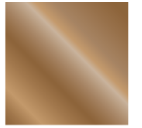


## OVERVIEW

The 141 1<sup>st</sup> Street W building offers first class office or retail space available in bustling downtown Waconia. Just blocks from the lake and steps from 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. Tenant improvements available in this building!

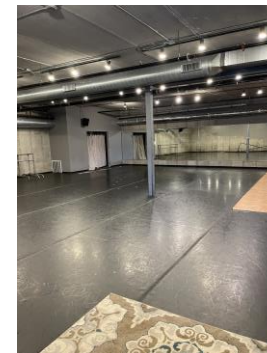




## Main Level

## Lower Level

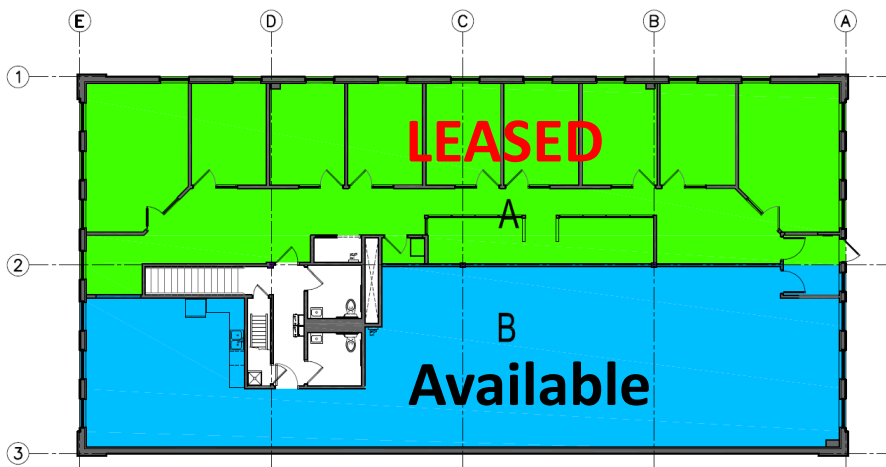
- 11,000 Sf Office and Retail Building
- 2,538 Sf available on the Main Level
- 5,550 Sf available on the Lower Level (can demise)
- Built in 2001
- Located in the Downtown Shopping District
- Office/Retail Suites available
- Strong Local Ownership
- Responsive Local Professional Management
- Off Street and Municipal Parking
- Great Building Signage Available
- **NET Rent:** \$15.00 per square foot upper level  
\$10.00 per square foot lower level
- **CAM:** \$4.90 per square foot, utilities separate



Suite 110 (B)  
2,538 Sf

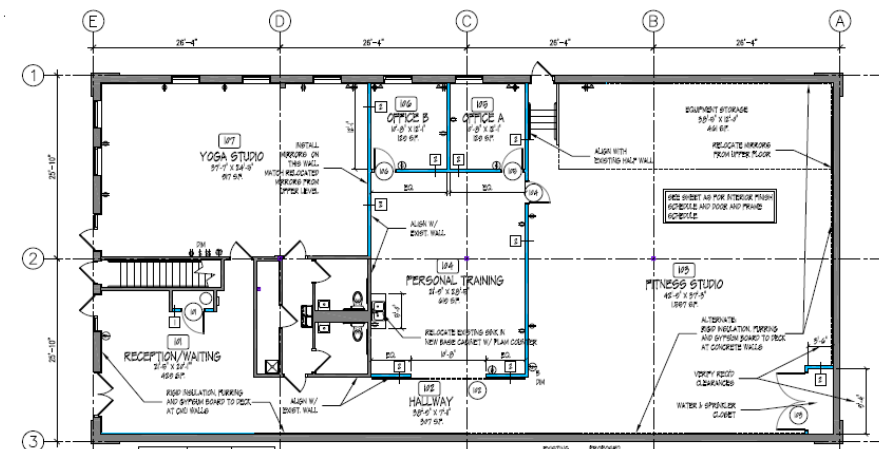
Suite 50 (LL)  
5,500 Sf

Total SF Available	8,038 SF
Suite 100 (A)	LEASED
Suite 110 (B):	2,538 Sf
Suite 50 (LL):	5,500 Sf



	USEABLE	COMMON	RENTABLE
LEASE SPACE A:	2,741 S.F.	221 S.F.	2,962 S.F.
LEASE SPACE B:	2,349 S.F.	189 S.F.	2,538 S.F.
TOTAL:	5,090 S.F.	410 S.F.	5,500 S.F.

SHEET NO. **L1** | LEASE PLAN | 141 W. 1ST STREET WACONIA, MN UPPER FLOOR |



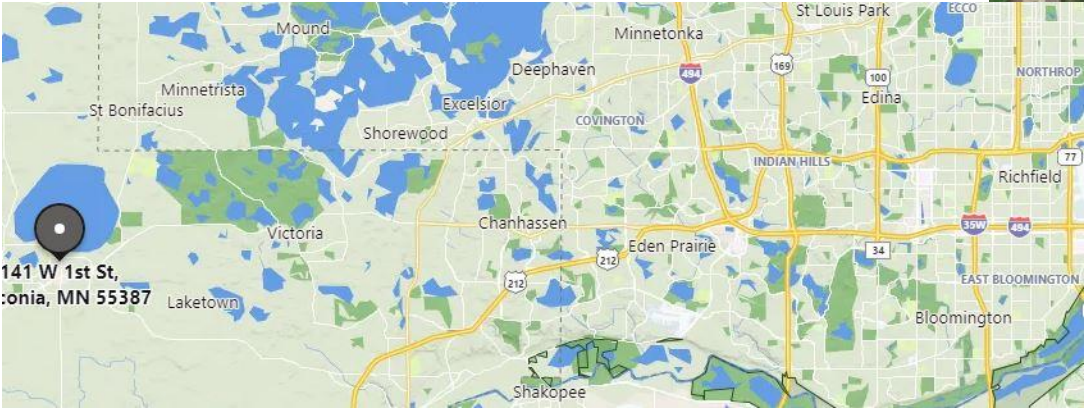
SHEET NO. **A2** | FLOOR PLAN | SIU FITNESS, WACONIA, MN |

# FOR LEASE

101-129 Main Street W, Waconia, MN 55387



For more information on [Waconia](#)



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

18258 Minnetonka Blvd – Suite 205 Deephaven, Minnesota 55391

Justin Stueve

c. 612.360. 8104

[justin@copperwoodmn.com](mailto:justin@copperwoodmn.com)



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