



# FOR LEASE

141 1<sup>st</sup> Street W, Waconia, MN 55387



## 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!



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

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331



Justin Stueve

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PROPERTY PHOTOS



## SPECS

- 11,000 Sf Office and Retail Building
- Only one suite left!
- 2,538 Sf available on the Main Level
- 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
- **2025 CAM:** \$5.05 per square foot, utilities separate



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## Main Level



## Lower Level



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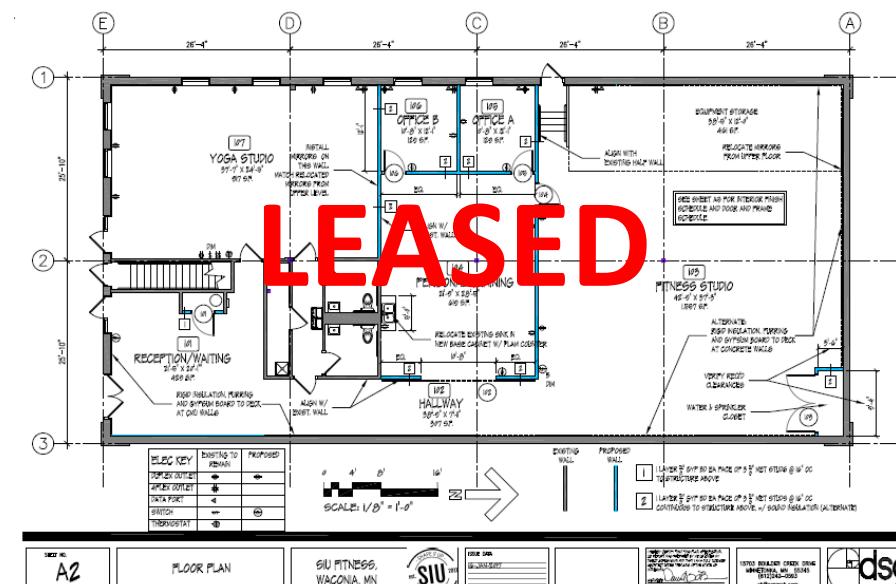
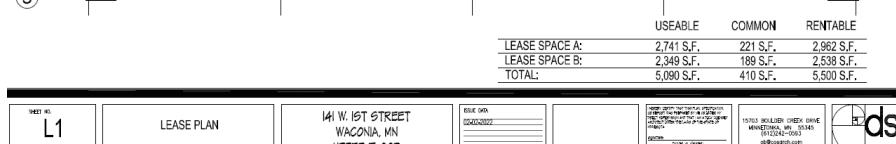
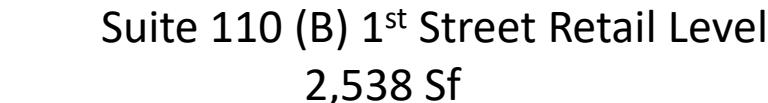
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# SPACE PLAN



# Space Plan

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



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MAP OVERVIEW



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