



## **2nd level office space for lease in historic downtown Excelsior**

**276 Water Street, Excelsior MN 55331**

**Contact Nancy Brown at (952) 297-6529**

# Market Commentary

Located in the affluent city of Excelsior, MN this upscale office space will bring an air of prestige to your clients and employees. It offers easy access from Hwy 7 and is only 20 minutes from downtown Minneapolis.

Positioned in the heart of the historic district facing Water Street, this second level space has a uniqueness not found in most office spaces. Private offices, spacious kitchenette, conference room, and an open seating area that could be converted to additional offices, makes this space an ideal setting for most professional services. This space is perfect for marketing/advertising agencies, financial services, law offices, insurance and title companies, real estate and psychology/psychiatry services.

This office space has both a front and back egress, with a deck that overlooks the recently built apartment complex directly behind the building. A plethora of windows along three sides of the space provides an abundance of natural light for staff and clients to create an ideal work environment. And worth mentioning are the two skylights that are located in the ceiling providing even more natural lighting.

In addition, this office space is surrounded by a number of specialty shops, antique shops and a wide selection of great full & quick service restaurants. Within walking distance it is the perfect location for your employees to enjoy breaks by the beautiful park and scenery at the lake.

A large parking lot in the back of the property paired with a new parking ramp structure located in close proximity of the building makes this space convenient for your employees and clients to arrive and depart from your office.

## Leasing Information

**Square Footage:** 1,023 Square Feet. Second Level

**Net Rent** \$2,000.00 per month

**Common Area Maintenance & Operating Expenses:** \$306.00 per month

**Real Estate Taxes:** \$747.00 per month

**Totaling:** ***\$3,053.00 per month***

**Utilities:** Extra is electrical, natural gas, and garbage/recycling utilities.

**Term:** Five Years with 1 option period of 5 Years.

**Personal Property:** Not included



Allow your business an image and appeal that your clients and employees will love.







