

FOR LEASE

1754 WASHINGTON AVE
STILLWATER, MN 55082



3,325 -7,356 SF
Retail / Office / Showroom Space



COMMERCIAL REAL ESTATE SERVICES

1950 Northwestern Ave N #101
Stillwater, MN 55082

Jon Whitcomb Broker / Owner

Cell 651.283.4884
Email Jon@MetroEastCRE.com

Scott Kragness Senior Sales Executive

Cell 651.323.8454
Email Scott@MetroEastCRE.com

www.MetroEastCRE.com

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Property Information

Building Size:	18,968 SF
Available SF:	3,000 - 7,356 SF Total
Loading:	One (1) Dock Door* *Potential to Reinstate Additional Dock Door
Available Date:	Now
Lease Rate:	Negotiable
2025 Tax & CAM:	\$8.28 PSF
Clear Height:	14'
Building Size:	18,824 SF
Year Built:	1991
Parking:	Ample surface lot
<ul style="list-style-type: none">◆ Dedicated Entrance◆ Monument and Building Signage◆ Many space uses available: Retail, Showroom, Office, and Warehouse options◆ Strong anchor tenant - Brine's Market	



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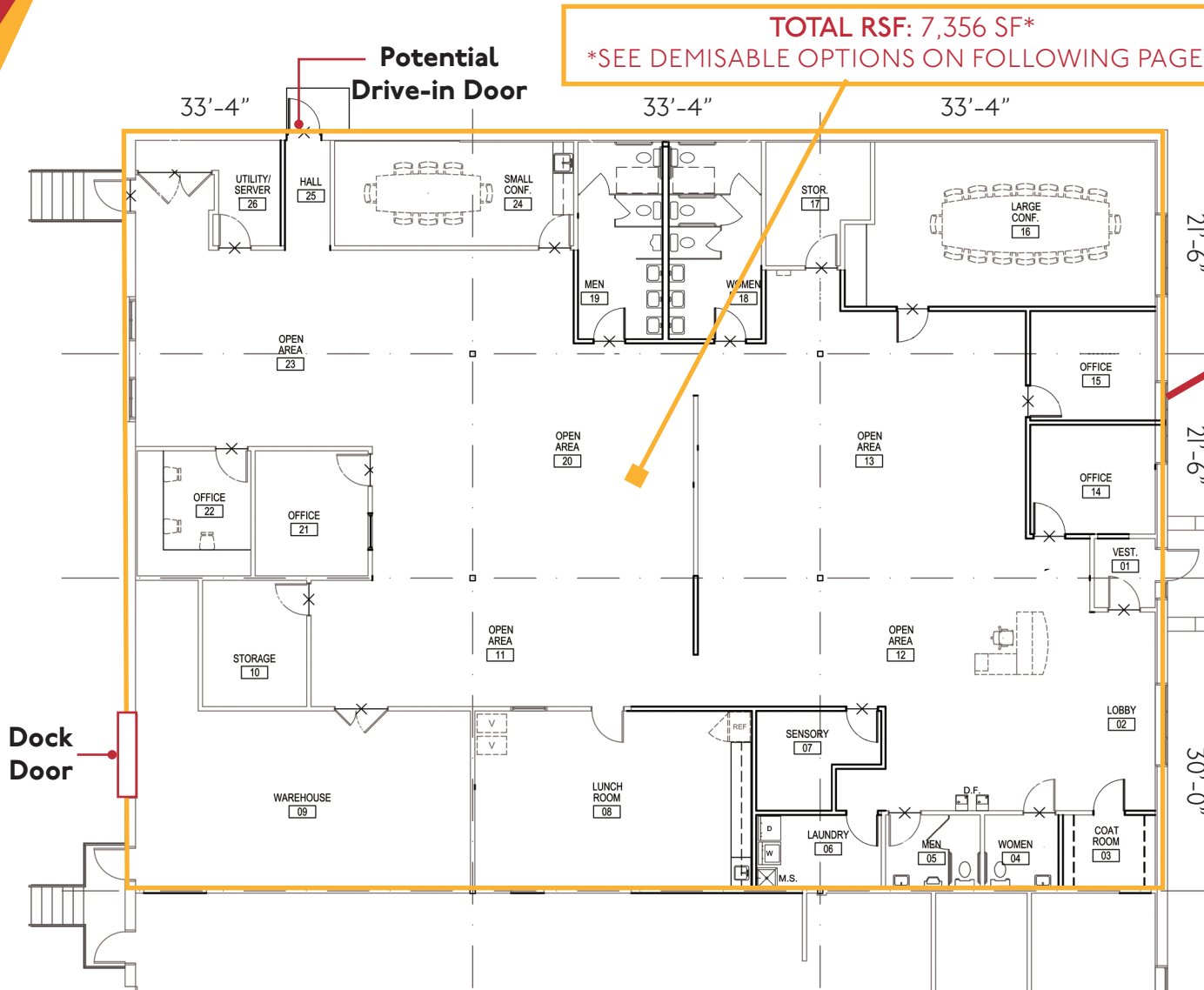
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TOTAL RSF: 7,356 SF*

*SEE DEMISABLE OPTIONS ON FOLLOWING PAGES

Site Plan

The logo for METRO EAST, featuring the word "METRO" in black and "EAST" in red, followed by a stylized graphic of yellow and red geometric shapes.

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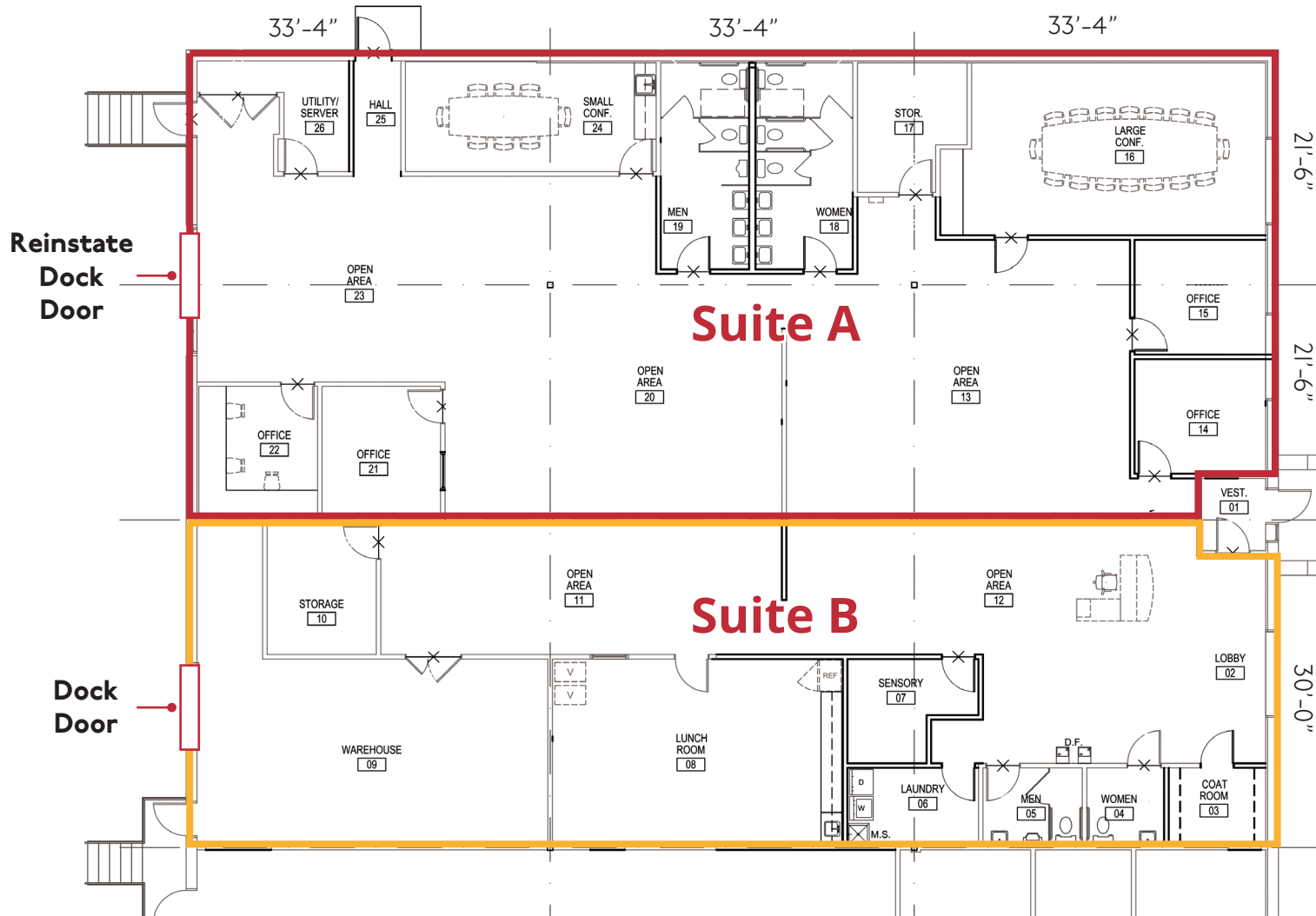
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Option 1



TOTAL RSF: 7,356 SF

Suite A: Approx. 4,333 SF*

Suite B: Approx. 3,023 SF*

*All square footages are approximate and need to be field verified



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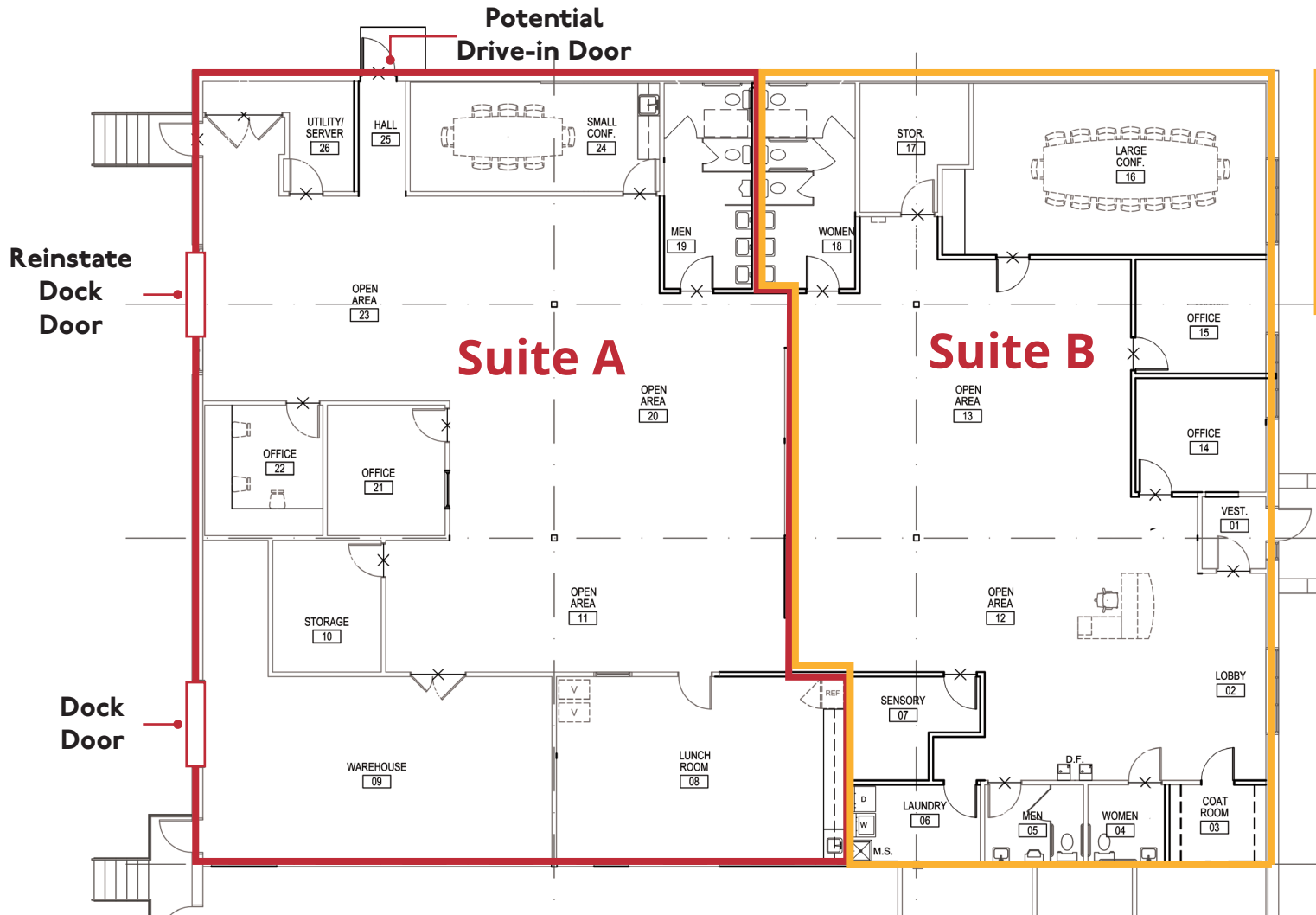
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Option 2 - Demised Warehouse



TOTAL RSF: 7,356 SF

Suite A: Approx. 3,678 SF*

Suite B: Approx. 3,678 SF*

*All square footages are approximate and need to be field verified



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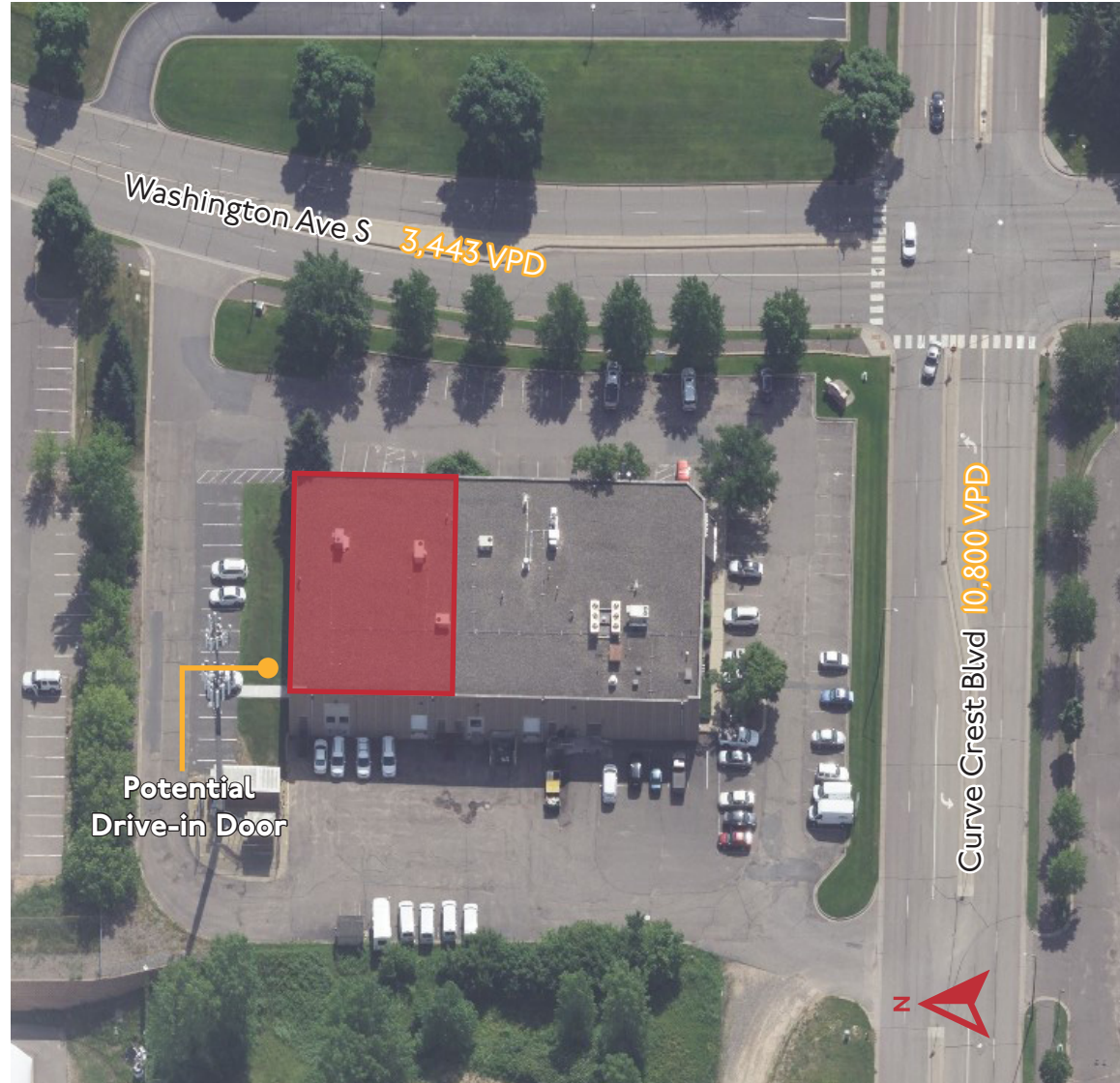
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