

## Retail/Office/Studio For Lease



## 244 Water Street, Suite 2, Excelsior MN

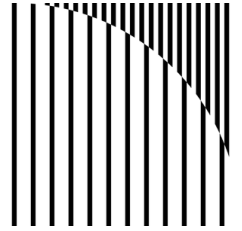
### Where Business Meets the Shores of Lake Minnetonka

Situated in the heart of downtown Excelsior, within a walkable business district along the scenic shores of Lake Minnetonka.

- Features: Exposed brick, hardwood floors, and high ceilings
- Layout: Open space with a reception area, private office, kitchenette, and updated restroom
- Natural Light: Large windows providing abundant bright natural light
- Outdoor Access: Includes a kitchenette and an outdoor deck
- Entrances: Separate front entrance on Water Street and a rear entrance with access to a municipal parking lot, ramp located just behind

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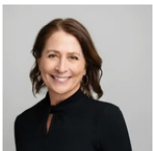
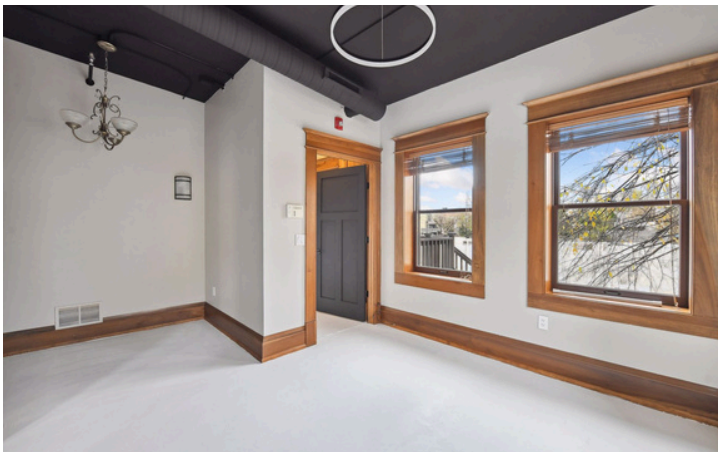


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Hard to find spot on Water  
Street in Adorable downtown  
Excelsior

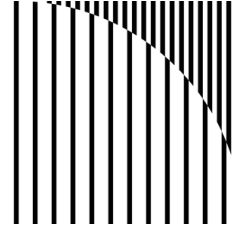


- 1576 SF
- \$25 PSF NNN
- Wide open ready to go
- 1576 Square Feet
- Water Street signage
- Parking ramp behind
- Turn Key



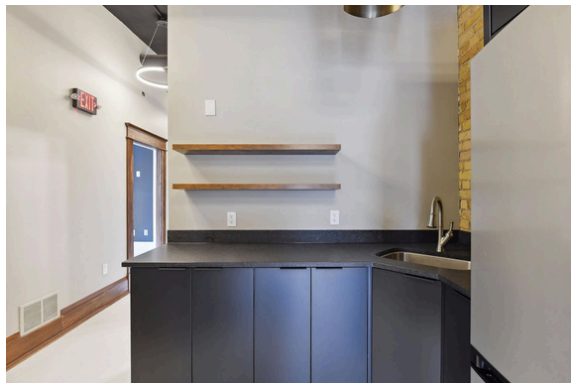
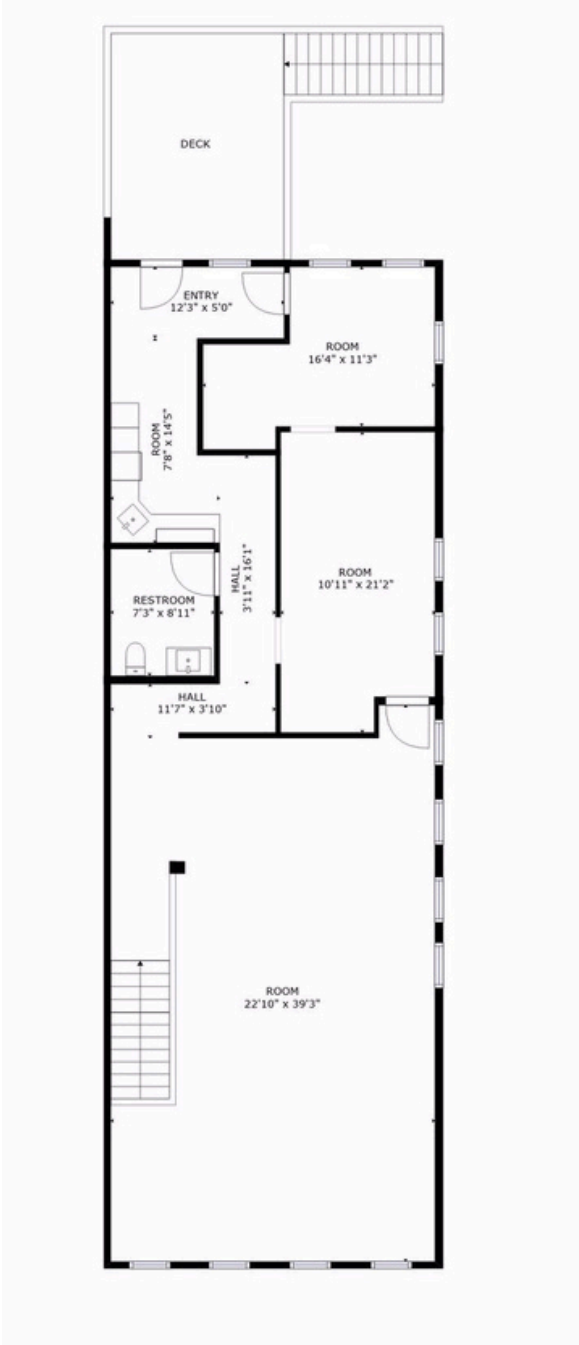
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