

WAITE PARK DEVELOPMENT BUILT-TO-SUIT

314 10TH AVE S, WAITE PARK, MN 56387



PROPERTY DESCRIPTION

Inventure is excited to bring your business vision to life on this prime built-to-suit commercial site adjacent to Quarry Center in Waite Park, MN. Perfectly positioned along a high-traffic corridor, the site offers excellent accessibility, with direct frontage on 10th Ave S and convenient proximity to Highway 23, providing straightforward access for employees, clients, and visitors alike. The concept plan calls for a 2,500 - 6,400 square foot building with 22 dedicated parking stalls, designed with medical office use in mind but flexible for a range of commercial users. Surrounded by Quarry Center's existing tenant mix and complementary businesses along the corridor, the site offers a built-in customer base and consistent market demand from day one. The site plan supports efficient parking layout, clear vehicle circulation, and pedestrian-friendly access points, with landscaped buffers and drainage infrastructure already accounted for in the design. From concept to completion, you'll benefit from Inventure's trusted local development expertise, ensuring your project meets operational needs while delivering the quality, curb appeal, and long-term value your business demands.

PROPERTY HIGHLIGHTS

- 2,500 - 6,400 square foot building available for built-to-suit/pre-leasing
- All renderings, floor plans, and site plans depicted are conceptual and subject to change.
- Excellent accessibility with direct frontage on 10th Ave S and convenient proximity to Highway 23
- 22 dedicated parking stalls
- Located adjacent to Quarry Center, with a strong co-tenant mix in the building including Fraser, Milestones, and Prime Lending
- From concept through completion you get full-service development by Inventure

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 - 6,424 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,184	16,440	38,262
Total Population	4,749	39,837	96,497
Average HH Income	\$61,992	\$83,606	\$81,799

JAKE CLEVELAND

320.291.8625
jcleveland@inventureproperties.com

AUSTIN RUEHLE

320.309.7598
aruehle@inventureproperties.com

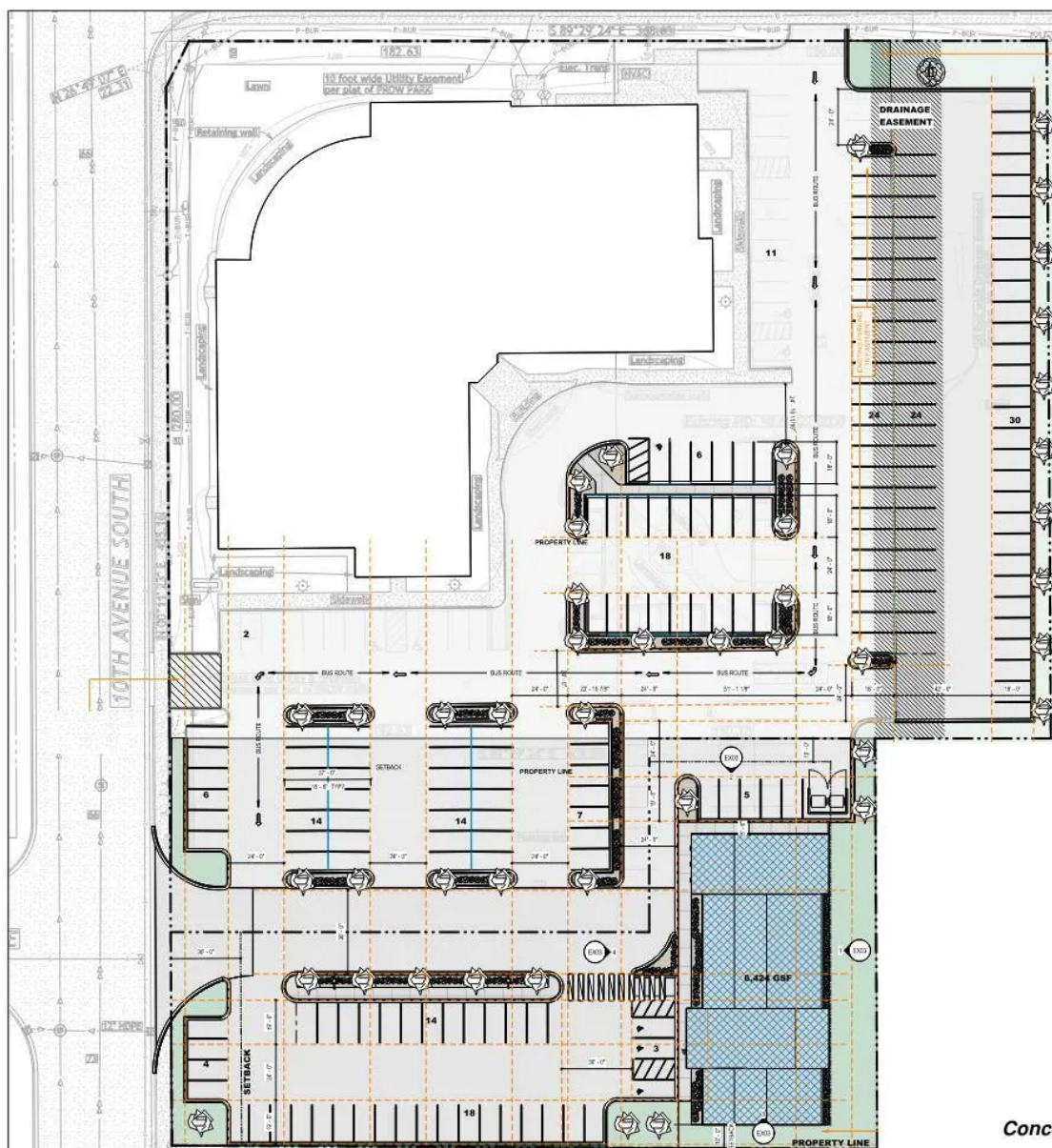
DOUGLAS BOSER

320.980.3983
dboser@inventureproperties.com



WAITE PARK DEVELOPMENT BUILT-TO-SUIT

FOR LEASE



JAKE CLEVELAND
320.291.8625
jcleveland@iventureproperties.com

AUSTIN RUEHLE
320.309.7598
aruehle@inventureproperties.com

DOUGLAS BOSER
320.980.3983
dboser@inventureproperties.com



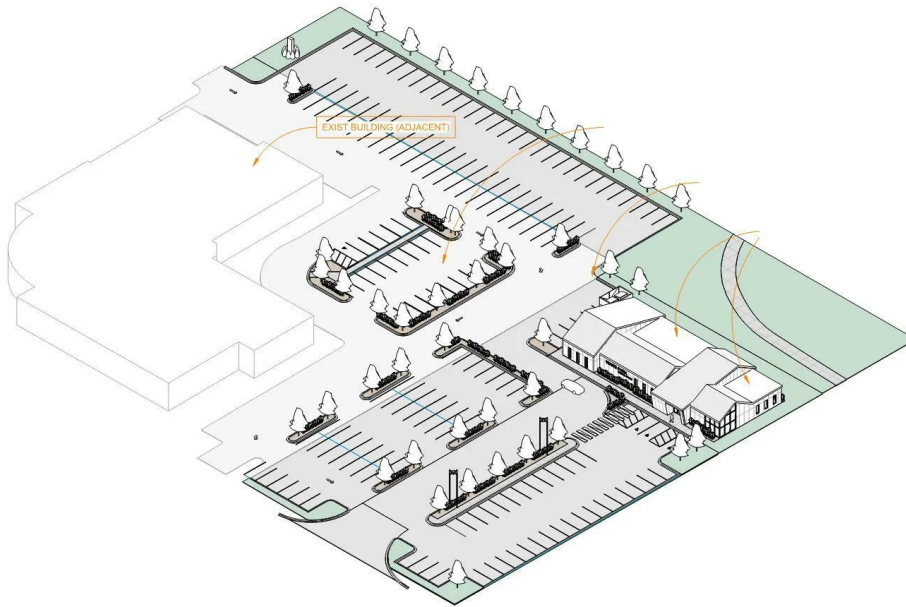
Office Building

WAITE PARK DEVELOPMENT BUILT-TO-SUIT

314 10TH AVE S, WAITE PARK, MN 56387

FOR LEASE

Concept Site Plan



JAKE CLEVELAND

320.291.8625

jcleveland@inventureproperties.com

AUSTIN RUEHLE

320.309.7598

aruehle@inventureproperties.com

DOUGLAS BOSER

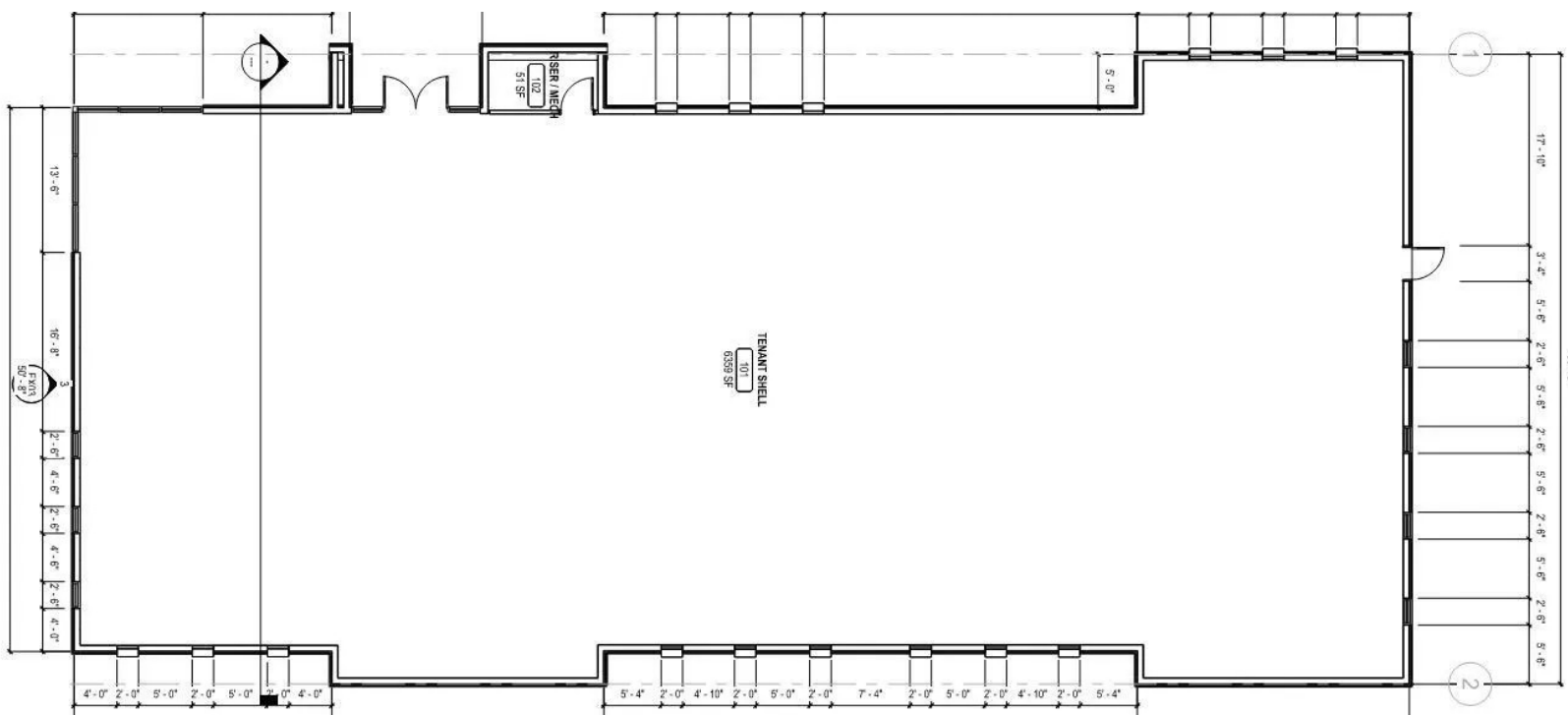
320.980.3983

dboser@inventureproperties.com



WAITE PARK DEVELOPMENT BUILT-TO-SUIT

FOR LEASE



320.980.3983
dboser@inventureproperties.com

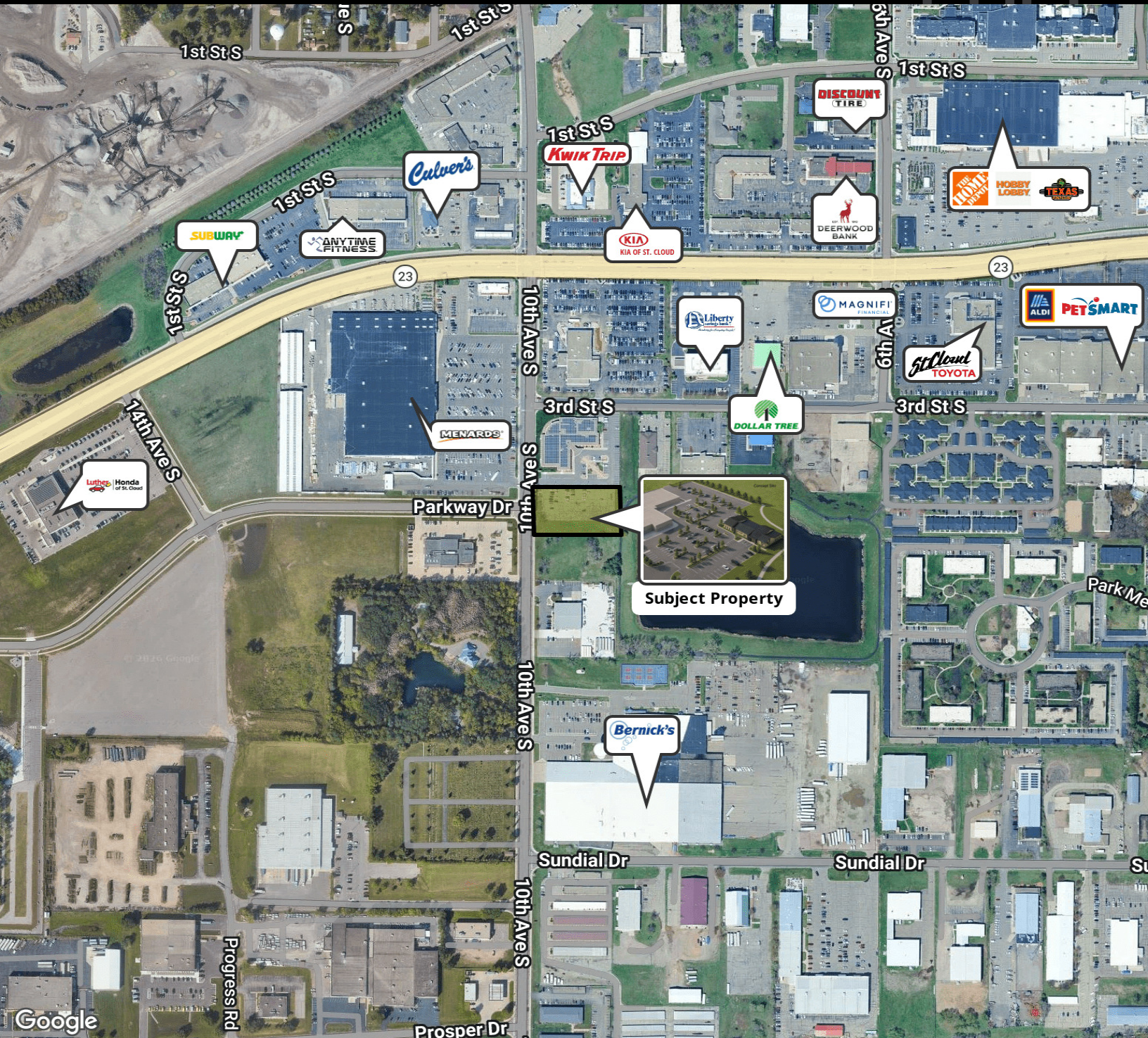


Office Building

WAITE PARK DEVELOPMENT BUILT-TO-SUIT

314 10TH AVE S, WAITE PARK, MN 56387

FOR LEASE



JAKE CLEVELAND
320.291.8625
jcleveland@inventureproperties.com

AUSTIN RUEHLE
320.309.7598
aruehle@inventureproperties.com

DOUGLAS BOSER
320.980.3983
dboser@inventureproperties.com

