

PRIME RETAIL & OFFICE OPPORTUNITY IN WACONIA

WACONIA SQUARE - 236 W 1ST STREET



Net Lease Rates

Retail:	\$14.00/SF
Retail Tax/CAM:	\$5.30/SF
Office:	\$8.50 to \$12.00/SF
Office Tax/CAM:	\$6.80/SF

(2018)

BUILDING INFORMATION

- 38,412 SF Office & Retail Building
- Built in 1980; Renovated in 2003 & 2016
- **Prime Downtown Waconia Location**
- Strong Local Ownership
- Multiple Retail Units and 2nd Floor Office Suites (Elevator Served) Available
- Huge Parking Lot; 4.68 Stalls per 1,000 SF Ratio
- Join Domino's, T-Mobile, & Waconia Brewing!
- **Improvement Packages Available for Qualified Tenants!**

Co-Agency Listing



COMMERCIAL
REAL ESTATE

COPPERWOOD
REAL ESTATE

Ted LaFave, President

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Justin Stueve, President

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AVAILABLE SPACE - RETAIL

Unit #124: 7,012 SF*

Unit #126: 878 SF*

*combine 124+126 for 7,890 SF



Justin Stueve
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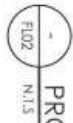
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AVAILABLE SPACE - OFFICE

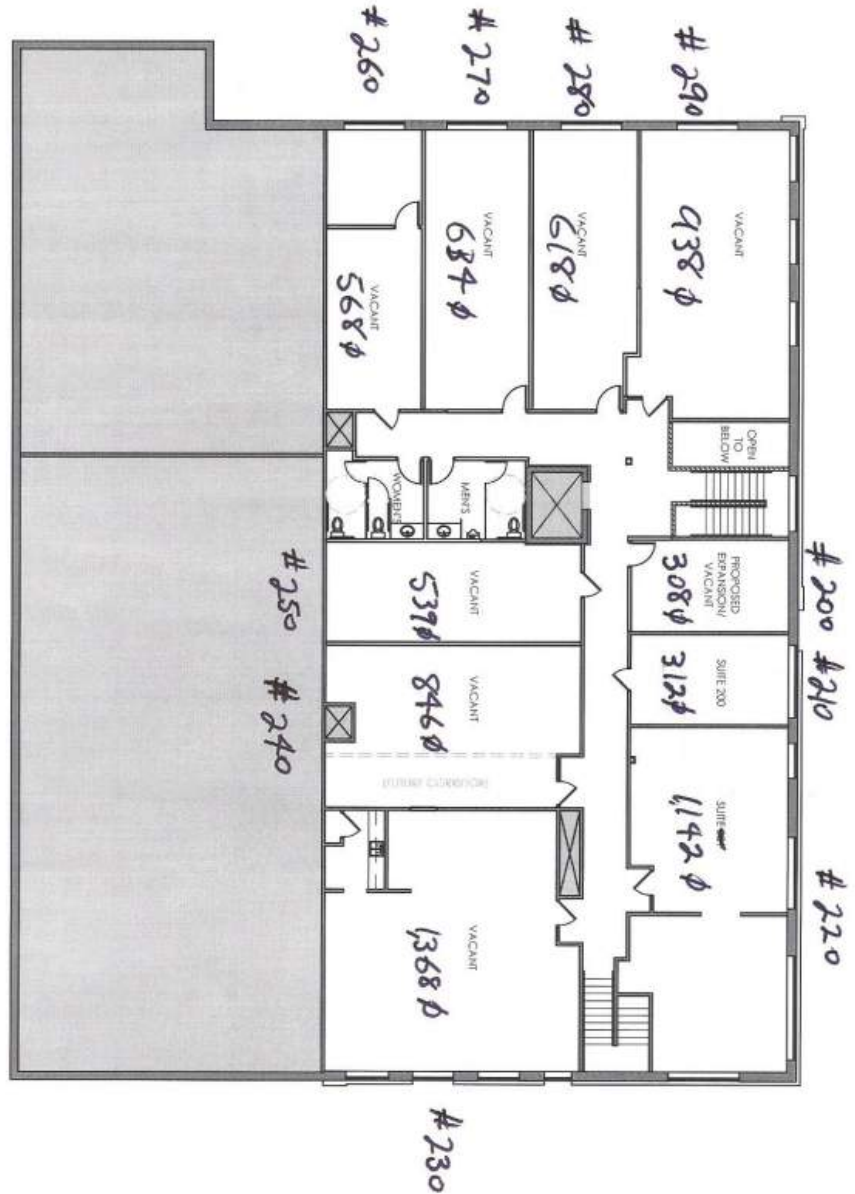
Current Availabilities

Space #	Size	Date Avail.
#200	308 SF	Spring 2019
#210	312 SF	NOW
#220	1,142 SF	LEASED
#230	1,368 SF	NOW
#240	846 SF	NOW
#250	539 SF	NOW
#260	568 SF	Spring 2019
#270	634 SF	Spring 2019
#280	618 SF	NOW
#290	938 SF	NOW

\$8.50 Net
\$12.00 Net



PROPOSED FLOOR PLAN - 2ND FLOOR MULTI-TENANT



WACONIA SQUARE
WEST MAIN STREET,
WACONIA, MN
55387

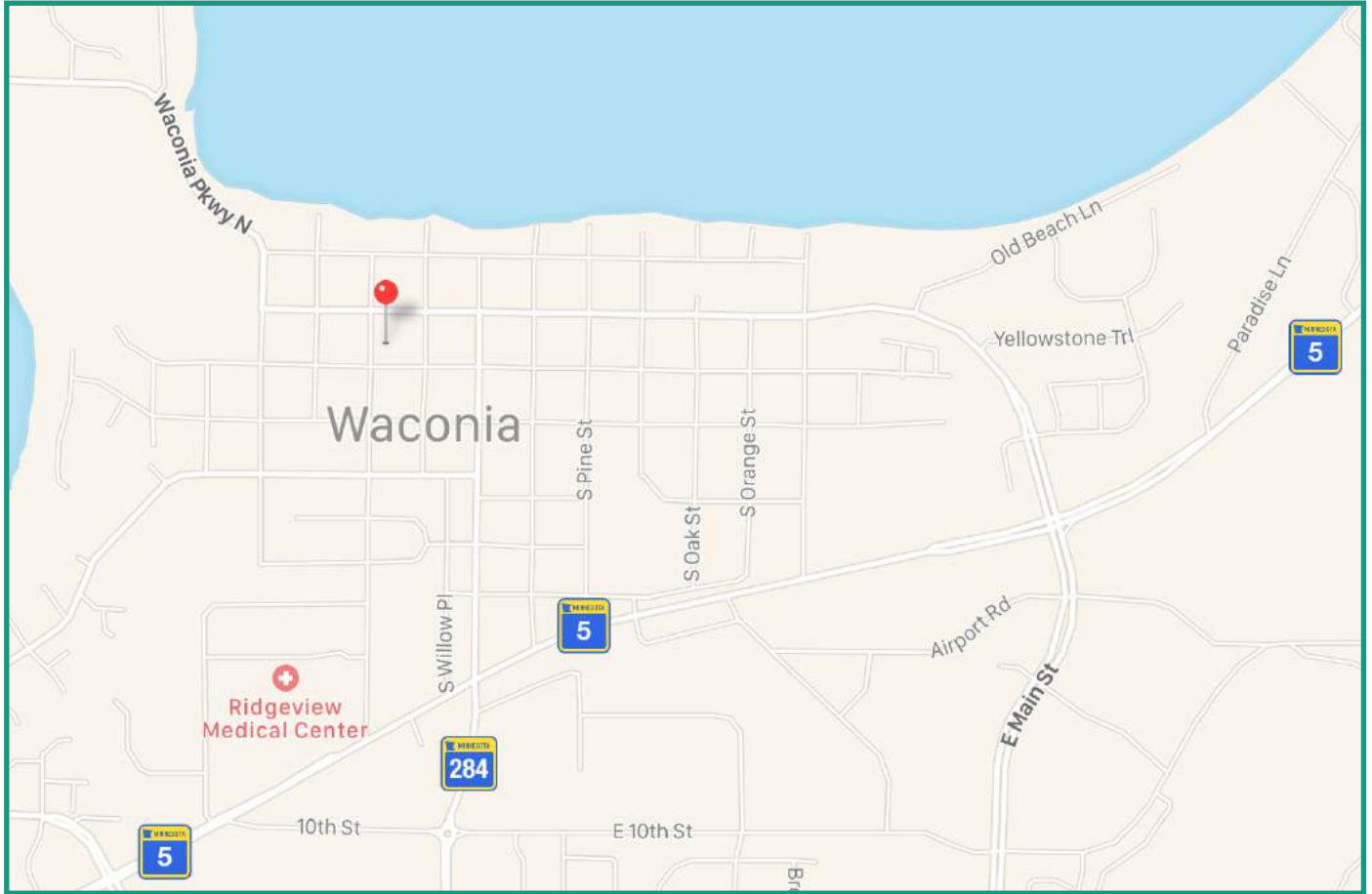
PROJECT: MULTI-TENANT
DATE: 9/4/18
DRAWN BY: SP
CHECKED BY: JK

KAEDING
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