



1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
colliers.com/msp

For Lease

Executive Office Suite

478 2nd Street
Excelsior, MN

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Executive Office For Lease



478 2nd Street | Excelsior, Minnesota

2,199 SF of premium, move-in ready executive office space available. This fully furnished suite offers an effortless transition for your business, combining functionality with a polished, professional environment.

Ideally located in the heart of downtown Excelsior, the space delivers a **dynamic and energetic workplace setting surrounded by top-tier amenities.**

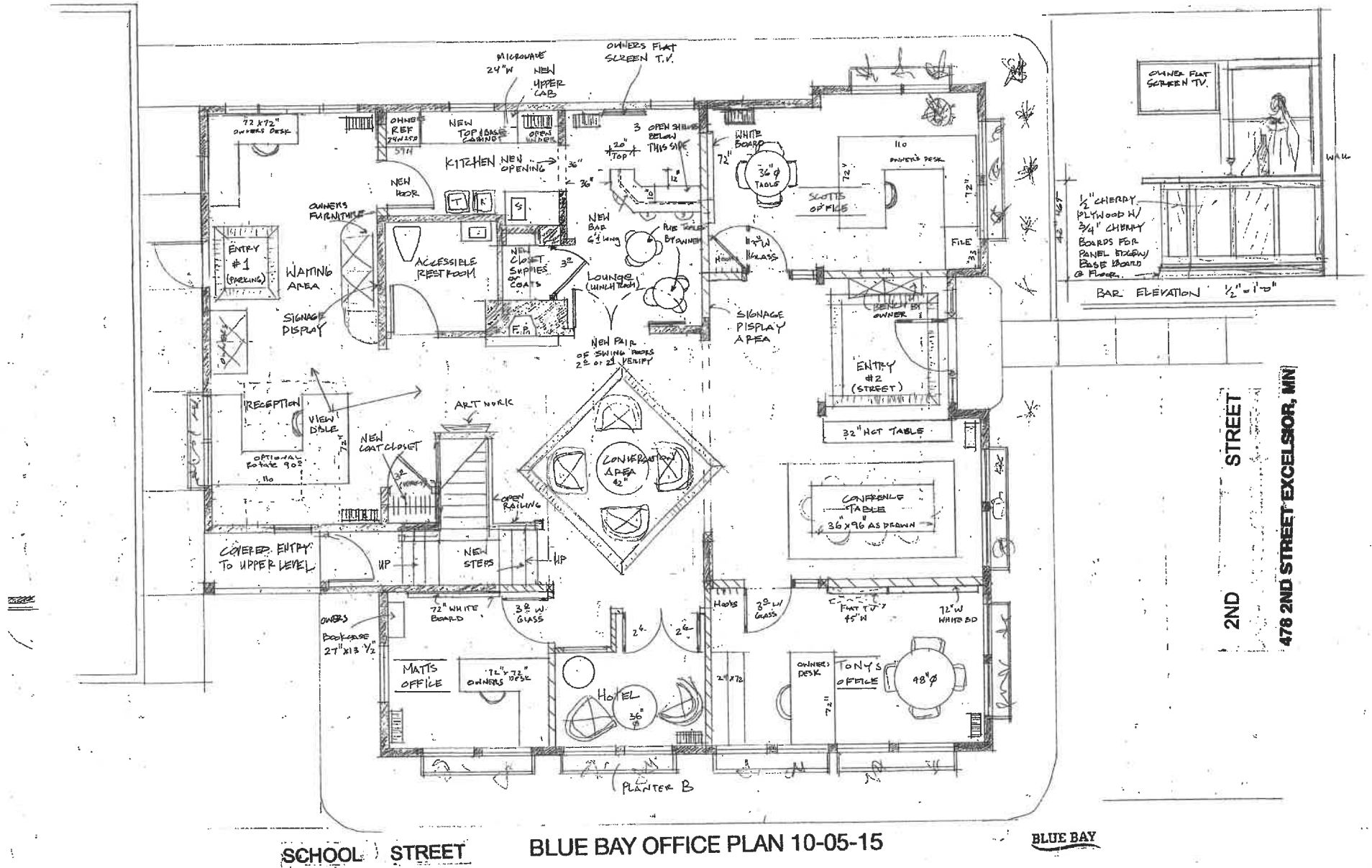
Enjoy walkable access to local favorites like Maynards, Excelsior Commons, the scenic shores of Lake Minnetonka, and a variety of retail and dining options, **creating an exceptional experience for both employees and clients.**



Property Information	
Address	478 2nd Street, Excelsior, MN 55331
Space Available	2,199 SF (900 SF Lower Level Storage)
Timing	Available Now
Lease Rate	\$27.50/SF Net
Est. 2026 CAM & Tax	\$12.24/SF
Features	<ul style="list-style-type: none">• Fully Furnished• Five (5) Private Offices• Two (2) TVs in Place• Ready-to-use Kitchenette with Microwave & Refrigerator



Floor Plan



Interior Photos



Interior Photos



Location Aerial





For more information, contact:

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