



PREMIER OFFICE SPACE FOR LEASE THE TONKA BUILDING | DOWNTOWN EXCELSIOR

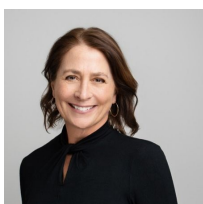
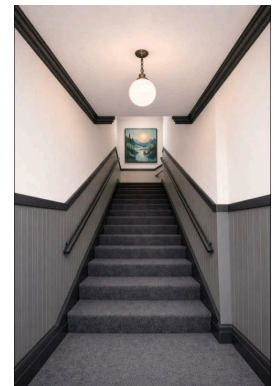
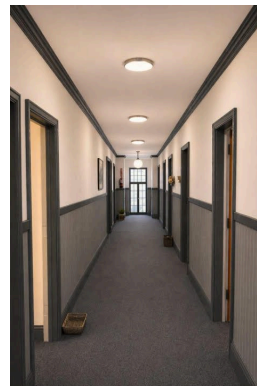
For Lease - 34 Water Street, Suite 3

Seize a rare opportunity to establish your business in one of Excelsior's most sought-after addresses. The Tonka Building offers 1,200 square feet of customizable office space in the vibrant heart of downtown Excelsior, where charm, community, and commerce come together.

Your Space, Your Vision

This is more than an office, it's a blank canvas. With the freedom to customize your layout from the ground up, you can design a workspace that perfectly reflects your brand and supports the way your team works. Whether you envision an open collaborative floor plan, private executive suites, or a blend of both, this space can be built to fit.

1200 Square Feet
Additional 400 Square Feet available
\$37 PSF NNN
Newly renovated common area
Available August 1, 2026



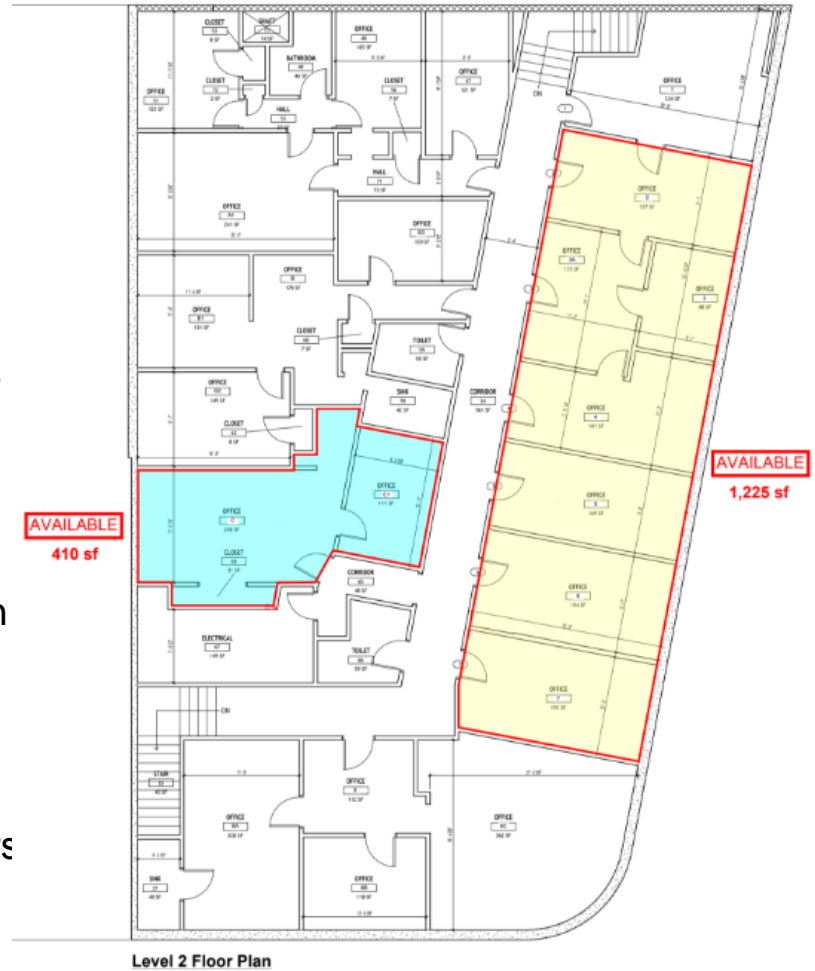
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Why the Tonka Building?

- Prime downtown location steps from Lake Minnetonka and the best of Excelsior's dining and retail
- 1,200 sq ft of flexible, customizable space ready to be tailored to your needs
- Prestigious address in a landmark building with enduring character
- Walkable neighborhood with ample parking and easy access from major routes
- Surrounded by a thriving business community that draws both locals and visitors year-round



About Downtown Excelsior

Excelsior isn't just a place to work, it's a place people love to be. Nestled on the shores of Lake Minnetonka, downtown Excelsior offers a rare blend of small-town warmth and professional energy.

From summer festivals to waterfront dining, the area draws a steady flow of foot traffic and a community of engaged, loyal patrons. Locating your business here means being part of something special.

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