

OVERVIEW

The 141 1st Street W building offers first class office or retail space available in bustling downtown Waconia. Just blocks from the lake and steps from numerous shops, eateries, and other businesses this building offers unbeatable signage and exposure with a community feel. Waconia boasts a pro business government and a very active chamber. Tenant improvements available in this building!





FOR LEASE

141 1st Street W, Waconia, MN 55387

PROPERTY PHOTOS



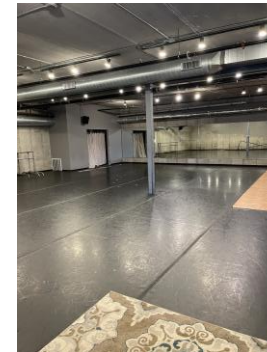
SPECS

- 11,000 Sf Office and retail building
- Only one suite left!
- 5,500 Sf available on the lower level
- Built in 2001
- Located in the downtown shopping district
- Office/warehouse suite available
- Double door warehouse loading
- Strong local ownership
- Responsive local professional management
- Private and municipal street parking
- Great building signage available
- **NET Rent:** \$10.00 per square foot lower level
- **2026 CAM:** \$5.20 per square foot, utilities separate

Main Level



Lower Level



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

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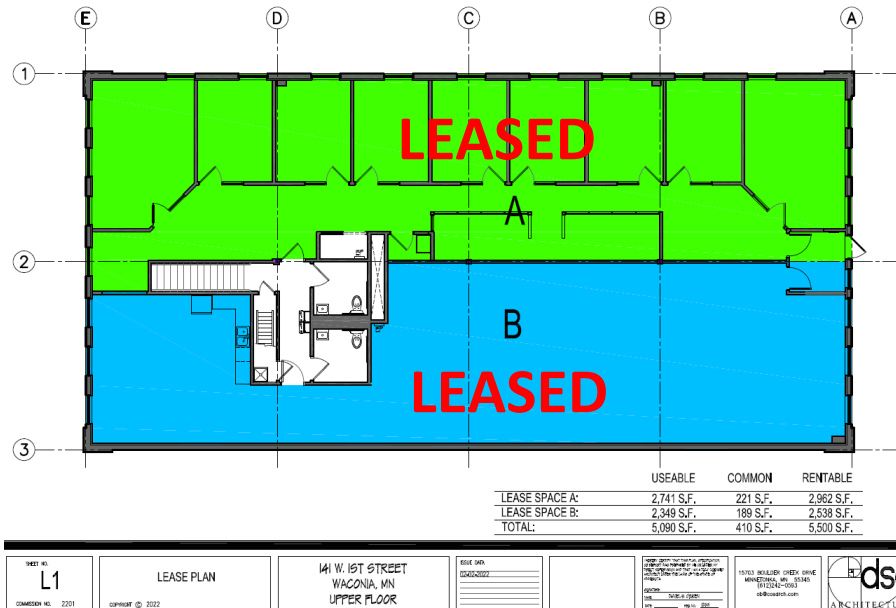


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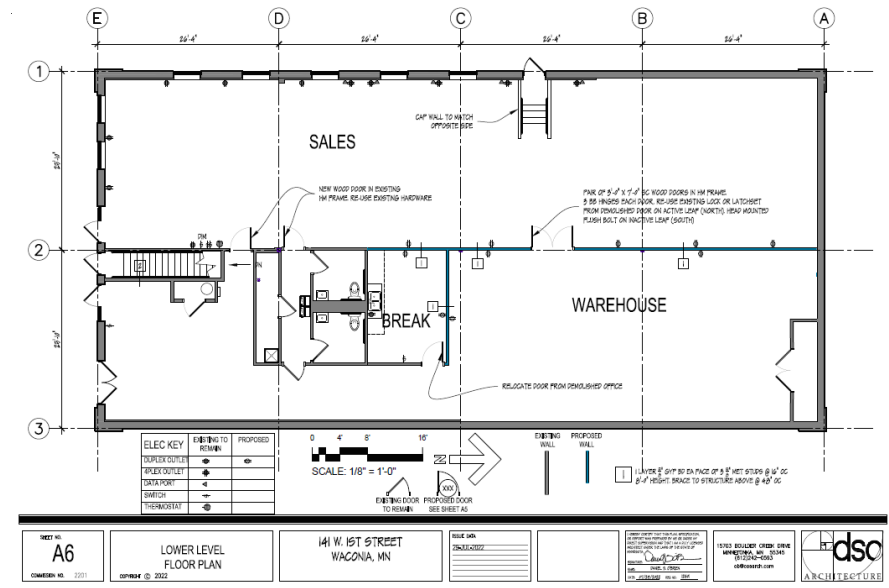
Space Plan

Total SF Available	5,500 SF
Suite 100 (A)	LEASED
Suite 110 (B):	LEASED
Suite 50 (LL):	5,500 SF

Suite 100 (A) & 110 (B) 1st Street Retail Level 5,500 Sf



Suite 50 Lower Level 5,500 Sf AVAILABLE

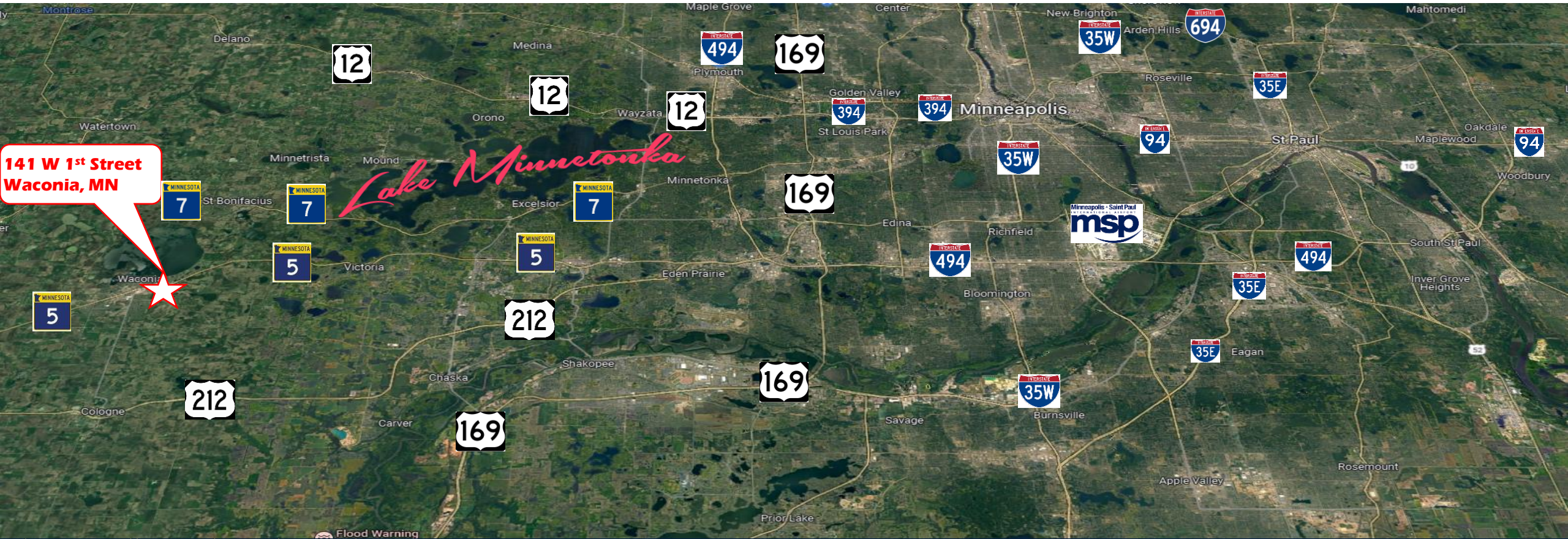




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MAP OVERVIEW



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