

# FOR LEASE

Annandale, MN

Flexible Retail / Office Space Anchored By The Marketplace



700 Norway Dr E Annandale, MN 55302

## PROPERTY HIGHLIGHTS

- ±1,872 SF flexible retail / office space available
- Located in a Marketplace-anchored shopping center
- Neighboring businesses include O'Brothers Wine & Spirits and China King
- Existing layout includes open area, private offices, restroom, and front entrance
- Former drive-through window offers added flexibility for certain uses
- Buildout terms negotiable for qualified tenants
- Ample on-site surface parking
- Suitable for retail, office, wellness, medical-adjacent, coffee, studio, or service uses

Lease Rate

**\$10/SF**

**+\$4 CAM**

Buildout terms negotiable



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## Contact



**TRENT MESECK**  
Broker | Fortify Commercial



**(763) 200-1440**  
PHONE



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EMAIL



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WEBSITE

# PHOTOS

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**Exterior - Anchored by the Marketplace**



**Former Drive-Through Window**



**Front Entrance / Reception Area**



**Interior Hallway**



**Private Office**



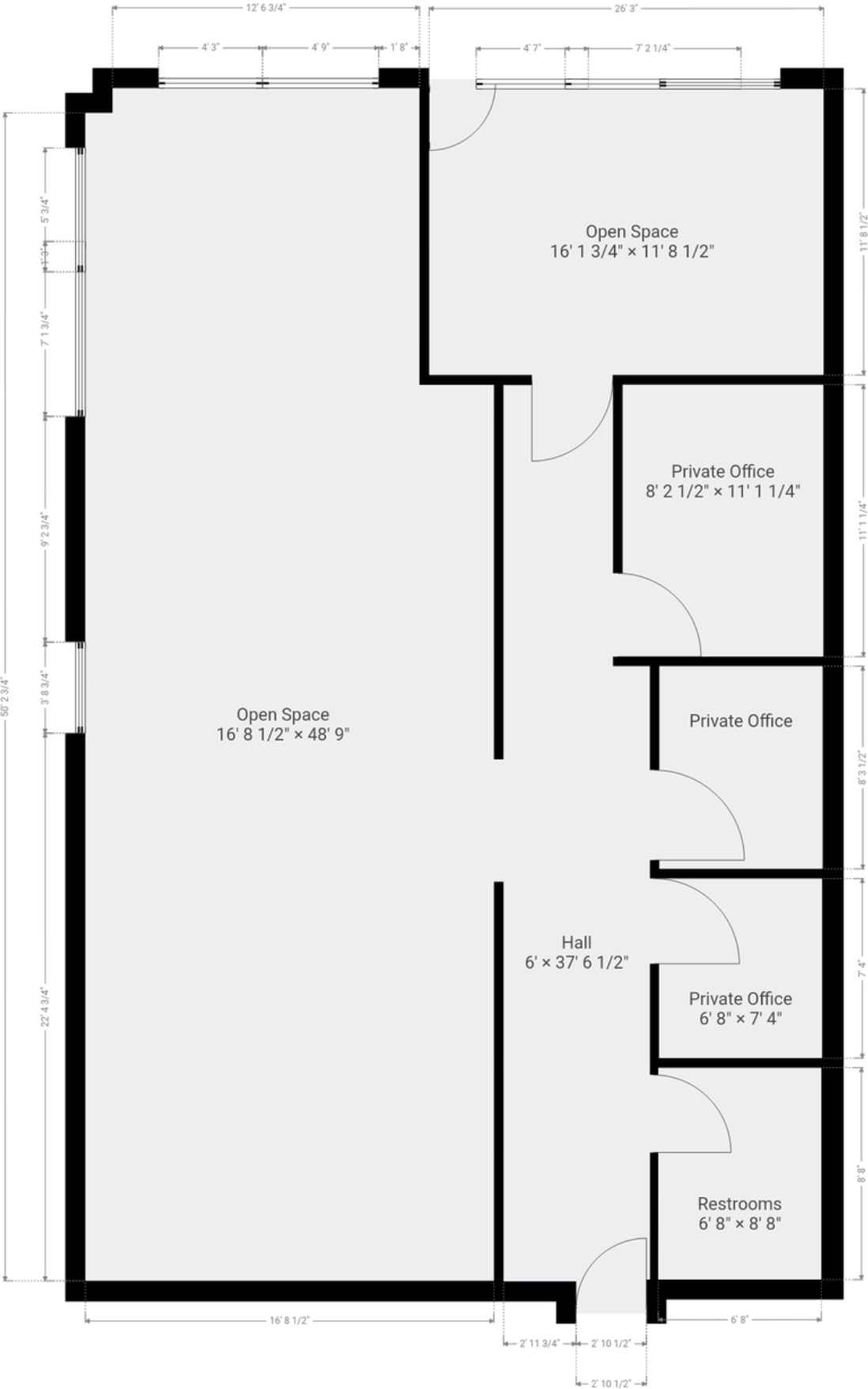
**Open Work / Retail Area**



**Space can be built out or modified to fit tenant needs**

# FLOORPLAN

FLEXIBLE CONFIGURATION TO MEET A VARIETY OF NEEDS



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

# LOCATION AND ACCESS



## HIGH VISIBILITY

Conveniently located off HWY-55 with strong visibility anchored by The Marketplace



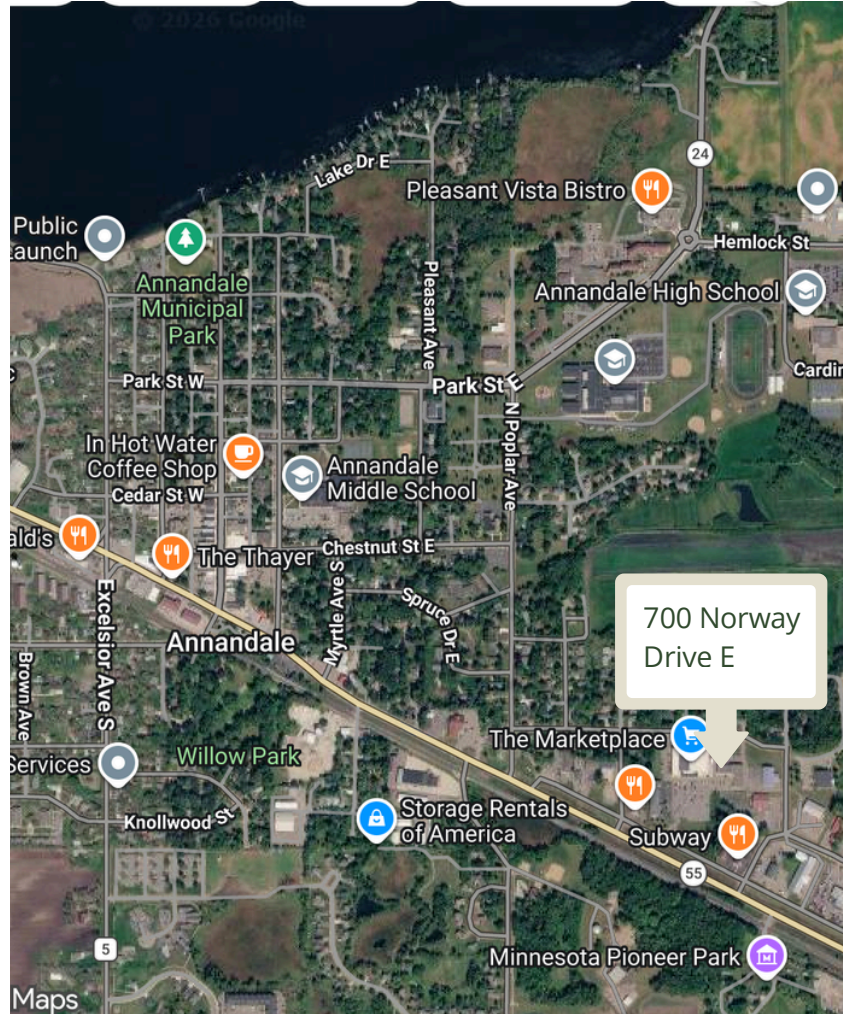
## AMPLE PARKING

Plentiful on-site surface parking spaces for tenants and guests



## GROWING MARKET

Located in Annandale, a thriving community with a strong local economy and growing population



## IDEAL USES



COFFEE / BEVERAGE



SERVICE RETAIL



BOUTIQUE RETAIL



PROFESSIONAL OFFICE



HEALTH / WELLNESS



## LET'S CONNECT

Contact Trent Meseck for lease rates, floor plans, and showing availability



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