

# WACONIA SQUARE – PRIME RETAIL & OFFICE

236 West 1<sup>st</sup> Street, Waconia, Minnesota, 55387



**New Offering – Strong Ownership – Leasing Now!**



## GENERAL INFORMATION

- 38,412 SF Office & Retail Building
- Built in 1980 / Renovated in 2003 & 2016
- **Prime Downtown Waconia Location**
- Strong Local Ownership
- Multiple Office & Retail Units Available
- 4.68 Stalls per 1,000 SF Parking Ratio
- **Improvement Packages Available for Qualified Tenants**

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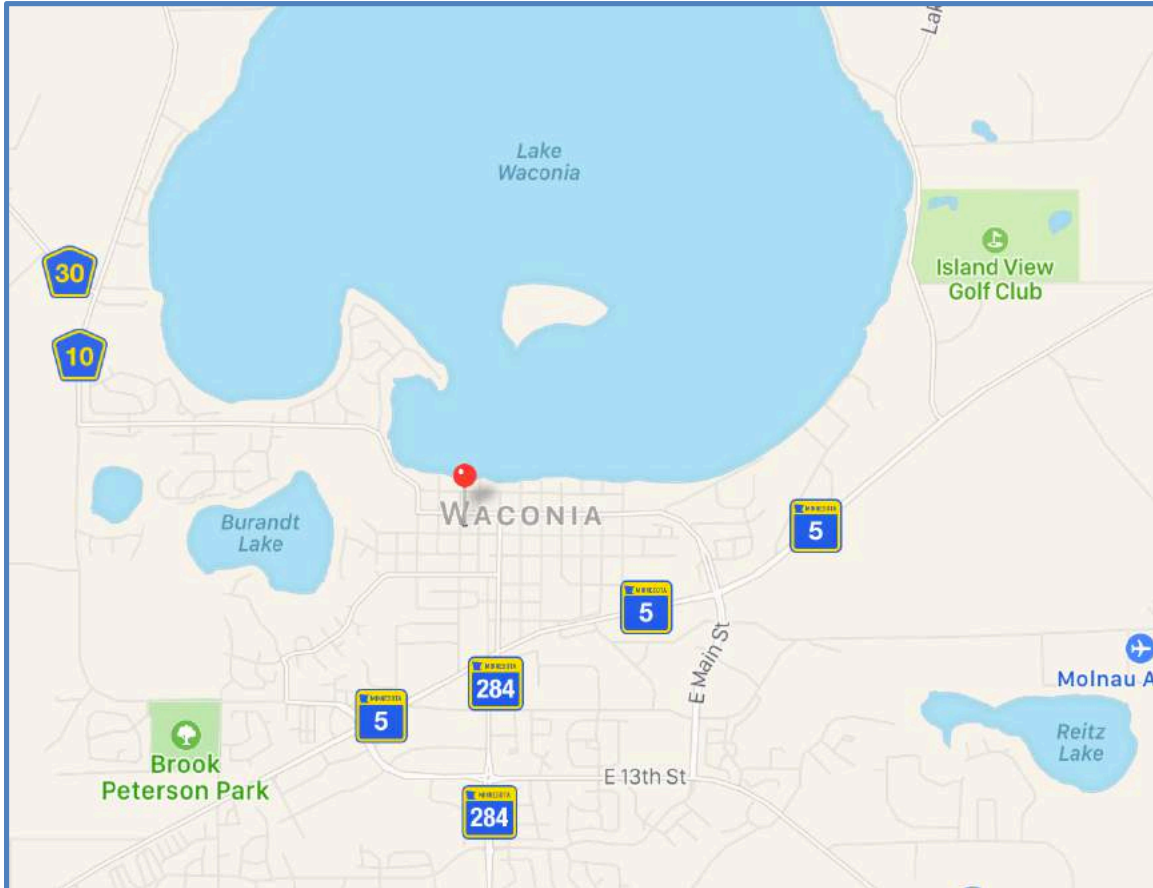
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## OVERVIEW

Waconia Square represents one of the best commercial lease opportunities in downtown Waconia. Now offering retail bays and second floor office space (elevator served) for lease.

Local ownership is motivated to bring this property to 100% occupancy in 2017. Leases are being signed and new tenants are coming on board soon!

Individual suite finish packages are available for qualified businesses.

Contact Brokers for additional information.

## RETAIL RATES

Base Rent: \$14.00/SF Net  
Tax & CAM: \$4.98 per SF (2017)  
Lease Term: 4 - 10 Years

## OFFICE RATES

Base Rent: \$11.00/SF Net  
Tax & CAM: \$6.22 per SF (2017)  
Lease Term: 3 - 10 Years

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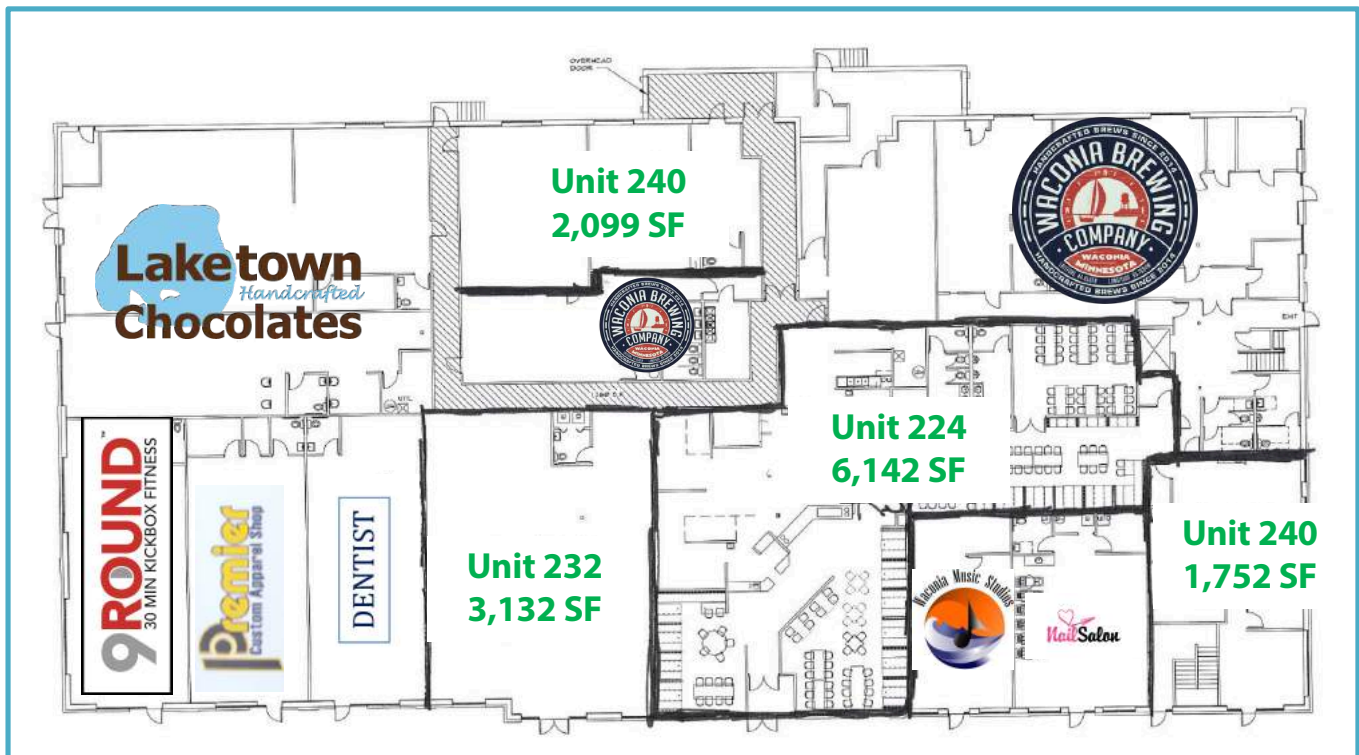
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## FLOOR PLANS – RETAIL

- **Unit 210 – 1,752 SF**
  - **Unit 232 – 3,132 SF\***
  - **Unit 224 – 6,142 SF\***
  - **Unit 240 – 2,099 SF**
- \*Combine for 9,274 SF



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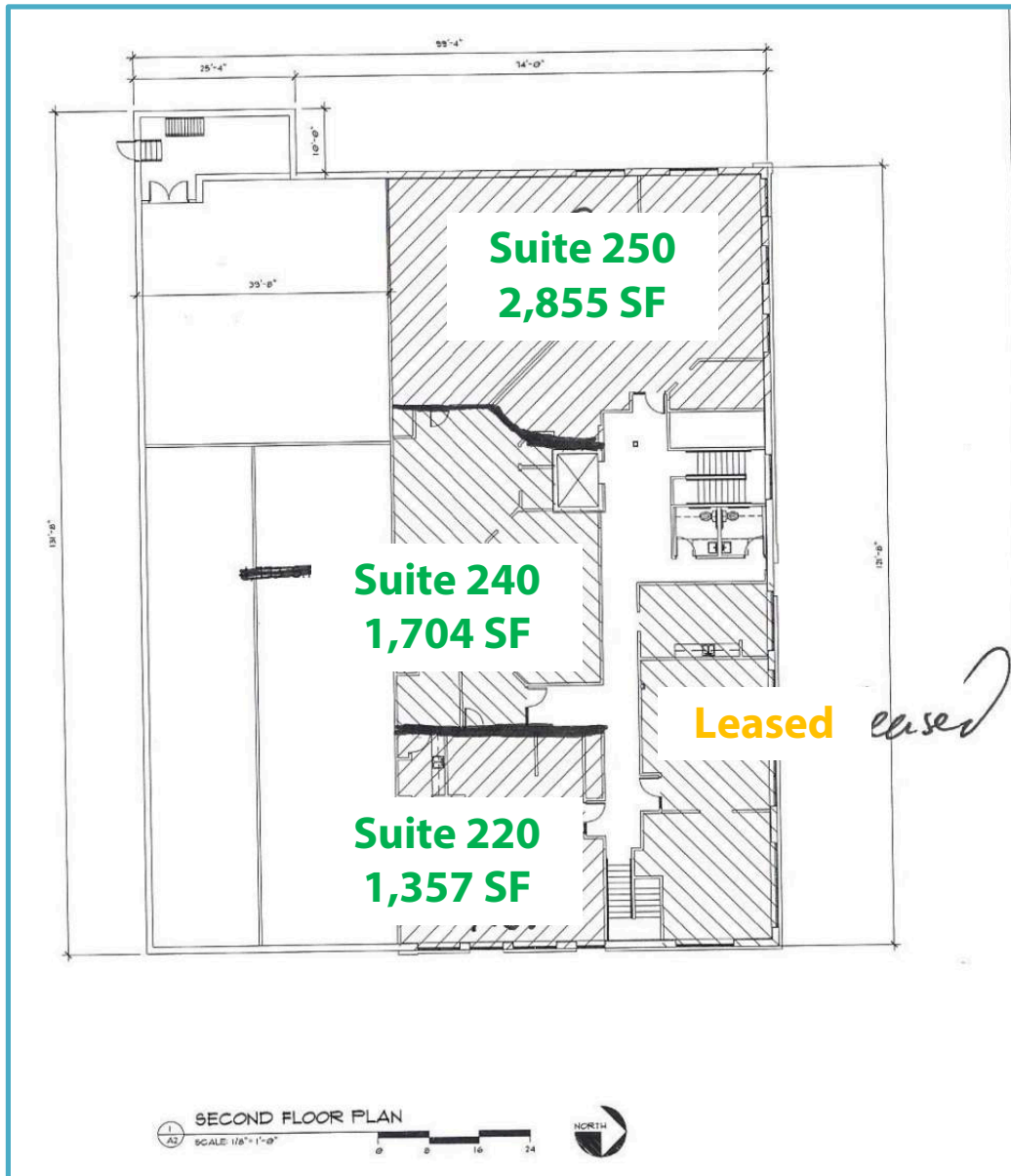
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# FLOOR PLANS – OFFICE

- **Unit 220 – 1,357 SF\***
  - **Unit 240 – 1,704 SF\***
  - **Unit 250 – 2,855 SF\***
- \*Combine for 3,061 SF - 5,916 SF



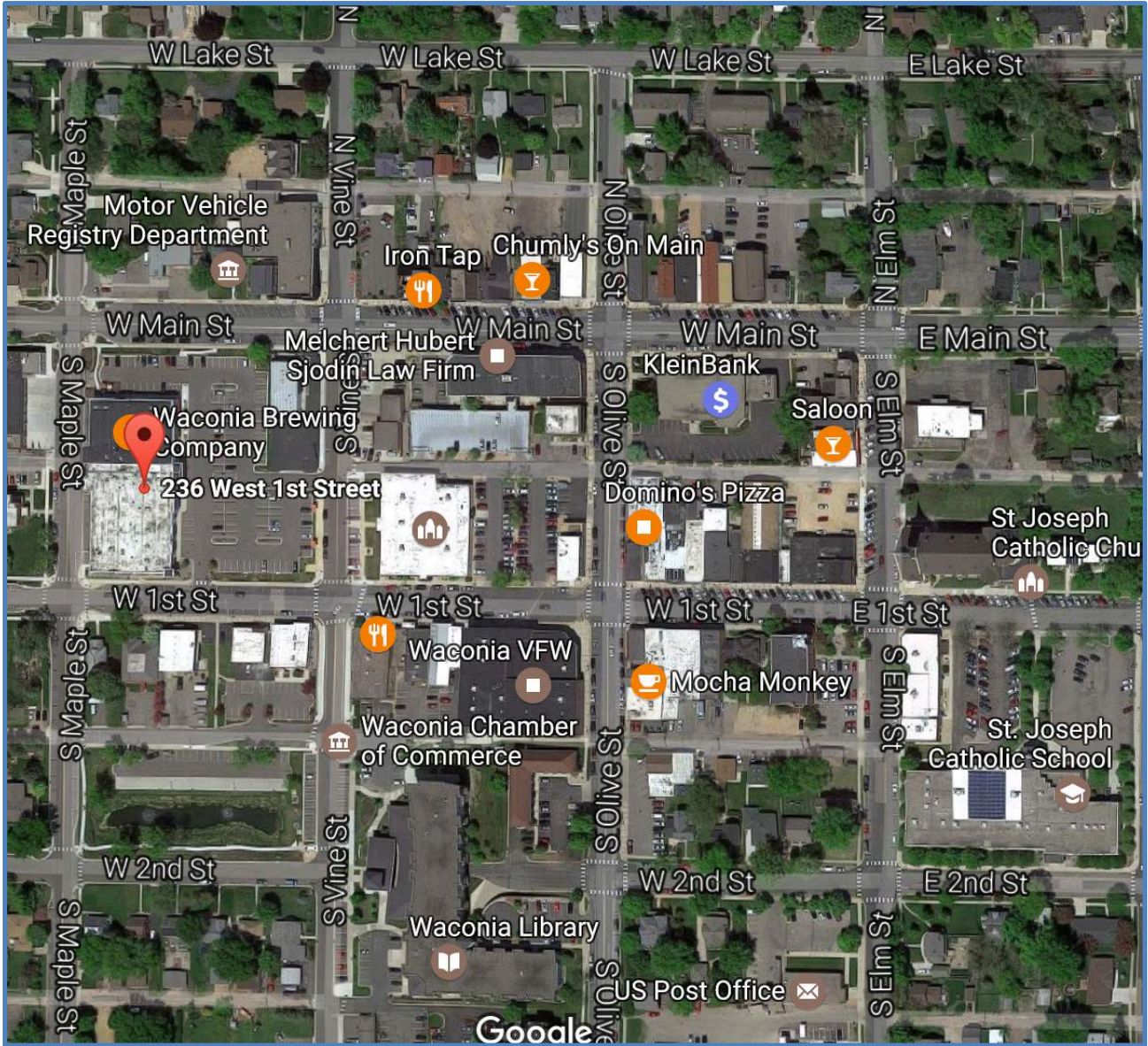
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# AERIAL



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