



MAIN STREET EXCHANGE

121 Main Street
Waconia, MN 55387

FOR LEASE - 3 Office Suites Available

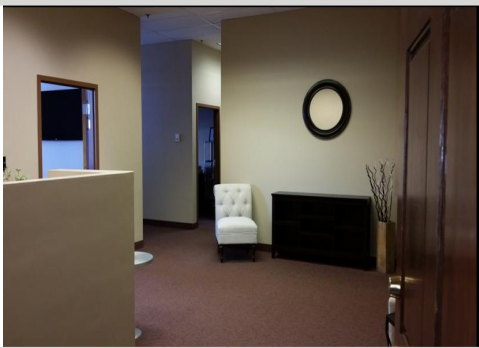


FEATURES:

- 1,222 SF, 1,481 SF & 1,486 SF Suites Available (Total of 4,189 SF).
- Located in downtown Waconia on Main Street.
- Great location near other retail, restaurants & businesses.
- Floor plans to accommodate multiple retail or office users.
- Onstreet parking available along with covered city parking.

Lease Rate
\$15.00 / psf NNN
 Tax: \$2.83 /psf & Cam: \$6.28 /psf

Overview 1
 Aerial Maps 2
 Floor Plan 3
 Photo Gallery 4
 City Information 5




Chad Weeks
 612.619.9911
 cweeks@arrowcos.com




Jeff Penfield
 612.325.2067
 jpenfield@arrowcos.com

Contact
 Phone: 763.424.6355
 Fax: 763.424.7980

Arrow Companies
 7365 Kirkwood Court N. Suite 335
 Maple Grove, MN 55369

www.arrowcos.com

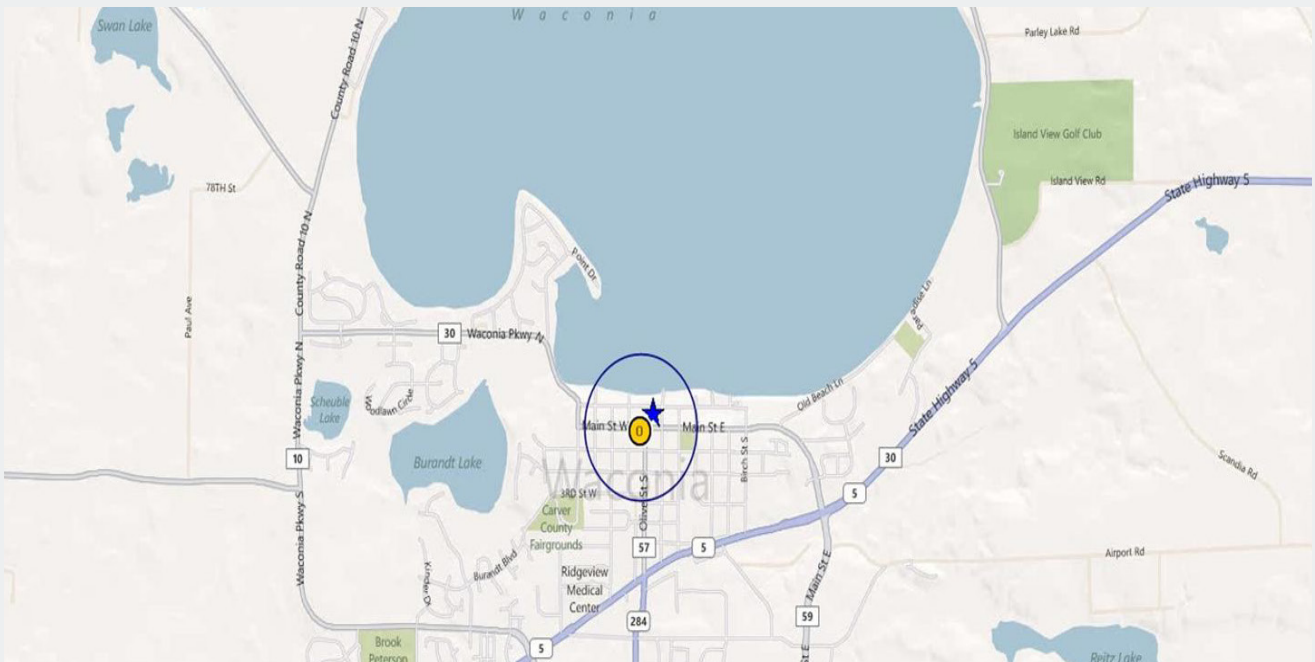
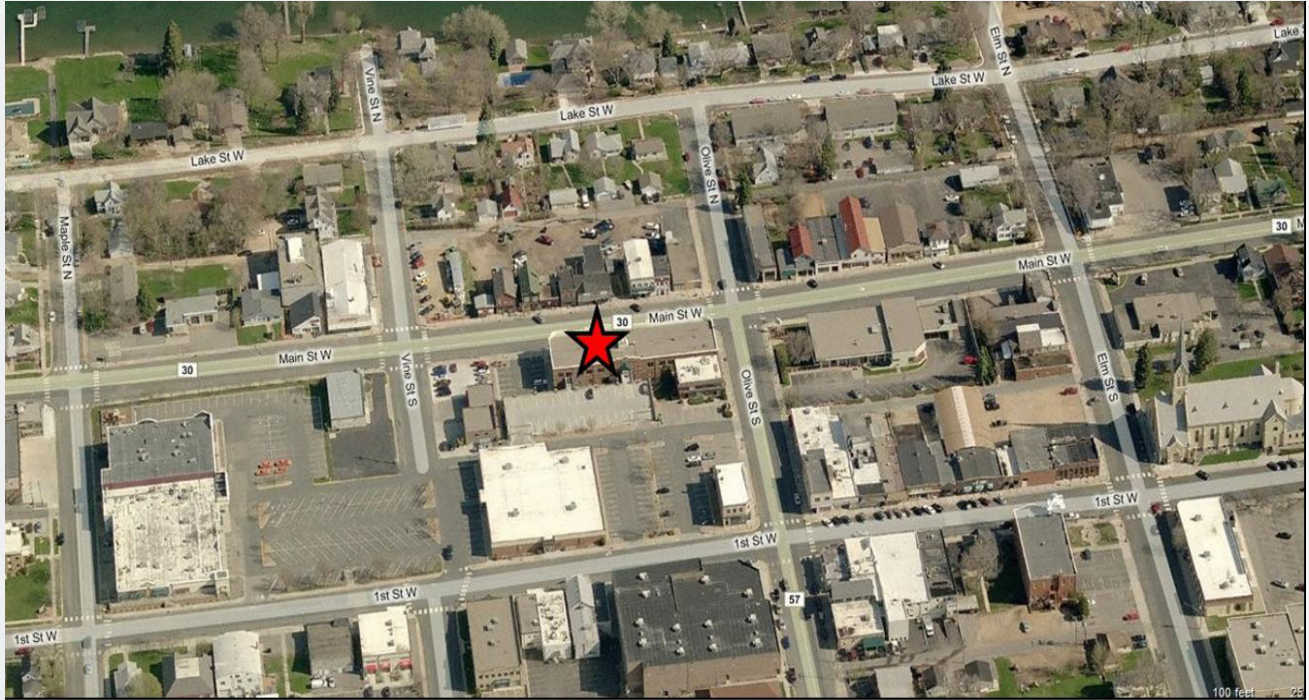


MAIN STREET EXCHANGE

121 Main Street
Waconia, MN 55387

AERIAL & MAP

FOR LEASE - 3 Office Suites Available



Contact

Phone: 763.424.6355
Fax: 763.424.7980

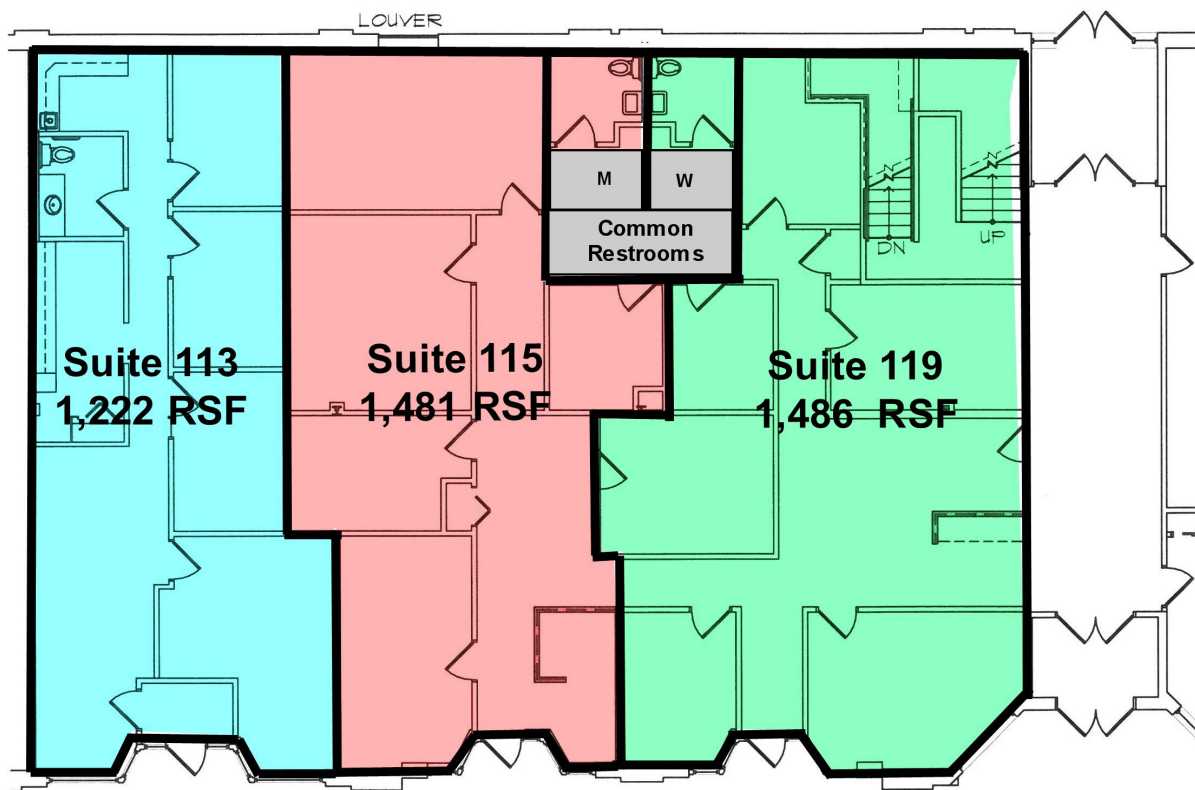
Arrow Companies

736 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

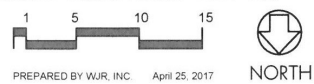
www.arrowcos.com

FLOOR PLAN

FOR LEASE - 3 Office Suites Available



KEY PLAN - 1ST FLOOR



Suite 120 - 4,189 RSF
04-25-17 SCALE: NTS

PHOTO GALLERY

FOR LEASE - 3 Office Suites Available



Reception Area



Conference Room



Private Office



Private Office



Covered Parking



Common Hallway

Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com



CITY OF WACONIA INFO

FOR LEASE - 3 Office Suites Available

<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 18,181 2017 (Estimate) - 20,596 2022 (Projection) - 22,162 <i>*CoStar Data</i></p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2017 (Estimate) - \$110,253 <i>*CoStar Data</i></p>
<p>TRAFFIC</p>	<p>Olive St. - 5,061 vehicles per day Main St. - 4,916 vehicles per day <i>*CoStar Data</i></p>
<p>CITY OF WACONIA</p>	<p><u>Location</u> Waconia is a growing community of 11,065 people located just 30 minutes west of the Twin Cities of Minneapolis and St. Paul in an area popular with visitors for the many lakes, parks, and enjoyable destinations within easy reach.</p> <p>The city is nestled next to scenic Lake Waconia and offers residents a healthy environment as well as growing economic development, strong schools and excellent health care facilities.</p> <p><u>Economic Development</u> The City of Waconia is a growing home to nearly 11,000 residents and 7,500 jobs. Through a excellent mix of retail, commercial, and industrial development we are able to serve the needs of residents within Waconia and that of the surrounding region.</p> <p>We are centrally located in Carver County and are part of the Minneapolis / St.Paul metropolitan area. With quick access to the west metro cities of Eden Prairie, Minnetonka, Chanhassen, and Chaska we would be an ideal location to start or expand a business. The city offers many incentives and programs to assist you in locating or expanding your business here.</p>

Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369