



355 2ND STREET

Excelsior, MN 55331

400 SF to 3,500 SF of Historic Studio/Office/Retail Space For Sublease



Highlights and Features:

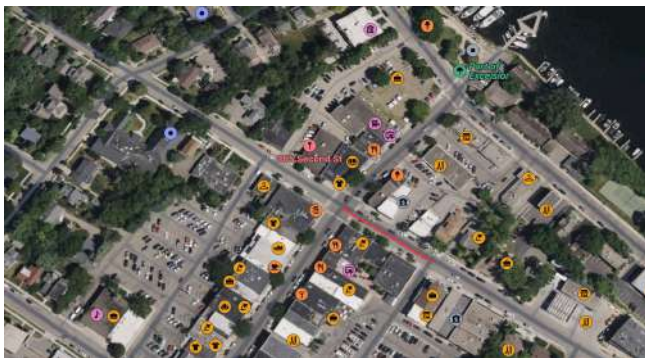
- Rare opportunity to lease in a newly renovated space
- Located in the center of historic Excelsior on beautiful Lake Minnetonka
- White box delivery
- Multi-tenant space
- Ceiling Height: 17'
- Separate secure entrances
- Estimated availability, Spring 2024

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 2,698, 3 miles - 17,784 and 5 miles - 50,098
- Average Household Income: 1 mile - \$105,808, 3 miles - \$127,415 and 5 miles - \$121,902
- Traffic Counts: 7,041 vpd - 2nd St, 10,859 vpd - Water St.

Space Available For Sublease: 400 sf to 3,500 sf

- Lease Rate: Negotiable Modified Gross



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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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