

**AVISON
YOUNG**

FOR LEASE
620 1st St. S., Waite Park, MN



**BEST
MANAGED
COMPANIES**

Platinum
member

For more info contact:

Jim Rock | *Principal*

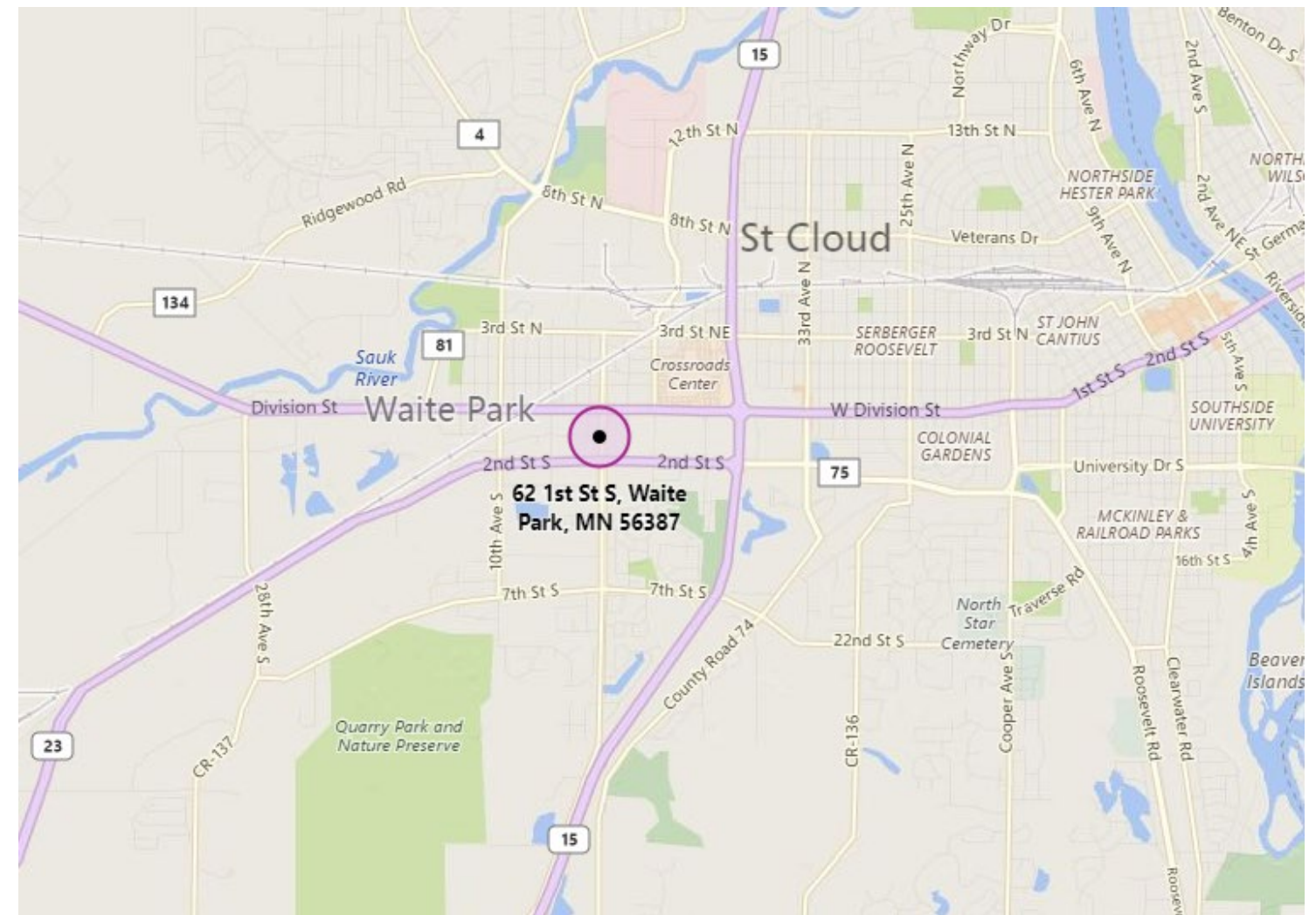
612.913.5654

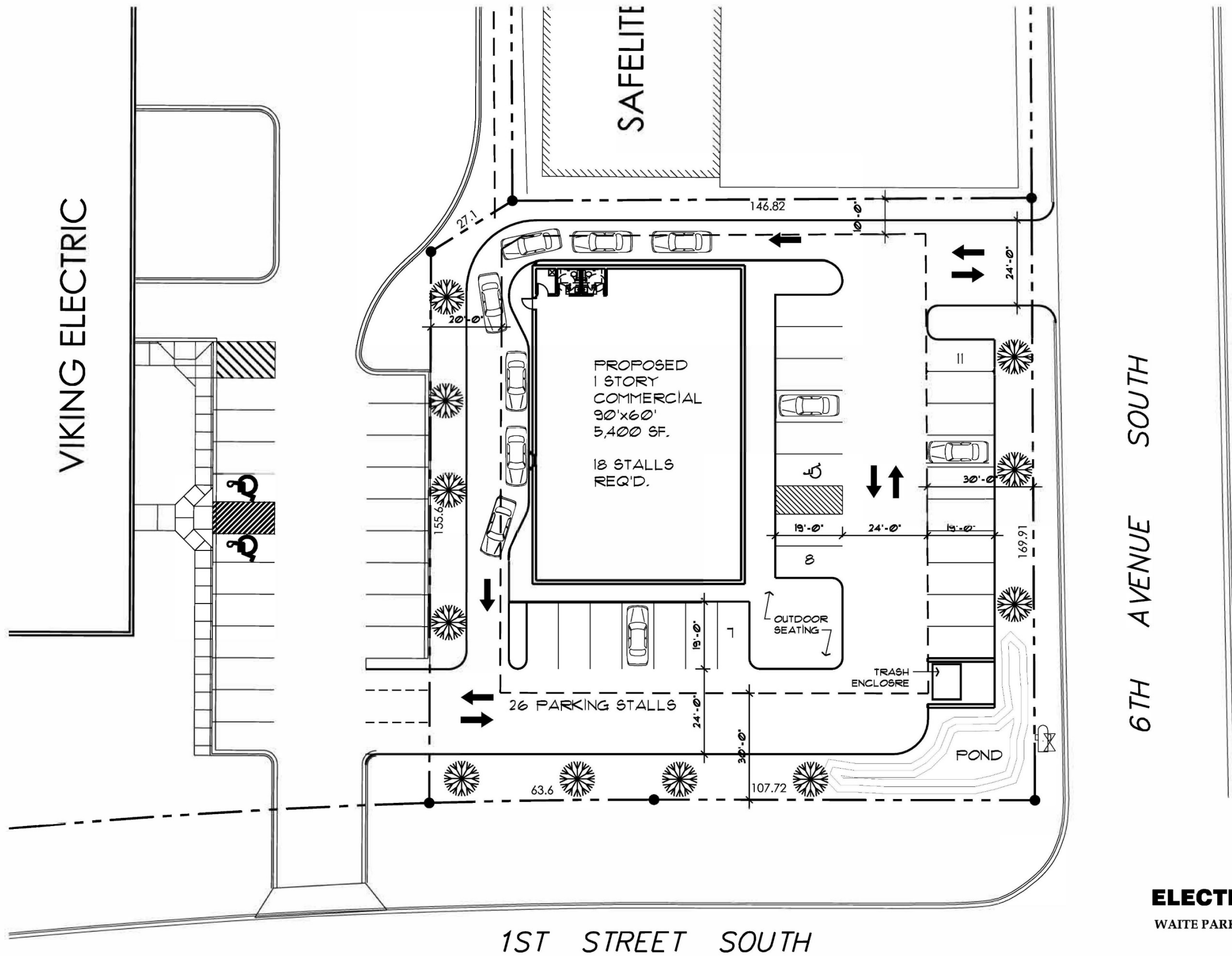
jim.rock@avisonyoung.com

Avison Young
800 Nicollet Mall, Suite 730
Minneapolis, MN 55402

PROPERTY FEATURES

- 5,400 SF
- Drive thru available
- Adjacent to new Hotel and Convention Center on Division Street
- Built to Suit
- Occupancy Available Q4 2020
- Negotiable Net Rents and Improvement Allowance





PROPOSED SITE PLAN

ZONING: B-3
GENERAL COMMERCIAL
SITE TOTAL: 28,600 SF.

IMPERVIOUS COVERAGE
ALLOWED : 85%
ACTUAL: 79%

TOTAL FLOOR AREA: 5,400 SF.

TOTAL PARKING REQ'D. OFFICE
1 / 300 = 18 STALLS

ELECTRIC HOLDING LLC, LOT 2
WAITE PARK, MN

1 SITE PLAN - OPTION #1
SCALE: 1"=30'-0"

