

FOR SALE OR LEASE

610 MAIN STREET N
UNIT 200
STILLWATER, MN 55082

3,780 SF
Office Condo Available



COMMERCIAL REAL ESTATE SERVICES

Jon Whitcomb Owner / Broker

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FOR SALE OR LEASE: Downtown Stillwater Office Condo

Second floor office condo available for sale or lease at Terra Springs on Main Street in Stillwater. The office condo features nine office suites including two executive suites, a large conference room with St Croix river views, two restrooms, and a lounge area. This high-finish space is a great opportunity to showcase your business and attract quality clientele.

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Property Information

Space Available:	Unit 200: 3,780 SF
Sale Price:	\$945,000
2024 Taxes:	\$19,360 per year
HOA fees:	\$1,745 per month
Rental Rate:	\$20.00 PSF Net
2024 Tax & Opex:	\$10.89 PSF
Parking:	Two (2) underground spaces Additional on-street parking
Year Built:	2005
Stories:	Three
Amenities:	<ul style="list-style-type: none"> ◆ Elevator access ◆ Large lobby ◆ Three balconies ◆ Central forced air ◆ Sprinklers ◆ Two (2) restrooms



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Downtown Stillwater

Retail:

- Accents Antiques
- All Things Sheared
- Beloved Bridal
- Black Letter Books
- Carpe Noctem Candle Co
- Enchante
- Grand garage
- Gullywubbles
- Kari's Create & Paint
- Lakebound Clothing
- Midtown Antique Mall
- Minnesota Made
- Pinch & Rub Spice & Tea
- River Bank Gifts & Decor
- River Market Co-op
- Shirt Factory
- Staple Mills Antiques
- Stillwater Antiques
- Stillwater Olive Oil
- Stillwater Tattoo
- Stokes Jewelry Services
- Toxyfree
- Valley Bookseller
- Whatnot Boutique

Restaurants:

- Brian's Bar and Grill
- Brick & Bourbon
- Charlie's Restaurant & Pub
- Dock Cafe
- Domacin
- Forge & Foundry
- Gio's Stillwater
- Grand Pizza
- Hillside Kitchen
- Howard's Bar
- Leo's Grill & Malt Shop
- Lolito Cantina
- LoLo American Kitchen
- Mad Capper Saloon
- Main Cafe
- Matt's Basement
- Melt Pizza Company
- Mon Petit Cheri
- Nacho Mama's
- No Neck Tony's
- Osaka Sushi
- P D Pappy's
- Portside
- Quickfire Pizza
- River Siren Brewery
- Stillwater Proper
- The Freight House
- The Lumberjack
- The Tilted Tiki
- Third Street Post
- Tossed
- Velveteen Speakeasy
- Victoriano's Pizza
- Ziggy's on Main

Coffee/Sweet

Treats:

- Barbara Ann's Fudge
- Blue Sun Soda Shop
- Candyland
- Daily Grind Espresso Cafe
- Gloria's To Go
- Tremblay's Sweet Shop

Hair Salons:

- Blades
- Modern Roots
- Prohibition Barbers
- Revive Salon & Med Spa
- The Hair Tailor
- Ultima Bellezza
- Uptown Curl

Hotels &

Event Space:

- Hotel Crosby
- JX Event Center
- Lora Hotel and Event Center
- Lowell Inn
- The Grand Ballroom
- The Loft At Studio J
- Water Street Inn



Total Population:
19,488



Stillwater, MN Workforce:
10,162 Workers Aged 16+

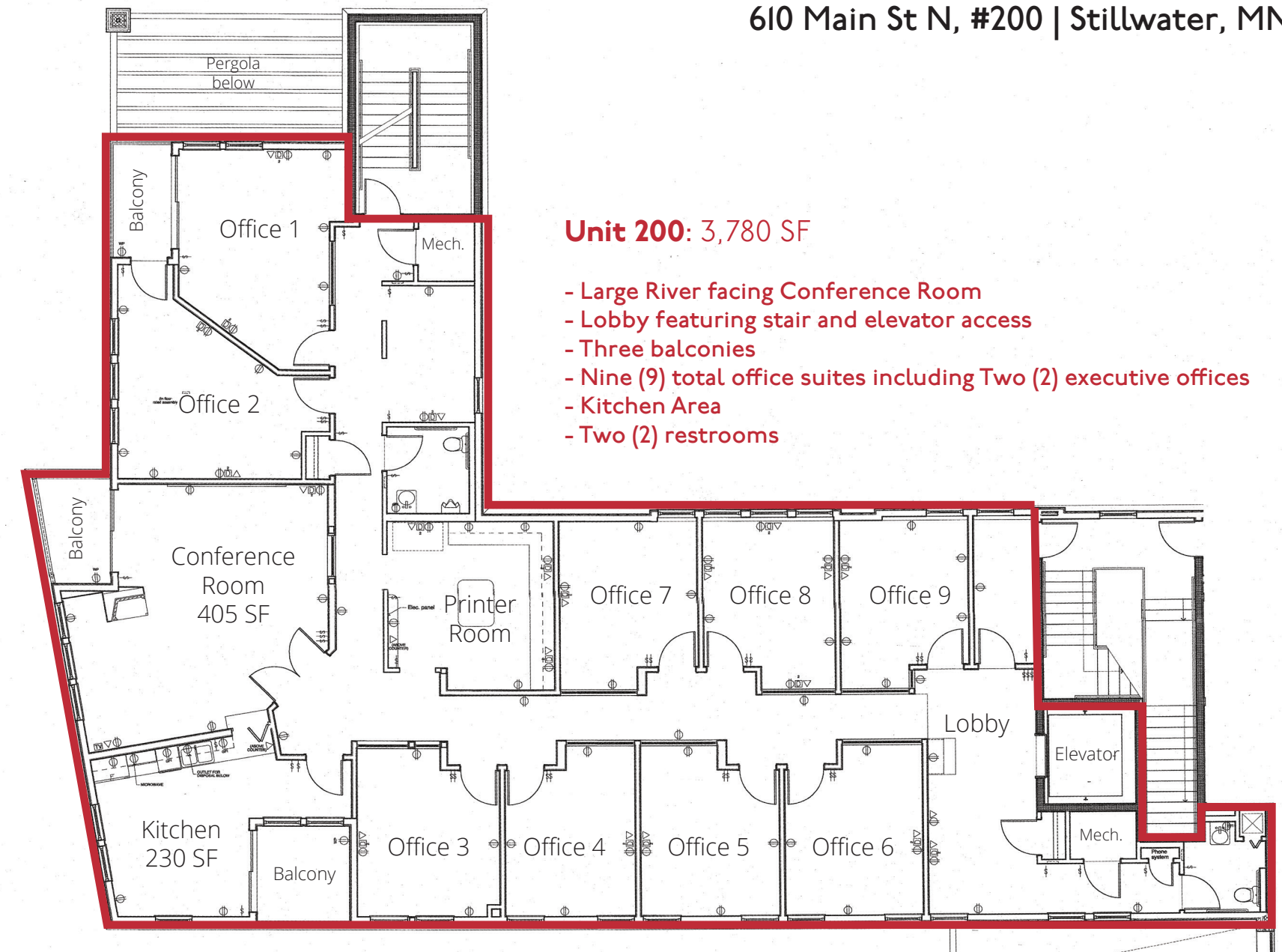


Total Households:
7,761



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Unit 200: 3,780 SF

- Large River facing Conference Room
- Lobby featuring stair and elevator access
- Three balconies
- Nine (9) total office suites including Two (2) executive offices
- Kitchen Area
- Two (2) restrooms

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